Rother District Council

Local Plan and Community Infrastructure Levy Viability Assessment

October 2026

Planning & Development

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1. Introduction

Scope

1.1 Rother District Council (the Council, RDC) is preparing a new Rother Local Plan (2025-2042) which will replace the currently adopted Local Plan comprising the Core Strategy (2014) and Development and Site Allocations Local Plan (2019). The emerging Local Plan will set the strategic framework for sustainable growth across the District to 2042.

1.2 HDH Planning & Development Ltd (HDH) has been appointed to undertake the following work:

a. A Local Plan Viability Assessment (LPVA) to identify a robust and deliverable affordable housing policy requirement, and to demonstrate that the proposed site allocations and policy requirements within the emerging Local Plan are viable when considered collectively.

b. A review of the current Community Infrastructure Levy (CIL) charges in Rother to recommend updated rates and charging zones that are appropriate for the District.

1.3 This LPVA is a plan-wide Viability and CIL Assessment to support the production of the emerging Rother District Local Plan. This Assessment provides evidence to inform the production of appropriate policies and growth options and ensure that growth proposed through the emerging Local Plan is financially viable and deliverable. In discussion with the Council, the project has been divided, the initial stage will assess whether there is scope to review CIL, and if it is found that there is, then a further stage of analysis will be undertaken to establish appropriate updated rates of CIL.

1.4 This report sets out the methodology used, and the key assumptions adopted. It contains an assessment of the effect of the most recent iteration of the Local Plan policies. This will allow RDC to further engage with stakeholders, to ensure that the new Plan is effective.

1.5 A technical consultation was held in April 2026. Representatives of the main developers (including housing associations), development site landowners, agents, planning agents and consultants working in the area, and neighbouring authorities are invited to comment on an early iteration of this report. This report was substantially completed in August 2026, before being finalised in early October 2026.

1.6 The National Planning Policy Framework (NPPF) was updated in December 2024, and was then further updated in February 2025. The emerging Local Plan will be examined against the 2024 NPPF, under the transitional arrangements. The associated Planning Policy Guidance (PPG) has also been updated. Whilst the changes have a significant impact on the planning system, the consequences for this LPVA are minor.

1.7 In August 2026, the Government published a new NPPF. The 2026 NPPF is a fundamental re-write of the national planning policy, making significant changes to the planning system. The methodology used in this report is consistent with the December 2024 NPPF, the CIL

Regulations (as amended) and the updated PPG, however appropriate regard is had to the 2026 NPPF.

Report Structure

1.8 This report follows the following format:

Chapter 2 The reasons for, and approach to viability testing, including a review of the requirements of the CIL Regulations, NPPF and PPG.

Chapter 3 The methodology used.

Chapter 4 An assessment of the housing market, including market and affordable housing, with the purpose of establishing the worth of different types of housing in different areas.

Chapter 5 An assessment of the non-residential market.

Chapter 6 An assessment of the costs of land to be used when assessing viability.

Chapter 7 The cost and general development assumptions to be used in the development appraisals.

Chapter 8 A summary of the various national and local policy requirements and constraints that influence the type of development that come forward.

Chapter 9 A summary of the range of modelled sites used for the financial development appraisals.

Chapter 10 The results of the appraisals and consideration of residential development.

Chapter 11 The results of the appraisals and consideration of non-residential development.

Chapter 12 The findings and recommendations. This chapter brings together the findings of this report and provides a non-technical summary of the overall assessment that can be read on a standalone basis.

HDH Planning & Development Ltd (HDH)

1.9 HDH is a specialist planning consultancy providing evidence to support planning and housing authorities. The firm's main areas of expertise are:

a. Area wide and site-specific viability analysis.

b. Community Infrastructure Levy.

c. Housing Market Assessments.

1.10 The findings contained in this report are based upon information from various sources including that provided by RDC and by others, upon the assumption that all relevant information has been provided. This information has not been independently verified by HDH. The conclusions and recommendations contained in this report are concerned with policy requirements, guidance and regulations which may be subject to change. They reflect a Chartered Surveyor's perspective and do not reflect or constitute legal advice.

Caveat and Material Uncertainty

1.11 No part of this report constitutes a valuation, and the report should not be relied on in that regard.

1.12 Due to the nature of this assessment, it is important to note the uncertainty in the current market. The global economy continues to be faced uncertainty around world trade and the ongoing wars in Ukraine and the Middle East, with the impact on energy costs and inflationary pressures on the economy. Consequently, this assessment of viability is less certain, so a higher degree of caution should be attached to the findings than would otherwise be the case.

1.13 This does not mean that the report cannot be relied upon. Rather, this comment has been included to ensure transparency and to provide insight as to the market context under which the report was prepared. The importance of keeping the findings under review as the plan-making process continues is highlighted.

Compliance

1.14 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). As a firm regulated by the RICS it is necessary to have regard to RICS Professional Standards and Guidance. There are two principal pieces of relevant guidance, being the *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019)* and *Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE* (RICS, 1st edition, March 2021).

1.15 *Financial viability in planning: conduct and reporting. 1st edition, May 2019* includes mandatory requirements for RICS members and RICS-regulated firms. HDH confirms that the relevant RICS Guidance has been followed.

a. HDH has acted with objectivity, impartially and without interference and with reference to all appropriate available sources of information.

b. HDH is appointed by Rother District Council and has followed a collaborative approach involving the LPA, developers, landowners and other interested parties. Where there is not agreement on all points by all parties, a judgment has been made when making assumptions in this report. HDH confirms that adequate time has been made to allow for engagement with stakeholders through this project.

c. The specification under which this project is undertaken is included as **Appendix 1**.

d. HDH has no conflicts of interest in undertaking this project. No performance-related or contingent fees have been agreed.

e. The presumption is that a viability assessment should be published in full. HDH has prepared this report on the assumption that it will be published in full.

f. HDH confirms that a non-technical summary is provided (in the form of Chapter 12). Viability in the plan-making process is a technical exercise that is undertaken

specifically to demonstrate compliance (or otherwise) with the NPPF and PPG. It is recommended that this report is read in full.

g. This LPVA includes appropriate sensitivity testing in Chapter 10. This includes the effect of different tenures, different affordable housing requirements against different levels of developer contributions, and the impact of price and cost change.

1.16 The Guidance includes a requirement that, *'all contributions to reports relating to assessments of viability, on behalf of both the applicants and authorities, must comply with these mandatory requirements. Determining the competency of subcontractors is the responsibility of the RICS member or RICS-regulated firm'*. Much of the information that informed this Viability Assessment was provided by Rother District Council. This information was not provided in a subcontractor role and, in accordance with HDH's instructions, this information has not been challenged nor independently verified.

1.17 Through the technical consultation a local not-for-profit economic regeneration company[1] commented:

> *We would suggest that for full compliance with the RICS Professional Standard that notwithstanding that Rother District Council are the employer and not a subcontractor that it is necessary to confirm that all contributions to the report comply with the mandatory requirements.*
>
> *While the standard does not require HDH to determine the competency of Rother District Council in complying with the standard, it does require confirmation that the mandatory RICS Professional Standard has been complied to in all contributions including those from authorities. The present statement does not confirm that all contributions have complied with the mandatory requirements and therefore falls short of the RICS requirement but rather that consideration of this is outside HDH's scope of instruction.*
>
> *We would suggest that there is a need for confirmation that 'all contributions to reports relating to assessments of viability, on behalf of both the applicants and authorities, must comply with these mandatory requirements' to be included in the final report, and that HDH's instructions should be suitably expanded to allow this…..*

1.18 It is important to note that the preparation of a Local Plan is a broad exercise that brings together evidence from numerous sources and other evidence studies. These include, for example, the Housing Market Assessment, the Economic Needs Assessment, the Infrastructure Delivery Plan (IDP), the Sustainability Appraisal and the like. All these are highly specialist areas of work, being carried out by the various experts employed by the Council. Ultimately these will be examined (as will this LPVA) though the Local Plan process. It is not for HDH to verify the information provided by RDC in its role as client.

Metric or Imperial

1.19 The property industry uses both imperial and metric data – often working out costings in metric (£ per sqm) and values in imperial (£ per acre and £ per sqft). This is confusing so metric

[1] Andrew Frost BA (Hons) PgCert MBA MIRCS MIED of Sea Change Sussex in relation to Various Sites located primarily in Bexhill and its surroundings.

measurements are used throughout this report. The following conversion rates may assist readers.

1 m	=	3.28 ft (3' and 3.37")	1 ft	=	0.30 m
1 sqm	=	10.76 sqft	1 sqft	=	0.0929 sqm
1 ha	=	2.471 acres	1 acre	=	0.405 ha

1.20 A useful broad rule of thumb to convert sqm to sqft is simply to add a final zero.

2. Viability Testing

2.1 Viability testing is an important part of the planning process. The requirement to assess viability forms part of the National Planning Policy Framework (NPPF), and of the CIL Regulations. In each case the requirement is slightly different, but they have much in common. Over several years various national consultations and changes have been made to the plan-making process. These are considered in this chapter.

National Planning Policy Framework

2.2 The RDC Local Plan is being prepared under the 2024 NPPF, as per the transitional arrangements. The 2024 NPPF was published in December 2024 and was further updated in February 2025[2]. This NPPF made some significant changes to the planning system, particularly to the way the overall requirement for housing is assessed (the Standard Method), however, it does not change the place of viability testing in the plan-making process, and the detail beyond that is largely unchanged.

2.3 In August 2026, the Government published a new NPPF[3]. The 2026 NPPF is fundamental re-write of the national planning policy, making significant changes to the planning system, however it stresses the importance of the system being '*genuinely plan-led*[4]'. The new NPPF includes national decision-making policies, that are to be '*read alongside the policies in the development plan*[5]' and are a material consideration when determining planning applications.

2.4 For the purpose of this study, the 2026 NPPF carries forward (under Policy PM9: Identifying and assessing land for development) the requirements to carry out a plan-wide viability assessment, and to ensure that the new Local Plan will deliver, making it clear that allocations for development must be viable:

> 2. *For plans that allocate specific sites for development the assessment should be undertaken with reference to national guidance and include:*
>
> a. *A thorough site identification process to identify a sufficient range and quantity of potential sites;*
>
> b *An assessment of the availability, suitability and achievability (including likely viability) of those sites;*
>
> c. *An assessment of the amount of development those sites have the potential to accommodate and the potential timescales over which development could be delivered16; and*

[2] The December 2024 version of the National Planning Policy Framework was amended in February 2025 to correct cross-references from footnotes 7 and 8, and amend to the end of the first sentence of paragraph 155 to make its intent clear.

[3] National Planning Policy Framework - GOV.UK

[4] Paragraph 2 of the August 2026 NPPF.

[5] Paragraph 3 of the August 2026 NPPF.

> *d. The identification of the most appropriate sites for development taking into account the emerging vision and spatial strategy of the plan and the information above.*

2.5 The new NPPF includes (under Policy DM5: Development Viability) some of the text similar to that in the PPG, that relates to viability at the decision-making stage, thus giving it more weight. The December 2025 consultation in the draft NPPF sought views on changes in relation to growth testing, developer's returns and benchmark land values. However these were not addressed in the 2026 NPPF. It may be that these will be covered if and when the PPG is updated in due course.

2.6 The methodology used in this report is consistent with the December 2024 NPPF, however appropriate regard is had to the 2026 NPPF. The national Development Management Policies are tested, as well those policies proposed by the Council.

2.7 Paragraph 35 of the 2024 NPPF says that plans should set out what development is expected to provide, and that the requirement should not be so high as to undermine the delivery of the plan.

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

2.8 As in the 2012 NPPF (and more recent iterations), viability remains an important part of the plan-making process. The changes, made in 2021, do touch on matters where viability will be a factor:

> *Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.*
>
> *2024 NPPF, Paragraph 22*
>
> *To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.*
>
> *2024 NPPF, Paragraph 101*

2.9 The Council is not allocating new strategic sites, but will continue to engage with service and infrastructure providers. The Strategic Sites from the adopted *Development and Site Allocations Local Plan* (Dec 2019) are carried forward, and are tested.

2.10 When the NPPF was updated in 2018 there was shift of viability testing from the development management stage to the plan-making stage. This is reinforced in the 2026 NPPF.

> *Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the*

> *application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.*
>
> *2024 NPPF Paragraph 59*

2.11 Consideration has been made to the extant PPG (see below). This LPVA will become the reference point for any viability assessments submitted through the Development Management process.

2.12 The 2024 NPPF says:

> *Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required (including the minimum proportion of Social Rent homes required), and expect it to be met on-site unless:*
>
> *a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and*
>
> *b) the agreed approach contributes to the objective of creating mixed and balanced communities.*
>
> *2024 NPPF Paragraph 64*

2.13 Social Rent was given greater emphasis in the 2024 NPPF than in the earlier iterations.

> *Mixed tenure sites can provide a range of benefits, including creating diverse communities and supporting timely build out rates, and local planning authorities should support their development through their policies and decisions (although this should not preclude schemes that are mainly, or entirely, for Social Rent or other affordable housing tenures from being supported). Mixed tenure sites can include a mixture of ownership and rental tenures, including Social Rent, other rented affordable housing and build to rent, as well as housing designed for specific groups such as older people's housing and student accommodation, and plots sold for custom or self-build.*
>
> *2024 NPPF Paragraph 71*

2.14 The importance of Social Rent is further emphasised in the 2026 NPPF. The housing mix tested aligns with the Council's wider evidence.

2.15 National decision-making policy, Policy HO8: Providing affordable homes in the 2026 NPPF, is relevant in this regard:

> ***HO8: Providing affordable homes***
>
> *1. Development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent. This should be provided on-site unless:*
>
> *a. Off-site delivery on an alternative nearby site would optimise the quality or quantity of affordable homes built; or*
>
> *b. A cash payment in lieu of on or off-site provision can be justified robustly, and the agreed approach contributes towards the objective of creating mixed and balanced communities.*
>
> *2. Development proposals that include military affordable housing should …*

3. *Where development proposals meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures, including the minimum proportion of Social Rent properties, a flexible approach should be taken to the application of any development plan requirements relating to the number of bedrooms provided in market homes, taking into account prevailing market conditions.*
4. *Where development proposals include the reuse or redevelopment of vacant buildings, any affordable housing contributions which are due should be reduced by a proportionate amount, equivalent to the gross floorspace of the existing building or buildings. This does not apply to vacant buildings which have been abandoned, or to major development on land within or released from the Green Belt (to which the requirements in policy GB8 apply).*

2.16 Of particular importance to this viability assessment is deliverability. The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the 2024 NPPF. Under the heading *Identifying land for homes*, the importance of viability is highlighted:

> *Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*
>
> *a) specific, deliverable sites for years one to five of the plan period; and*
>
> *b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*
>
> *2024 NPPF Paragraph 72*

2.17 Under the heading *Making effective use of land*, viability forms part of ensuring land is suitable for development:

> *Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.*
>
> *2024 NPPF Paragraph 126*

2.18 The 2024 NPPF includes various sections (Paragraphs 67, 68, 155, 156 and 157) concerning releasing land from the Green Belt. Such releases are subject to the Golden Rules which require that the affordable housing contribution on such releases to be 15% above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%. This is carried forward into National decision-making policy, Policy GB6: The golden rules in the 2026 NPPF. The RDC area does not include areas of Green Belt, so these rules do not apply here.

2.19 The NPPF does not include technical guidance on undertaking viability work. This is in the Planning Practice Guidance (PPG).

Planning Practice Guidance

2.20 As mentioned above, the December 2025 consultation on the draft NPPF asked a number of questions in relation to viability, including views on changes in relation to growth testing, developer's returns and benchmark land values. These were not addressed in the 2026 NPPF. It may be that these will be covered if and when the PPG is updated in due course.

2.21 The viability sections of the PPG (Chapter 10) were rewritten in 2018, and subsequently further updated. The changes provide clarity and confirm best practice, rather than prescribe a new approach or methodology. Having said this, the underlying emphasis of viability testing was changed. The superseded requirements for viability testing were set out in the 2012 NPPF which said:

> *173 ... To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.*
>
> *174 ... the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle...*

2.22 The test was whether or not the policy requirements were so high that development was threatened. Paragraphs 10-010-20251216 and 10-011-20180724 of the PPG changed this:

> *... ensure policy compliance and optimal public benefits through economic cycles...*
>
> *PPG 10-010-20251216*
>
> *and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.*
>
> *PPG 10-011-20180724*

2.23 The purpose of viability testing is to ensure that '*maximum benefits in the public interest*' has been secured. This is a notable change in emphasis, albeit in the wider context of striking a balance between the aspirations of developers and landowners, in terms of returns against risk.

2.24 The core requirement to consider viability links to paragraph 59 of the 2024 NPPF (see above):

> *Plans should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards including the cost implications of the Community Infrastructure Levy (CIL) and planning obligations. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and the total cumulative cost of all relevant policies will not undermine deliverability of the plan.*
>
> *PPG 23b-005-20190315*

2.25 This assessment takes a proportionate approach to considering the cumulative impact of policies and planning obligations.

2.26 The PPG includes 4 main sections:

Section 1 - Viability and plan making

2.27 The overall requirement was updated in December 2025:

> *How should plan makers set policy requirements for contributions from development?*
>
> *Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). This should include the minimum proportion of Social Rent homes required.*
>
> *These policy requirements should be informed by evidence of infrastructure and affordable housing need, including the need for those who require Social Rent, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106. Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. To provide this certainty, Social Rent and other types of affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types or location of site or types of development.*
>
> *PPG 10-001-20251216*

2.28 This study takes a proportionate approach, building on the Council's existing evidence, and considers all the local and national policies that will apply to new development.

> *The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan. … Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.*
>
> *PPG 10-002-20251216*

2.29 The emerging policy options that are under consideration by the Council are be tested individually and cumulatively, to ensure that when taken together, that they are set at an appropriate level.

> *It is the responsibility of land owners, site promoters and developers to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions.*
>
> *PPG 10-002-20251216*

2.30 The draft Local Plan does not include new potential strategic sites, rather, the Strategic Sites from the adopted Local Plan are carried forward. In any event, the Council will continue to engage with the various site promoters.

> *Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In*

> *some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.*
>
> *PPG 10-003-20180724*

2.31 This study is based on typologies[6] that have been developed by having regard to the potential sites that are most likely to be included in the emerging Plan. Through the technical consultation, a neighbouring LPA concurred with this approach[7]. As set out above, the draft Local Plan does not include new strategic sites, however the Strategic Sites from the adopted Local Plan are carried forward, and are tested in this LPVA.

> *Average costs and values can then be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Plan makers may wish to consider different potential policy requirements and assess the viability impacts of these. Plan makers can then come to a view on what might be an appropriate benchmark land value and policy requirement for each typology.*
>
> *PPG 10-004-20190509*

2.32 This study draws on a wide range of data sources, as referenced though the report.

> *It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas. Information from other evidence informing the plan (such as Strategic Housing Land Availability Assessments) can help inform viability assessment for strategic sites.*
>
> *PPG 10-005-20180724*

2.33 As set out above, the draft Local Plan does not seek to allocate new strategic sites, however the Strategic Sites, carried forward from the adopted Local Plan, are tested. For the purpose of a report such as this LPVA, Strategic Sites are those which are considered key sites upon which the delivery of the Plan relies[8].

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[6] The PPG provides further detail at 10-004-20190509:

A typology approach is a process plan makers can follow to ensure that they are creating realistic, *deliverable policies* based on the type of sites that are likely to come forward for development over the plan period.

In following this process plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan.

[7] C Steenhoff of Wealden District Council.

[8] The 2026 NPPF includes the following definition of Strategic site – earlier iterations of the NPPF did not include a definition:

> ***Strategic site:*** *A site for residential, commercial or mixed-use development which would be implemented in multiple phases, have significant infrastructure requirements and require a masterplan. Typically, for a residential-led development, strategic sites would have capacity for at least 1,500 dwellings (although the scale of residential development can vary depending on the mix of uses on the site).*

> *Plan makers should engage with landowners, developers, and infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage.*
>
> *It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.*
>
> *PPG 10-006-20190509*

2.34 Consultation has formed part of the preparation of this study. This study specifically considers the total cumulative cost of all relevant policies.

Section 2 - Viability and decision taking

2.35 It is beyond the scope of this study to consider viability in decision making. It is however important to note that this study will form the starting point for future development management consideration of viability.

2.36 The 2026 NPPF includes (under Policy DM5: Development Viability) some of the text similar to that in the PPG, that relates to viability at the decision making stage, thus giving it more weight.

> ***DM5: Development viability***
>
> 1. *Where development proposals accord with relevant up-to-date plan policies and national decision-making policies, they should be assumed to be viable. Relevant policies in this context are those that relate to the contributions expected from development.*
> 2. *There may be circumstances in which a viability assessment demonstrates that it would not be possible for development to proceed on a policy compliant basis. In such circumstances, the submission of a viability assessment as part of a development proposal may be justified to ensure that the proposed development makes the maximum possible contribution to affordable housing and other infrastructure. Such circumstances may include where:*
>   a. *The development proposed is materially different to any development type considered in the viability assessment that informed the development plan;*
>   b. *The site characteristics are materially different to those considered in the viability assessment that informed the development plan;*
>   c. *The development is demonstrably burdened by costs which were not taken into account in the viability assessment that informed the development plan; and/or*
>   d. *Site or economic circumstances have changed significantly22 since the viability assessment that informed the development plan was prepared.*
>   e. *Neither the price paid for land, nor the price intended to be paid through an option agreement, should be a justification for failing to accord with relevant policies in the plan.*
> 3. *Where a viability assessment is submitted with a development proposal, this should be based upon and refer back to the viability assessment(s) that informed the relevant development plan policies. It should fully evidence all inputs and assumptions used in the assessment, and explain any differences from those used for viability assessment that informed the relevant plan policies. All viability assessments should reflect the*

recommended approach in planning practice guidance, including the standardised inputs, and should be made publicly available.

4. *It is a matter for the decision-maker, having regard to the circumstances under which the viability assessment is submitted, to assess the weight to be given to a viability assessment.*

Section 3 - Standardised inputs to viability assessment

2.37 The general principles of viability testing are set in the PPG.

> *Plans should set out circumstances where review mechanisms may be appropriate, as well as clear process and terms of engagement regarding how and when viability will be reassessed over the lifetime of the development to ensure policy compliance and optimal public benefits through economic cycles. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.*
>
> *Where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time.*
>
> *As the potential risk to developers is already accounted for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local planning authorities' ability to seek compliance with relevant policies over the lifetime of the project. They should not be used to avoid policy compliance or reduce agreed contributions.*
>
> *PPG 10-010-20251216*

2.38 This study sets out the approach, methodology and assumptions used. These have been subject to technical consultation and have drawn on a range of data sources. Ultimately, the Council will use this report to judge the appropriateness of the new policies in the emerging Local Plan and the deliverability of the allocations.

> *Gross development value is an assessment of the value of development. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For commercial development broad assessment of value in line with industry practice may be necessary.*
>
> *For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data. For housing, historic information about delivery rates can be informative.*
>
> *PPG 10-012-20180724*

2.39 The residential values have been established using data from the Land Registry, market survey and other sources. Non-residential values have been derived though consideration of capitalised rents as well as sales.

2.40 The PPG lists a range of costs to be taken into account.

- *build costs based on appropriate data, for example that of the Building Cost Information Service*
- *abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value*

- *site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value*
- *the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, biodiversity net gain (as required by Schedule 7A of the Town and Country Planning Act), and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value*
- *general finance costs including those incurred through loans*
- *professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value*
- *explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return*

PPG 10-013-20240214

2.41 All these costs are considered. The PPG then sets out how land values should be considered, confirming the use of the Existing Use Value Plus (EUV+) approach.

> *To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).*
>
> *PPG 10-014-20190509*

2.42 The PPG goes on to set out:

> ***Benchmark land value should:***
>
> - *be based upon existing use value*
> - *allow for a premium to landowners (including equity resulting from those building their own homes)*
> - *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees*
>
> *Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*
>
> *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*

> *In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.*
>
> *PPG 10-015-20190509*

2.43 The approach adopted in this study is to start with the EUV. The 'plus' element is informed by the price paid for policy compliant schemes to ensure an appropriate landowners' premium.

> *Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).*
>
> *Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.*
>
> *PPG 10-016-20190509*

2.44 This report has applied this methodology to establish the EUV.

2.45 The PPG sets out an approach to the developers' return

> *Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.*
>
> *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.*
>
> *PPG 10-019-20190509*

2.46 As set out in Chapter 7, this approach is followed.

Section 4 - Accountability

2.47 This section of the PPG sets out requirements on reporting. These will be covered, by the Council, outside this report.

2.48 Paragraph 10-021-20251216 of the PPG that says that '*practitioners should ensure that the findings of a viability assessment are presented clearly and the assessment and its conclusions are objective, reasonable and realistic. An executive summary should be used to set out key findings of a viability assessment in a clear way*'. Chapter 12 is written as a standalone non-technical summary that brings the evidence together.

Community Infrastructure Levy Regulations and Guidance

2.49 The Council has adopted CIL, and this LPVA considers whether or not there is scope to review CIL – if there is scope to review CIL, then rates of CIL will be further researched. The CIL Regulations are broad, so in any event it is necessary to have regard to them and the CIL Guidance (which is contained within the PPG) when considering appropriate rates of CIL.

2.50 The CIL Regulations have been subject to amendment. CIL Regulation 14 (as amended) sets out the core principle for setting CIL.

> *Setting rates*
>
> *(1) In setting rates (including differential rates) in a charging schedule, a charging authority must strike an appropriate balance between—*
>
> *(a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and*
>
> *(b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.*
>
> *(2) In setting rates …*

2.51 Viability testing in the context of CIL is to assess the '*effects*' on development. Ultimately the test that will be applied to CIL is as set out in the examination section of the PPG. On preparing the evidence base on economic viability, the Guidance says:

> *A charging authority should be able to explain how their proposed levy rate or rates will contribute towards new infrastructure to support development across their area. Charging authorities will need to summarise their viability assessment. Viability assessments should be proportionate, simple, transparent and publicly available in accordance with the viability guidance. Viability assessments can be prepared jointly for the purposes of both plan making and preparing charging schedules. This evidence should be presented in a document (separate from the charging schedule) that shows the potential effects of the proposed levy rate or rates on the viability of development across the authority's area. Where the levy is introduced after a plan has been made, it may be appropriate for a local authority to supplement plan viability evidence with assessments of recent economic and development trends, and through working with developers (e.g. through local developer forums), rather than by procuring new evidence.*
>
> *PPG 25-019-20190901*

2.52 This assessment updates the existing evidence base. This assessment will form part of the evidence that the Council will use, if a decision is made to review CIL. For the purpose of this LPVA, CIL Regulation 122 is of particular importance. This sets out that payments requested under the s106 regime must be:

a. necessary to make the development acceptable in planning terms;

b. directly related to the development; and

c. fairly and reasonably related in scale and kind to the development.

2.53 CIL, once introduced, is mandatory on all developments within the categories and areas where the levy applies. This is unlike s106 agreements (including affordable housing) which can be negotiated on a site-by-site basis (subject to the restrictions in CIL Regulation 122 and within

paragraphs 10-008-20190509 and 10-009-20251216 of the PPG). This means that CIL must not prejudice the viability of most sites and thus threaten the delivery of the Local Plan.

Wider Changes Impacting on Viability

2.54 There have been several changes at a national level over the last few years that are timely to mention.

Affordable Housing

2.55 Paragraph 65 of the 2024 NPPF sets out national thresholds for the provision of affordable housing:

> *Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.*

2.56 The wording in this regard has been updated in paragraph 1(a)i of Policy HO5: Meeting the needs of different groups in the 2026 NPPF, although the requirement is unchanged:

> *Setting requirements for the type and mix of affordable housing (applying the definition in the glossary at Annex B) required to meet identified local needs, including the minimum proportion of Social Rent homes required as part of major development. In Designated Rural Areas development plans may set affordable housing requirements for residential developments which are not major development; and*

2.57 In this context, major development is as set out in the Glossary to the 2026 NPPF:

> ***Major development:*** *For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.*

2.58 The northern part of RDC is within the High Weald National Landscape area where a threshold of 6 units is applied. A threshold of 10 units is assumed to apply elsewhere.

2.59 Two requirements of earlier national policy have been dropped. Under Footnote 31 of the NPPF, the requirements for 25% for the affordable housing to be First Home no longer applies. The requirement for 10% of all homes to be Affordable Home Ownership (as per paragraph 66 of the 2023 NPPF[9]) no longer applies.

2.60 The tenure mix in the base modelling aligns with the Council's housing evidence, and is set out in Chapter 8. This also takes into account the greater emphasis for Social Rent as per

[9] [ARCHIVED CONTENT]

paragraphs 64 and 71 of the 2024 NPPF (and Policy HO5: Meeting the needs of different groups in the 2026 NPPF).

Accessible and Adaptable Standards

2.61 In July 2022, the Government announced the outcome of the 2020 consultation on raising accessibility standards of new homes[10] saying:

> *73. Government proposes that the most appropriate way forward is to mandate the current M4(2) (Category 2: Accessible and adaptable dwellings) requirement in Building Regulations as a minimum standard for all new homes – option 2 in the consultation. M4(1) will apply by exception only, where M4(2) is impractical and unachievable (as detailed below). Subject to a further consultation on the draft technical details, we will implement this change in due course with a change to building regulations.*

2.62 Paragraph 1(b) of Policy HO5: Meeting the needs of different groups in the 2026 NPPF, includes the following text:

> *Setting out the proportion of housing on major developments to be delivered to requirements M4(2) and M4(3) of the Building Regulations. Requirements should meet or exceed local levels of need, and should ensure that no less than 40% of homes on major developments are delivered to M4(2) standards (subject to any appropriate exemptions set out in the development plan);*

2.63 This is considered in Chapter 8.

Environmental Standards

2.64 In the spring of 2024, the Government carried out a consultation on how national standards may be changed as part of the move to Zero Carbon. The Department of Levelling up, Communities and Housing published revisions to Conservation of Fuel and Power, Approved Document L of the Building Regulations as a 'stepping stone' on the pathway to Zero Carbon homes that sets the target of an interim 31% reduction in CO_2 emissions over 2013 standards for dwellings. This is assumed to apply to all new homes in this assessment.

2.65 At the same time the then Housing Minister made a Written Parliamentary Statement[11] which set out the Government's position in this regard. Whilst direction does not preclude the introduction of policies that go beyond national standards, this does suggest that such policies will need to be well justified and subject to greater scrutiny.

2.66 The 2026 NPPF includes the following policies concerning climate change:

[10] Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK (www.gov.uk)

[11] Written statements - Written questions, answers and statements - UK Parliament

Plan-making policies

CC1: Planning for climate change

1. *Development plans should take a proactive approach to mitigating climate change and supporting the transition to net zero, in accordance with the objectives and provisions of the Climate Change Act 2008. They should also take a proactive approach to adapting to climate change, taking into account the implications of extreme weather and long-term climate trends including overheating, wildfires, drought, flood risk, coastal change, water supply, biodiversity and landscapes. They should do this by:*

    a. *Proposing development patterns through their spatial strategy and allocations which:*

        i. *Can help contribute to radical reductions in greenhouse gas emissions (which can be informed by an assessment of baseline carbon emissions and the potential effect of development options on future emissions and their mitigation); and*

        ii. *Avoid increased vulnerability and improve resilience to the effects of climate change (including through providing for necessary infrastructure improvements and the future relocation of homes and other uses where public safety would be at risk, for example as a consequence of coastal change).*

    b. *Addressing any specific risks from climate change in their proposed allocations for development, and necessary adaptations, both of which should be considered for the anticipated lifetime of the development;*

    c. *Setting local water efficiency standards for new development where these are justified in accordance with policy PM13; and*

    d. *Identifying opportunities for green infrastructure provision and nature-based solutions which can safeguard and improve carbon storage, support nature recovery and resilience, and which take account of Local Nature Recovery Strategies in accordance with policy N1.*

National decision-making policies

CC2: Mitigation of climate change

1. *In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal:*

    a. *Accord with policies TR3 and TR4 so that sustainable patterns of movement are prioritised, opportunities are taken to improve walking, wheeling, cycling and public transport, and infrastructure is provided to support the transition to zero-emission vehicles;*

    b. *Support good access to facilities in order to limit the need to travel, whether through the development's location, through development densities which improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities;*

    c. *Use design approaches which conserve energy and other resources in accordance with policy DP3(2)(b);*

    d. *Take advantage of opportunities to reuse existing structures and materials, including by reusing non-contaminated excavated soil and hardcore within the site;*

    e. *Take advantage of opportunities to draw low carbon energy from decentralised networks (such as district heat networks), where these are available, and to co-locate energy and heat generators and users, especially to take advantage of suppliers of surplus heat and energy;*

    f. *Contribute to the creation or restoration of habitats which can act as carbon stores, such as through woodland planting and peatland restoration, while*

avoiding harm to habitats which can act as important carbon stores, including peatland and salt marsh; and

g. Not involve the extraction of fossil fuels unless it is in accordance with policy M5.

2. Substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

2.67 Policy PM13: Setting standards is relevant in this regard, saying:

PM13: Setting standards

1. Quantitative standards set through development plan policies for infrastructure provision, affordable housing requirements, parking, density, and design and placemaking should provide clarity and a high degree of certainty about the requirements that relevant development proposals are expected to meet. Such standards should:

a. Be justified, drawing upon relevant evidence of local characteristics and needs, while utilising or adapting relevant national standards where it is appropriate to do so (such as in relation to green infrastructure). Evidence in support of standards should be proportionate, in accordance with policy PM8, especially where relevant national standards already exist; and

b. Not cover matters that are already addressed by Building Regulations, other than in relation to:

i. Accessibility standards, for which local standards in relation to requirement M4(2) (accessible and adaptable dwellings) and/or M4(3) (wheelchair user dwellings) of the Building Regulations should be set in accordance with policy HO5; or

ii. Water efficiency, for which it may be appropriate to apply the tighter Building Regulations optional requirement where justified, or exceptionally a more stringent local standard in areas of serious water stress; or

iii. Energy efficiency, for which any standards that go beyond the current or proposed Building Regulations should have a clear and robustly costed rationale which shows that there will not be an adverse impact on the viability and deliverability of development. Any such standards should be expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP) or other approved calculation methodology.

2. Quantitative standards should not cover other matters, or relate solely to the internal layout of buildings, unless:

a. They are to implement the nationally described space standard; or

b. They have a clear and robustly costed rationale, are proportionate and will not have an adverse impact on the viability and deliverability of development.

2.68 The Government announced in March 2026 that it will be implementing the Future Homes Standard and Future Building Standard through Building Regulations in 2027[12]. This is considered in Chapter 8.

[12] FHBS_Circular.pdf

Biodiversity Net Gain

2.69 The Environment Act received Royal Assent in November 2021 and mandates that new developments must deliver an overall increase in biodiversity. The PPG was updated in 2024[13] in this regard. The requirement is that developers ensure habitats for wildlife are enhanced relative to pre-development state. Developers must assess the type of habitat and its condition before submitting plans and then demonstrate how they are improving biodiversity.

2.70 Green improvements on-site are preferred (and expected), but in the circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere. The mandatory BNG requirement was introduced for most major developments from February 2024, and for small sites/minor development from April 2024.

2.71 In May 2025, the Government commenced a consultation[14] on the implementation of BNG and in July 2026, announced[15] that the BNG will be sought as follows from August 2026:

- *introduction of the new 0.2 hectare exemption, which means that the smallest developments will not be required to do mandatory BNG (unless onsite priority habitat is negatively impacted)*
- *introduction of a new temporary development exemption, for land which is to be reinstated within a period of 5 years or less (unless onsite priority habitat is negatively impacted)*
- *modification of the biodiversity gain hierarchy for minor development, meaning that minor sites which aren't exempt from BNG (e.g. over 0.2 hectares) can choose to go straight to offsite in the first instance*
- *removal of the existing exemption for self and custom build development*

2.72 Policy N1: Identifying environmental opportunities and safeguards in the 2026 NPPF says:

> *Development plans should only set local standards for biodiversity net gain which are in excess of the statutory net gain requirement where this is for specific site allocations, and is fully justified and deliverable. Any such requirements should not extend to categories of development which are exempt from statutory biodiversity net gain.*

2.73 The costs of achieving Biodiversity Net Gain (BNG) are considered in Chapter 8.

Fire Safety Standards

2.74 The Government published the outcome in March 2024 in the updated Building Regulations[16]. The guidance makes second staircases mandatory in all new residential buildings over 18 m

[13] Biodiversity net gain - GOV.UK (www.gov.uk)

[14] Improving the implementation of biodiversity net gain for minor, medium and brownfield development - GOV.UK

[15] Biodiversity Net Gain: Amendments and transitional arrangements published – Environment

[16] Amendments to the Approved Documents - Approved Document B: Fire safety volumes 1 and 2 (publishing.service.gov.uk)

(about 6 storeys) in England from September 2026 – although it is unlikely that such tall buildings come in the RDC area, other than, perhaps, in Bexhill.

National Model Design Code

2.75 The *National Model Design Code* was published as part of the PPG in 2021, when the NPPF was updated:

> *133. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.*
>
> *134. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.*

2.76 The National Design Code does not add to the cost of development. Rather it sets out good practice in a consistent format. It will provide a checklist of design principles to consider for new schemes, including street character, building type and requirements addressing wellbeing and environmental impact. Local authorities can use the code to form their own local design codes.

Levelling-up and Regeneration Act

2.77 The *Levelling-up and Regeneration* Act become law in October 2023. Many of the measures in the Act will be implemented, in due course, through secondary legislation and / or regulations. The provisions within the Act will have a significant impact on the overall plan-making process, but they do not alter the place of viability in the current Local Plan process.

2.78 The *Levelling-up and Regeneration Act* includes reference to a new national Infrastructure Levy. The Government has announced that this will not be taken forward.

Building Safety Levy

2.79 The Building Safety Levy (BSL) was announced in February 2021 to pay for the remediation of building safety defects as part of the response to the Grenfell Tower fire. In March 2025, the Government announced that the Levy will be introduced from October 2026. In RDC the

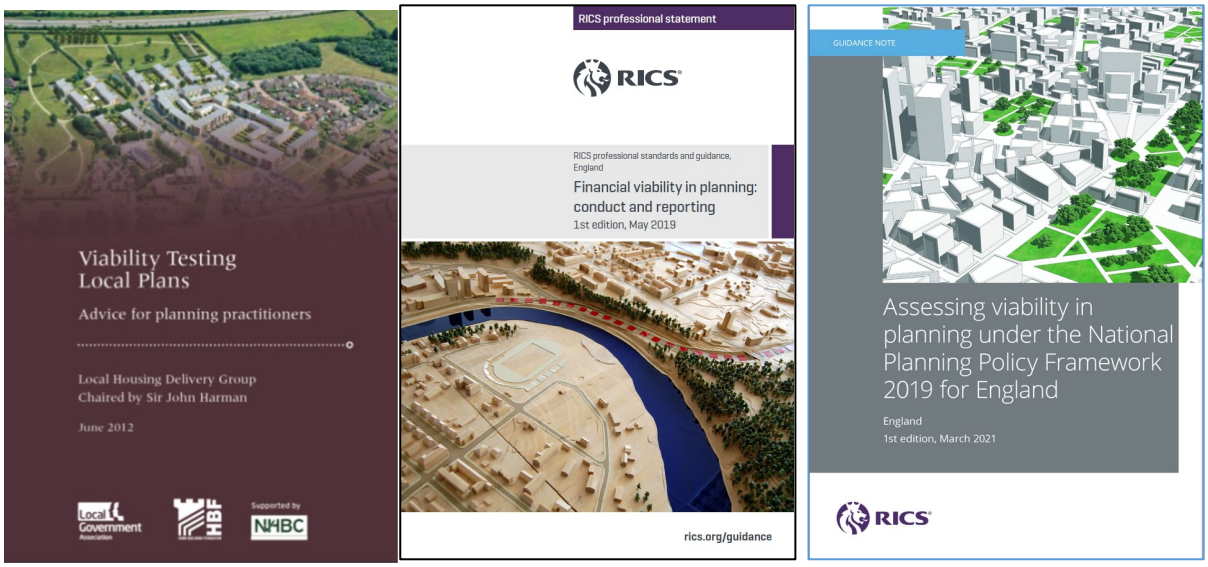
Levy is £16.95 per sqm for brownfield land and £33.91 per sqm for greenfield land[17] and applies to major development.

2.80 The BSL is included, as a cost, in the appraisals in the assessment.

Viability Guidance

2.81 Neither the NPPF nor the PPG set out step-by-step technical guidance, although the updated PPG includes guidance in a number of specific areas. There are several sources of guidance and appeal decisions[18] that support the methodology HDH has developed. This study follows the *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012[19] (known as the Harman Guidance[20]).

2.82 The planning appeal decisions, and the HCA good practice publication[21] suggest that the most appropriate test of viability for planning policy purposes is to consider the Residual Value of schemes compared with the Existing Use Value (EUV), plus a premium. This approach is now specified in the PPG.



[17] Building Safety Levy: Technical consultation response - GOV.UK

[18] Barnet: APP/Q5300/ A/07/2043798/NWF, Bristol: APP/P0119/ A/08/2069226, Beckenham: APP/G5180/ A/08/2084559, Bishops Cleeve; APP/G1630/A/11/2146206 Burgess Farm: APP/U4230/A/11/2157433, CLAY FARM: APP/Q0505/A/09/2103599/NWF, Woodstock: APP/D3125/ A/09/2104658, Shinfield APP/X0360/ A/12/2179141, Oxenholme Road, APP/M0933/A/13/2193338, Former Territorial Army Centre, Parkhurst Road, Islington APP/V5570/W/16/3151698, Vannes: Court of Appeal 22 April 2010, [2010] EWHC 1092 (Admin) 2010 WL 1608437.

[19] Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the, MHCLG funded, Planning Advisory Service (PAS).

[20] viability-testing-local-p-42b.pdf

[21] *Good Practice Guide*. Homes and Communities Agency (July 2009).

2.83 As set out at the start of this report, there are two principal pieces of relevant RICS guidance being the *Financial viability in planning: conduct and reporting RICS professional statement, England* (1st Edition, May 2019) and A*ssessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE* (RICS, 1st edition, March 2021).

2.84 Neither of these specify a step-by-step approach, rather they make reference to the NPPF and PPG and provide interpretation on implementation. In line with the extant PPG, this LPVA follows the EUV Plus (EUV+) methodology. The methodology is to compare the Residual Value, generated by the viability appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the value of the land both with and without the benefit of planning consent. This approach is in line with that recommended in the Harman Guidance.

2.85 In 2019, the HBF produced *HBF Local Plan Viability Guide* (Version 1.2: Sept 2019). This guide draws on the Harman Guidance and the 2012 RICS Guidance, (which the 2012 RICS). This HBF guide stresses the importance of following the guidance in the PPG and of consultation, both of which this report has done. HDH has some concerns around this guidance as it does not reflect '*the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*' as set out in paragraph 10-009-20190509 of the PPG. The HBF guide raises several 'common concerns'. Regard has been had to these under the appropriate headings through this report.

3. Methodology

Viability Testing – Outline Methodology

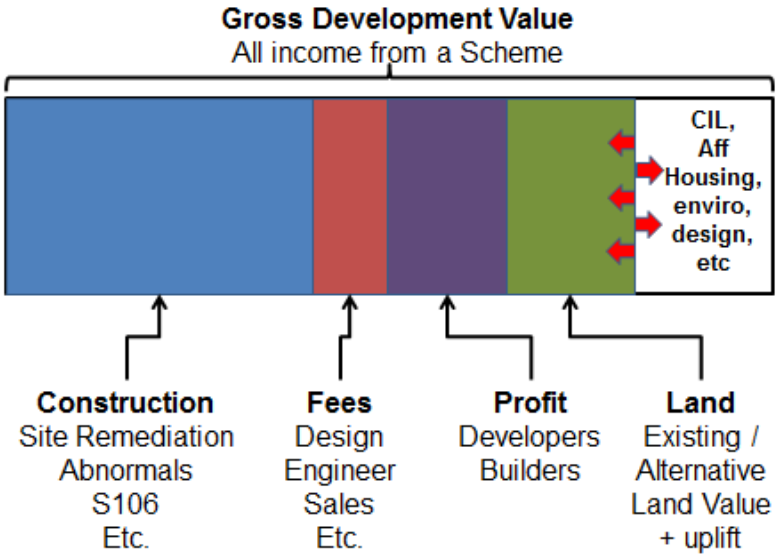
3.1 This report follows the Harman Guidance. A technical consultation was carried out in April 2026. In due course, the completed report will be published alongside the draft Local Plan when it will be subject to further comment.

3.2 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

Gross Development Value
(The combined value of the complete development)
LESS
Cost of creating the asset, including a profit margin
(Construction + fees + finance charges)
=
RESIDUAL VALUE

3.3 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).

3.4 In the following graphic, the bar illustrates all the income from a scheme. This is set by the market (rather than by the developer or local authority). Beyond the economies of scale that larger developers can often enjoy, the developer has relatively little control over the costs of development, and whilst there is scope to build to different standards the costs are largely out of the developer's direct control – they are what they are.



3.5 The essential balance in viability testing is around the land value and whether or not land will come forward for development. The more policy requirements and developer contributions a

planning authority asks for, the less the developer can afford to pay for the land. The purpose of this assessment is to quantify the costs of the Council's policies and to assess the effect of these and then make a judgement as to whether or not land prices are squeezed to such an extent that the Plan is not deliverable.

3.6 The land value is a difficult topic since a landowner is unlikely to be entirely frank about the price that would be acceptable, always seeking a higher one. This is one of the areas where an informed assumption has to be made about the 'uplift' above the EUV which would make the landowner sell.

3.7 This study is not trying to mirror any particular developer's business model – rather it is making a broad assessment of viability in the context of plan-making and the requirements of the NPPF and CIL Regulations. The approach taken in this report is different from the approach taken by developers when making an assessment to inform commercial decision making, particularly on the largest sites to be delivered over many years. At this stage of the planning process, it is necessary to work within the PPG and other relevant guidance. As set out in Chapter 2 above, it will be necessary for the promoters of the Strategic Sites to continue to engage, as the plan-making process continues.

3.8 It is important to note, that not all sites will be viable, even without any policy requirements or CIL. It is inevitable that the Council's requirements will render some sites unviable. The question for this report is not whether some development site or other would be rendered unviable, it is whether the overall Local Plan is likely to be deliverable.

Limitations of viability testing in the context of the NPPF

3.9 High level viability testing does have limitations. The assessment of viability is a largely quantitative process based on financial appraisals – there are however types of development where viability is not at the forefront of the developer's mind, and they will proceed even if a 'loss' is shown in a conventional appraisal. An individual may want to fulfil a dream of building a house and may spend more than the finished home is actually worth, a community may extend a village hall even though the value of the facility in financial terms is not significantly enhanced, or the end user of an industrial building may build a new factory that will improve its operational efficiency even if, as a property development, the resulting building may not seem to be viable.

3.10 This is a challenge when considering policy proposals. It is necessary to bear in mind if the impact of a policy requirement on a development type that may appear only to be marginally viable will have any material impact on the delivery of development, or whether the developments will proceed anyway. Some development comes forward for operational reasons rather than for property development purposes.

The meaning of Landowner Premium

3.11 The phrase '*landowner premium*' was new in the 2018 PPG. Under the 2012 NPPF, and the superseded PPG, the phrase *competitive return* was used. This is at the core of a viability assessment. The 2012 RICS Guidance includes the following definition:

> ***Competitive returns*** *- A term used in paragraph 173 of the NPPF and applied to 'a willing land owner and willing developer to enable development to be deliverable'. A 'Competitive Return' in the context of land and/or premises equates to the Site Value as defined by this guidance, i.e. the Market Value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan. A 'Competitive Return' in the context of a developer bringing forward development should be in accordance with a 'market risk adjusted return' to the developer, as defined in this guidance, in viably delivering a project.*

3.12 Whilst this is useful it does not provide guidance as to the size of that return. The updated PPG says:

> ***Benchmark land value should:***
>
> - *be based upon existing use value*
> - *allow for a premium to landowners (including equity resulting from those building their own homes)*
> - *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*
>
> *Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*
>
> *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*
>
> *In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.*
>
> *PPG 10-015-20190509*

3.13 The term *landowner's premium* has not been firmly defined through the appeal, Local Plan examination or legal processes – various different approaches have been accepted by planning inspectors. The level of return to the landowner is discussed and the approach taken in this study is set out in Chapter 6 below.

3.14 This study is about the economics of development; however, viability brings in a wider range than just financial factors. The following graphic is taken from the Harman Guidance and illustrates some of the non-financial as well as financial factors that contribute to the assessment process. Viability is an important factor in the plan-making process, but it is one of many factors.

Existing Available Evidence

3.15 The NPPF, the PPG, the CIL Regulations and CIL Guidance are clear that the assessment of viability should, wherever possible, be based on existing available evidence rather than new evidence. The evidence that is available from the Council has been reviewed.

3.16 Firstly, is that which has been prepared earlier in the plan-making process and to inform the setting of CIL, and that has been prepared by the Council to inform the plan-making process. The *Rother Local Plan Viability Assessment* (Porter PE and Three Dragons, October 2018) is based on values and costs derived in 2018, so is somewhat dated,

3.17 Secondly, that which RDC holds, in the form of development appraisals that have been submitted by developers in connection with specific developments – most often to support negotiations around the provision of affordable housing or s106 contributions. The approach taken is to draw on this existing evidence and to consolidate it so that it can then be used as a sound base for setting the affordable housing target and the levels of CIL – it is important to note that these figures are the figures submitted by developers for discussion at the start of the viability process. These are summarised in **Appendix 2** of this report.

3.18 Thirdly, RDC also holds evidence of what is being collected from developers under the s106 regime. This will be collected, by the Council, outside this study[22].

Stakeholder Engagement

3.19 The PPG and the CIL Guidance require stakeholder engagement. The preparation of this viability assessment includes specific consultation and engagement with the industry. A technical consultation event was held in April 2026. Residential and non-residential developers (including housing associations), landowners and planning professionals are invited. **Appendix 3** includes the details of those invited and the attendees, and **Appendix 4** includes the presentation given.

3.20 The event includes a recap of viability testing in the context of the NPPF and PPG and a presentation and discussion around the main assumptions for the viability assessment, including development values, development costs, land prices, developers' and landowners' returns. Following the event, copies of the presentation and an early iteration of this study will be circulated to all those invited, and the attendees were asked to make any further representations by email. Seven written responses were received in addition to the comments made at the event. The comments of the consultees will be reflected through this report and the assumptions adjusted where appropriate.

3.21 The consultation process has been carried out in accordance with the requirements of the PPG, the Harman Guidance and the RICS Guidance.

Viability Process

3.22 The assessment of viability as required under the NPPF and the CIL Regulations is a quantitative and qualitative process. The updated PPG requires that (at PPG 10-001-20251216) '*...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106*'.

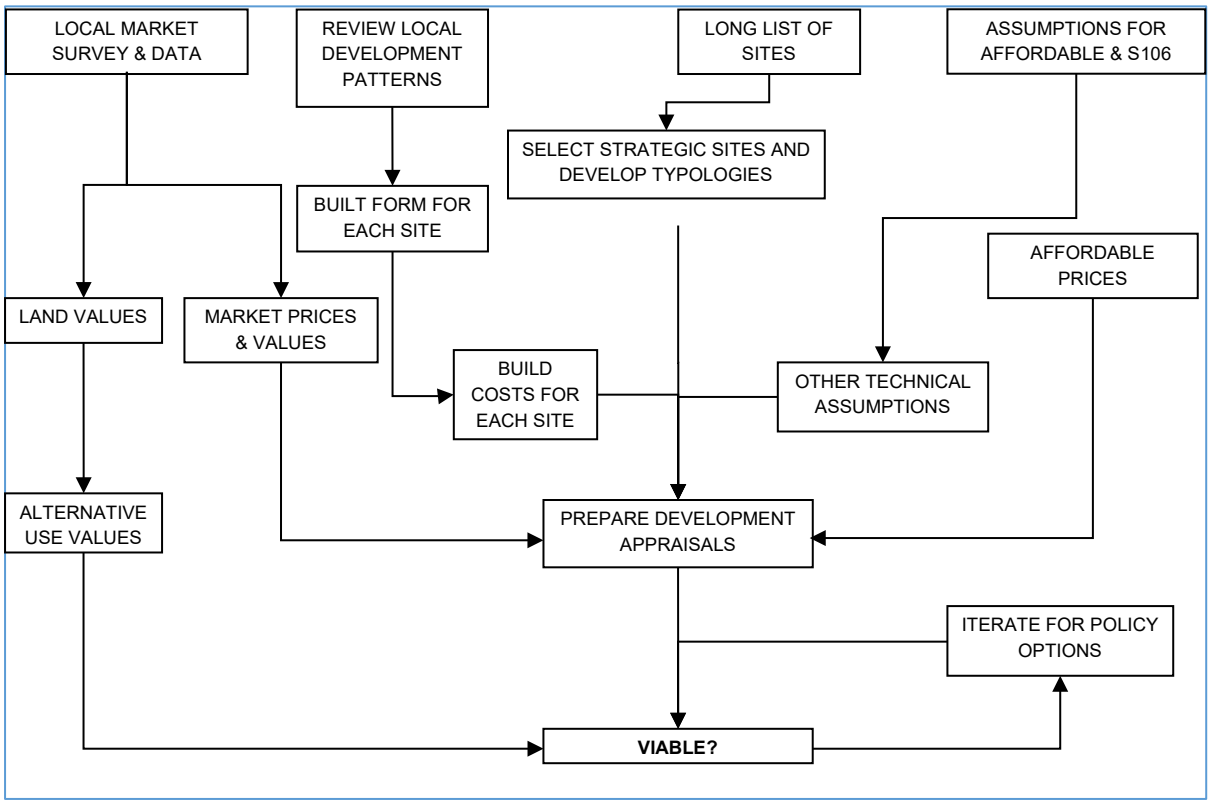
3.23 The basic viability methodology is summarised in the figure below. It involves preparing financial development appraisals for a representative range of 'typologies', and using these to assess whether development, generally, is viable. The typologies (typical development sites) were modelled based on discussions with Council officers, the existing available evidence supplied to HDH by the Council. Details of the modelling are set out in Chapter 9. This

[22] Paragraphs 10-020-20180724 to 10-028-20180724 of the PPG introduce reporting requirements in this regard. In particular 10-027-20180724 says:

> *How should monitoring and reporting inform plan reviews?*
>
> *The information in the infrastructure funding statement should feed back into reviews of plans to ensure that policy requirements for developer contributions remain realistic and do not undermine deliverability of the plan.*

process ensures that the appraisals are representative of typical development in the RDC area over the plan-period.

Figure 3.1 Viability Methodology



Source: HDH 2026

3.24 In the initial iteration of this LPVA, a range of representative sites are modelled. The draft Local Plan does not include potential strategic sites, rather, the Strategic Sites from the adopted Local Plan are carried forward. The Strategic Sites, carried forward from the adopted Local Plan, are tested. It is important to note that the modelling in this assessment is based on total unit numbers and site area and takes a high-level approach. In due course, it may be necessary to revisit the viability and take into account the specifics of a scheme which are not currently available.

Table 3.1 RDC Carried Forward Residential Strategic Sites

Site	Use	Location	Units
Sth of Barnhorn Road	Green	Bexhill	400
Beeches Farm & Nth of Barnhorn Road	Green	Bexhill	540
Worsham Farm (East)	Green	Bexhill	354

Source: RDC (June 2026)

3.25 The local housing markets are surveyed to obtain a picture of sales values. Land values are assessed to calibrate the appraisals and to assess EUVs. Alongside this, local development patterns are considered, to arrive at appropriate built form assumptions. These in turn inform the appropriate build cost figures. The appraisal results are in the form of £ per ha residual land values, showing the maximum value a developer can pay for a site and still make an

appropriate return. The Residual Value is compared to the EUV. If the Residual Value exceeds the EUV, by a satisfactory margin, the scheme can be judged to be viable. The amount of margin is a difficult subject and is discussed and the approach taken in this study is set out in the later parts of Chapter 6 below.

3.26 The appraisals are based on existing and emerging policy options as summarised in Chapter 8 below. The Plan is still in draft form, so the policies used in this assessment may be subject to further changes – in part informed by the findings of this report. For appropriate sensitivity testing, a range of options are tested, including different levels of affordable housing provision and different levels of developer contribution. If the Council allocates different types of site, or develops significantly different policies to those tested, it may be necessary to revisit viability and consider the impact of those further requirements.

3.27 A bespoke viability testing model designed and developed by HDH specifically for area wide viability testing as required by the NPPF (and CIL Regulations) is used. The purpose of the viability model and testing is not to exactly mirror any particular business model used by those companies, organisations or people involved in property development. The purpose is to capture the generality and to provide high level advice to assist the Council in assessing the deliverability of the Local Plan.

4. Residential Market

4.1 This chapter sets out an assessment of the housing market, providing the basis for the house price assumptions. The study is concerned not just with the prices but the differences across different areas. Market conditions will broadly reflect a combination of national economic circumstances, and local supply and demand factors, however, even within a town there will be particular localities, and ultimately site-specific factors, that generate different values and costs.

4.2 Rother is a largely rural District that includes the main seaside town of Bexhill, and the District surrounds, but excludes, Hastings.

The Rother Residential Market

4.3 There is a marked variation in values and residential property prices across the area.

a. The rural northern parts of the District are part of the High Weald National Landscape which is heavily wooded with relatively steeply sided valleys. The southern part includes the low lying marshes.

b. The A21 provides north south links through the centre of the District towards Tunbridge Wells. Whilst it is a major route, it is single lane and can be congested. The A259 runs along the south coast, including through Hastings. Similarly, whilst it is a major route, it is single lane and often congested.

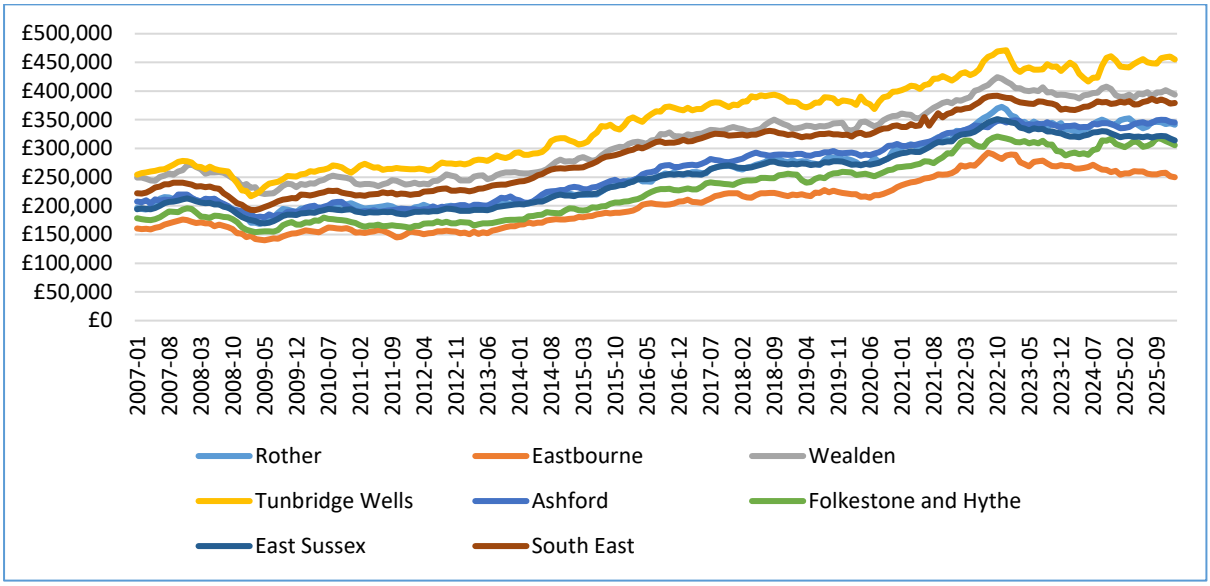
c. There are regular train services to London from Battle (about 1 hour 20 minutes), and from Robertsbridge (also about 1 hour 20 minutes). There are further smaller stations including Stonegate, Etchingham and Crowhurst. Bexhill, Collington and Doleham, Winchelsea and Rye are on the south coast line with regular trains to Eastbourne to the west and Ashford International to the east.

4.4 Overall, the market is perceived to be strong, and RDC is a desirable place to develop housing, although parts of Bexhill can be more challenging.

National Trends and the relationship with the wider area

4.5 The housing market peaked late in 2007 and then fell considerably in the 2007/2008 recession during what became known as the ‘Credit Crunch’. Prices in RDC are now about 56% above their November 2007 peak which is a larger increase than that seen across East Sussex (49%), and similar to the wider South East (58%).

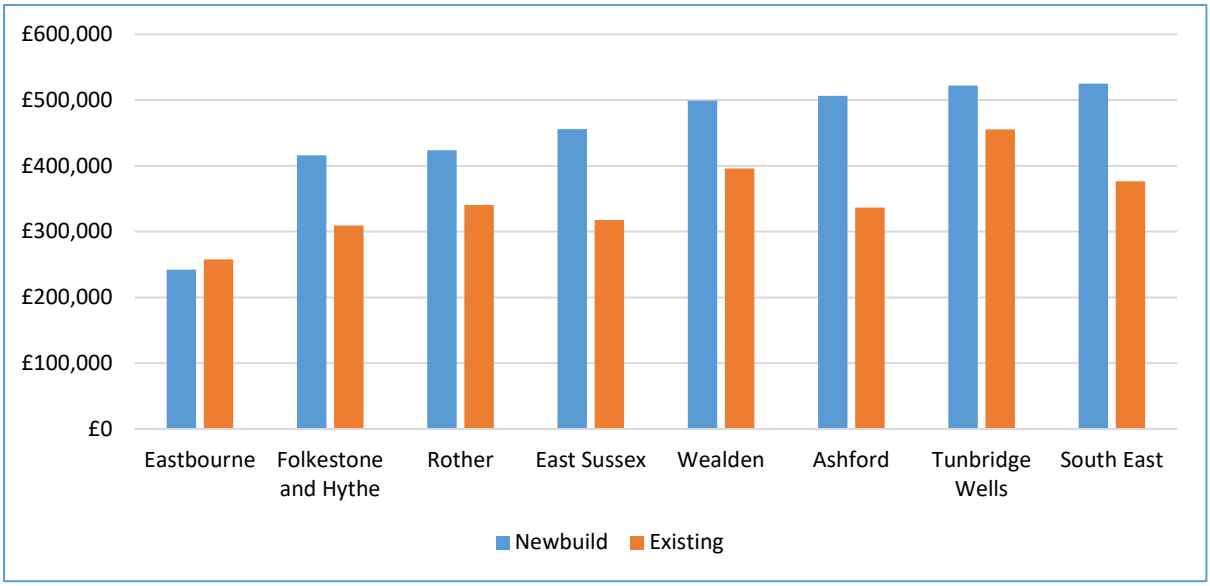
Figure 4.1 Average House Prices (£)



Source: Land Registry (April 2026). Contains public sector information licensed under the Open Government Licence v3.0.

4.6 The average prices in RDC are broadly at the lower end when compared with the nearby authority areas.

Figure 4.2 Average House Prices (£)



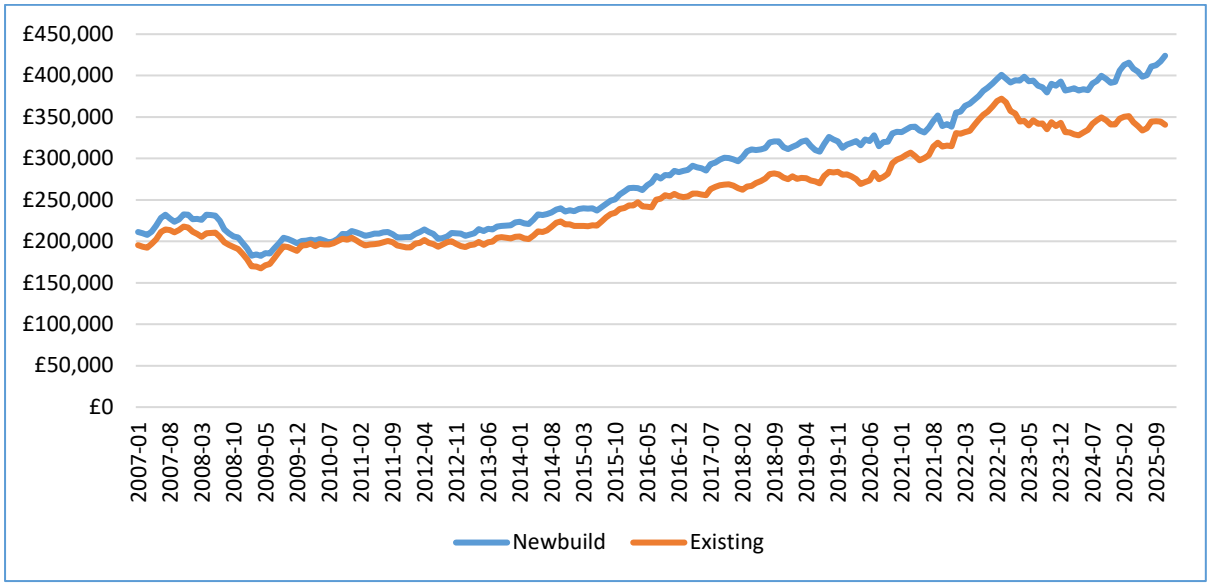
Source: Land Registry (April 2026). Contains public sector information licensed under the Open Government Licence v3.0.

4.7 Based on data published by the Office for National Statistics (ONS), when ranked across England, the average house price for RDC (in January 2026) is 108th (out of 295) at

£341,000[23]. To set this in context, the council at the middle of the rank (147th – Folkestone and Hythe), has an average price of £306,000. The median house price for RDC (Year Ending September 2025) is £360,000[24].

4.8 This study concerns new homes. The figure above shows that prices have fluctuated over the last year or two, but have still seen a significant recovery since the bottom of the market in April 2009. The Land Registry data shows that the prices of newbuild homes have increased more quickly than existing homes.

Figure 4.3 Change in House Prices. Existing and Newbuild - RDC



Source: Land Registry (April 2026). Contains public sector information licensed under the Open Government Licence v3.0.

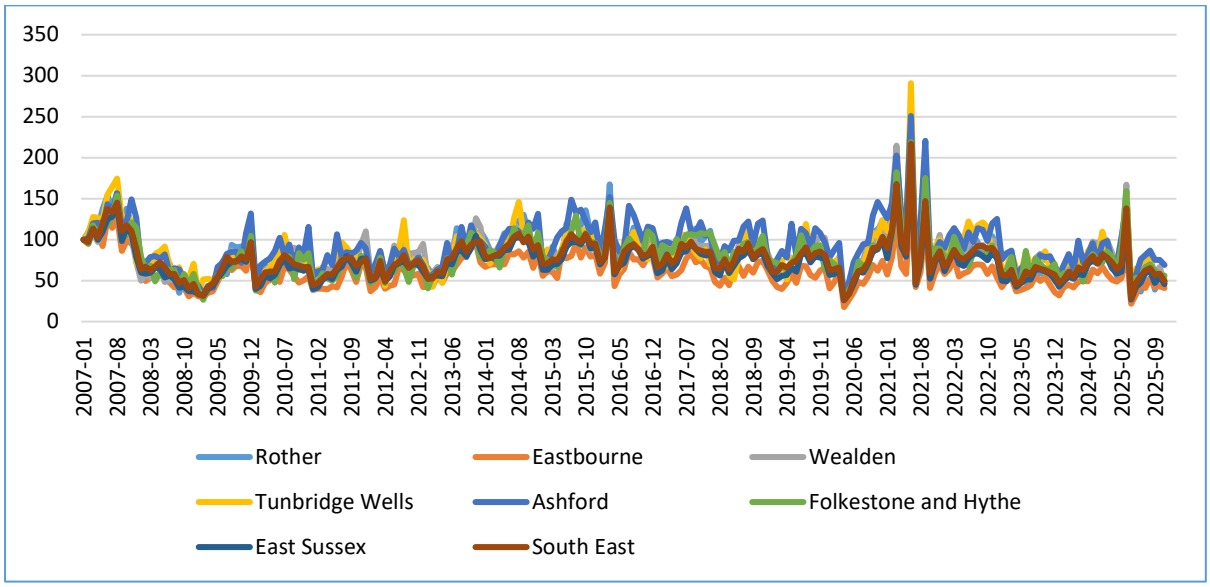
4.9 The Land Registry shows that the average price paid for newbuild homes in RDC (£424,005) is £83,441 (25%) more than the average price paid for existing homes (£340,564).

4.10 The change in the rate of sales (i.e. sales per month) is similar to those in the wider area and in the whole country.

[23] UK House Price Index: monthly price statistics (Release March 2026). UK House Price Index: monthly price statistics - Office for National Statistics

[24] Tab 5a, House price to workplace-based earnings ratio House price to workplace-based earnings ratio - Office for National Statistics (March 2026)

Figure 4.4 Sales per Month – Indexed to January 2007 – Rother District



Source: Land Registry (April 2026). Contains public sector information licensed under the Open Government Licence v3.0.

4.11 The rise in house prices over the last 15 or so years was, at least in part, enabled by the historically low mortgage rates. In addition, the housing market was actively supported by the Government through products and initiatives such as Help-to-Buy and a Stamp Duty 'holiday' that was introduced to support prices during the COVID-19 pandemic.

4.12 The housing market and the wider economy have been through various uncertainties, including that of the COVID-19 pandemic. A range of views as to the impact on house prices of the pandemic and Brexit were expressed which covered nearly the whole spectrum of possibilities, but the general consensus was that there would be a fall in house prices. As can be seen from the above, prices increased substantially. The global economy continues to be faced with uncertainty around world trade and the ongoing wars in Ukraine, and in the Middle East, with the impact on energy costs and inflationary pressures in the economy, which all add uncertainty. Concerns around rising interest rates and increasing domestic taxation further add to the uncertainty.

4.13 The uncertainty in the housing market is reported by the RICS. The March 2026 RICS UK Residential Market Survey[25] said:

> ***Geopolitically driven macro pressures weigh on housing market activity and the near-term outlook***
>
> - *Rising borrowing costs knock buyer demand and sales volumes*
> - *Aggregate house prices seen softening, with near-term expectations pointing to further modest declines in the months ahead*

[25] UK Residential Market Survey

- *Twelve-month outlook for activity and prices turns from positive to broadly flat*

The March 2026 RICS UK Residential Market Survey results show the macro-related fallout linked to the conflict in the Middle East is taking its toll on both current activity and forward-looking sentiment. With intensifying inflationary pressures pushing borrowing costs higher, buyer demand has weakened, while near-term expectations have turned significantly more cautious over the month.

At the headline level, the new buyer enquiries net balance slipped to -39%, down from -29% in February. This marks the weakest return for the survey's measure of buyer demand (in net balance terms) since August 2023, with most parts of the UK seeing a noticeable deterioration over the past couple of months.

On the back of this, the volume of agreed sales has also been adversely affected, with the aggregate net balance falling from -13% previously to -34% in March. Again, this represents the softest reading since the summer of 2023. Looking ahead, near-term sales expectations turned significantly more pessimistic, with the latest net balance dropping to -33% (compared to a neutral reading of -4% beforehand), indicating that respondents now anticipate a further contraction in sales activity over the coming months. With respect to the twelve-month outlook, a net balance of -1% was posted for the year-ahead sales expectations series, depicting a broadly stagnant assessment rather than the moderately positive view returned last month.

Turning to the supply picture, the new instructions indicator registered a net balance of -6%, implying a marginally slower flow of listings coming onto the market relative to recent reports. Alongside this, respondents note that market appraisal activity is running at a similar pace to the equivalent period last year, signalling that a generally flat trend in new instructions could be anticipated over the short term. That said, with activity weakening, the level of unsold stock on agents' books has risen to an average of 47 properties, up from closer to 45 at the start of the year.

For house prices, the aggregate net balance of -23% is down from readings of -14% and -10% in the previous two iterations of the survey. This points to some renewed downward pressure on prices coming through, albeit still relatively moderate for the time being. At a regional level,

London, East Anglia, as well as the South East and South West of England all exhibit more negative net balance readings for the house price gauge compared to the headline average. Conversely, respondents in Northern Ireland and Scotland continue to report rising prices.

Going forward, the near-term house price expectations series recorded a net balance of -43% in March at the UK-wide level, down sharply from -19% last month, signalling that downward pressure on values is anticipated to build over the coming three months. On a twelve-month view, while sentiment has deteriorated of late, the latest price expectations net balance of +2% is consistent with a broadly flat trend, even though this stands in stark contrast to the more elevated readings of +43% and +33% posted in January and February respectively.

In the rental market, a net balance of +10% of survey participants reported a pick-up in tenant demand in March (part of the non-seasonally adjusted monthly lettings dataset). At the same time, the landlord instructions measure remains firmly negative at -25%. In terms of rental price expectations, a net balance of +29% of contributors foresee rents moving higher over the near term, up from +20% last time around.

4.14 HM Treasury brings together some of the forecasts in its regular *Forecasts for the UK economy: a comparison of independent forecasts* report.

Table 4.1 Consolidated House Price Forecasts

Table 2 - 2026: Growth in prices and monetary indicators (% change)

Forecasters and dates of forecasts			CPI (Q4 on Q4 year ago, %)	RPI (Q4 on Q4 year ago, %)	Average earnings (Q4 on Q4 year ago, %)	Sterling index (Jan 2005=100)	Official Bank rate (level in Q4, %)	Oil price (Brent, $/bbl)	Nominal GDP	House price inflation (Q4 on Q4 year ago, %)
City forecasters										
Barclays Capital	May	*	3.2	4.5	-	-	3.75	100.0	-	-
Berenberg	March		2.5	-	2.8	-	3.00	-	-	-
Bloomberg Economics	Dec		2.1	-	-	-	3.50	-	-	-
Capital Economics	May	*	4.0	5.3	2.4	81.3	3.75	80.0	4.0	1.5
Deutsche Bank	April		3.4	4.6	-	-	3.75	-	-	-
EY	May	*	4.1	-	-	-	3.75	95.0	5.1	-
HSBC	April		2.7	4.6	3.6	85.4	3.75	90.3	-	2.0
JP Morgan	May	*	3.5	-	-	-	4.00	-	4.2	-
KPMG	May	*	3.4	-	-	-	3.75	94.0	-	-
Natwest Markets	April		3.8	4.6	3.2	-	3.75	82.0	3.6	-
Nomura	May	*	3.4	4.0	3.0	-	4.00	-	-	-
Pantheon	Jan		2.7	2.9	4.0	-	3.50	-	-	2.0
UBS	May	*	3.6	4.1	2.5	-	3.75	-	5.0	-
Non-City forecasters										
British Chambers of Commerce	May	*	2.7	-	3.9	-	3.75	-	-	-
Beacon Economic Forecasting	May	*	3.1	3.8	3.5	83.4	4.00	88.2	4.4	1.1
CBI	Dec		2.4	2.6	2.8	-	3.50	63.6	3.9	-
CEBR	May	*	3.2	4.4	3.1	85.0	3.75	-	-	4.6
Experian Economics	May	*	4.7	5.3	3.0	-	3.75	90.4	-	0.1
Heteronomics	May	*	3.9	4.5	3.9	85.4	4.00	90.3	-	2.0
ICAEW	Jan		2.1	-	-	-	3.25	-	-	-
ITEM Club	Feb		2.3	-	-	-	3.5	-	-	2.8
Liverpool Macro Research	Jan		2.3	3.1	3.5	84.2	3.25	-	-	-
NIESR	Feb		2.2	3.3	3.7	-	3.25	-	-	-0.2
Oxford Economics	May	*	4.6	5.6	3.3	82.7	3.75	91.6	3.3	0.7
OECD	March		-	-	-	-	-	-	-	-
IMF	April		3.5	-	-	-	-	-	-	-
Average of forecasts received in the last 3 months (excludes OBR, IMF and OECD forecasts)										
Independent			3.5	4.6	3.2	83.9	3.8	90.2	4.2	1.7
Received this month (marked *)			3.6	4.6	3.2	83.6	3.8	91.2	4.3	1.7
City			3.4	4.5	2.9	83.4	3.7	90.2	4.4	1.8
Range of forecasts received in the last 3 months (excludes OBR, IMF and OECD forecasts)										
Highest			4.7	5.6	3.9	85.4	4.00	100.0	5.1	4.6
Lowest			2.5	3.8	2.4	81.3	3.00	80.0	3.3	0.1
Median			3.4	4.6	3.2	84.2	3.75	90.3	4.2	1.5
OBR	Mar		1.9	2.9	3.1	84.6	3.31	63.1	3.3	2.7

Source: Forecasts for the UK economy: a comparison of independent forecasts No 464 (HM Treasury, May 2026).

4.15 Property agents Savills are forecasting the following changes in house prices, suggesting a continued growth:

Table 4.2 Savills Property Price Forecasts

	2026	2027	2028	2029	2030	2026-2030
Mainstream UK	-2.0%	2.5%	5.0%	6.0%	6.0%	18.5%
South East Mainstream	-3.5%	1.5%	4.0%	5.5%	5.5%	13.4%
Prime Regional Outer Commute	-2.5%	2.0%	3.5%	4.5%	4.5%	12.4%
Prime Regional Wider South	-2.0%	2.5%	4.0%	5.0%	5.0%	15.2%
UK Rents	2.5%	2.0%	2.0%	2.5%	2.5%	12.0%

Source: Savills [26]

4.16 In this context is relevant to note that the Nationwide Building Society reported in May 2026[27]:

Annual house price growth slows in May

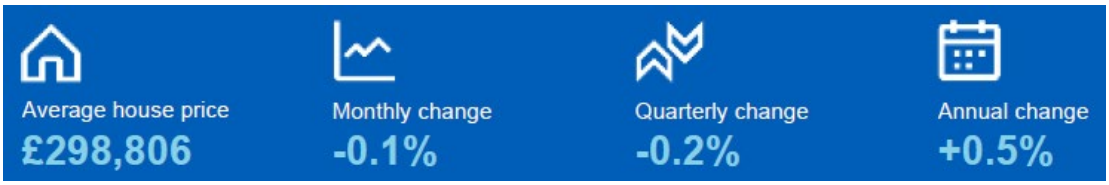
- *UK annual house price growth slowed to 1.7% in May, from 3.0% in April*
- *House prices were down 0.6% month on month*

Headlines	May-26	Apr-26
Monthly Index*	551.0	554.3
Monthly Change*	-0.6%	0.4%
Annual Change	1.7%	3.0%
Average Price (not seasonally adjusted)	£278,024	£278,880

** Seasonally adjusted figure (note that monthly % changes are revised when seasonal adjustment factors are re-estimated)*

4.17 Nationwide produces regional figures on a quarterly basis. This data suggests, for the Outer South East, an annual -0.7% change in Q1 2026 and an annual 0.1% change from the previous quarter.

4.18 Halifax Building Society reported a slightly different situation in June 2026[28]:



House prices steady in May despite broader market uncertainty

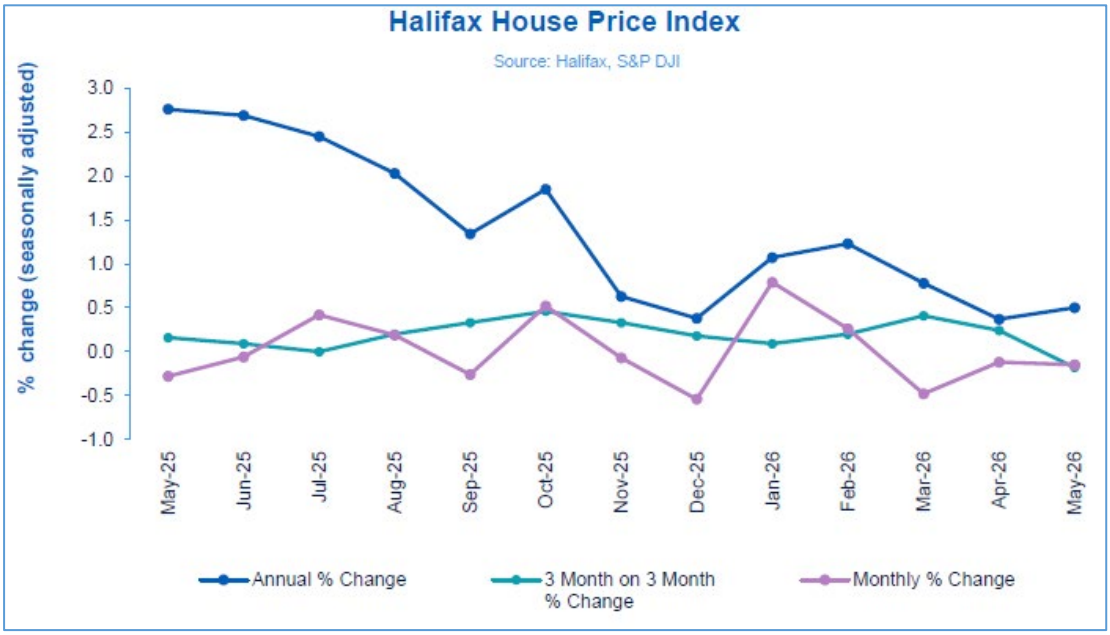
- *House prices edged down -0.1% in May, following a similar -0.1% fall in April*

[26] Savills UK | Residential Property Market Forecasts

[27] Nationwide HPI News - Reports

[28] Halifax UK | House Price Index | Media Centre

- *Average property price now £298,806, compared with £299,251 in April*
- *Annual growth up slightly to +0.5%, from +0.4% in April*
- *Northern Ireland continues to record the UK's strongest annual growth at +7.8%*

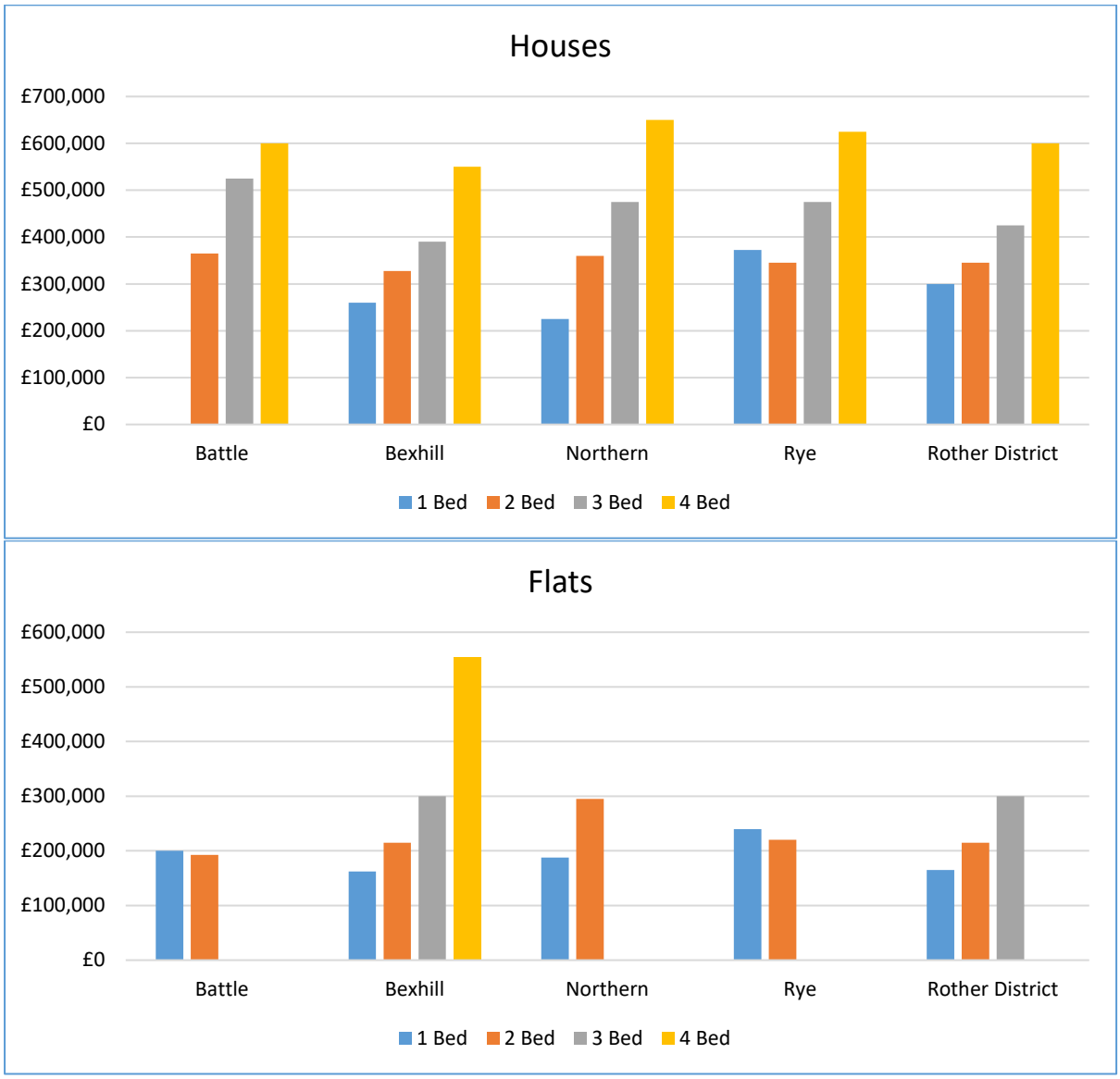


4.19 Whilst there is clearly uncertainty in the market, a degree of house price growth is anticipated.

The Local Market

4.20 A survey of asking prices across the District was carried out in March 2026. Through using online tools such as Rightmove.co.uk, median asking prices were estimated. The data is based on the main settlements.

Figure 4.5 Median Asking Prices, Newbuild and Existing (£)



Source: Rightmove.co.uk (March 2026)

Price Paid Data

4.21 As part of the research, data from Landstack was analysed. This brings together transactions recorded by the Land Registry with the floor area and number of bedrooms:

4.22 This data includes the records of 6,596 sales since the start of 2022. Of these, floor areas are available for 6,140 sales and the number of bedrooms is available for 4,856 sales. There is a significant delay in the Land Registry updating the dataset, with only 12 newbuild sales recorded in since the start of 2025.

4.23 The dataset includes a number of outliers that are out of alignment with the RDC housing market, and are unrepresentative of newbuild housing likely to come forward as planned development. The following have been removed from the data:

Table 4.3 Data excluded from Landstack Dataset

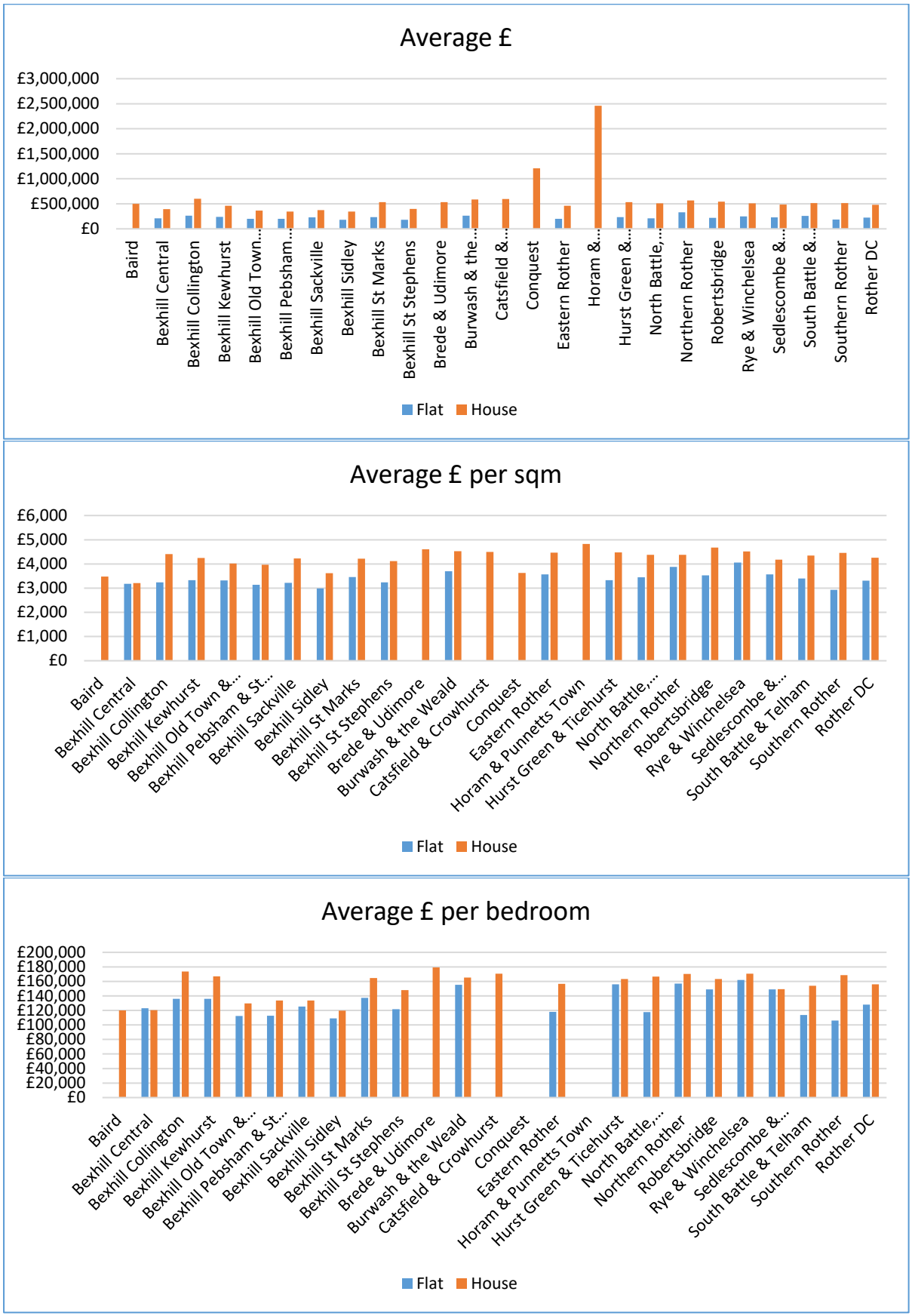
		Lowest asking price	Excluding, auctions, shared ownership, park homes, those in need of substantial work, tenanted, specialist older peoples and other non-standard types.
House	1 bed	£24,000	£225,000
	2 bed	£24,000	£200,000
	3 bed	£97,500	£230,000
	4 bed	£140,000	£280,000
	5+ Bed	£440,000	£440,000
Flats	1 bed	£55,000	£115,000
	2 bed	£30,000	£140,000
	3 bed	£199,950	£199,950
	4+ bed		
Detached		£25,000	£299,950
Semi -detached		£269,500	£269,500
Terraced		£260,000	£260,000
Flats		£55,000	£120,000

Source: HDH (March 2026)

4.24 It is assumed that many of the very inexpensive homes are either in a very poor condition or wrongly classified as market homes when they are actually affordable homes. Those homes with a value of £2,500,000 or £8,000 per sqm or more are disregarded, as are those less than £2,300 per sqm. Those homes with more than 5 bedrooms are also removed.

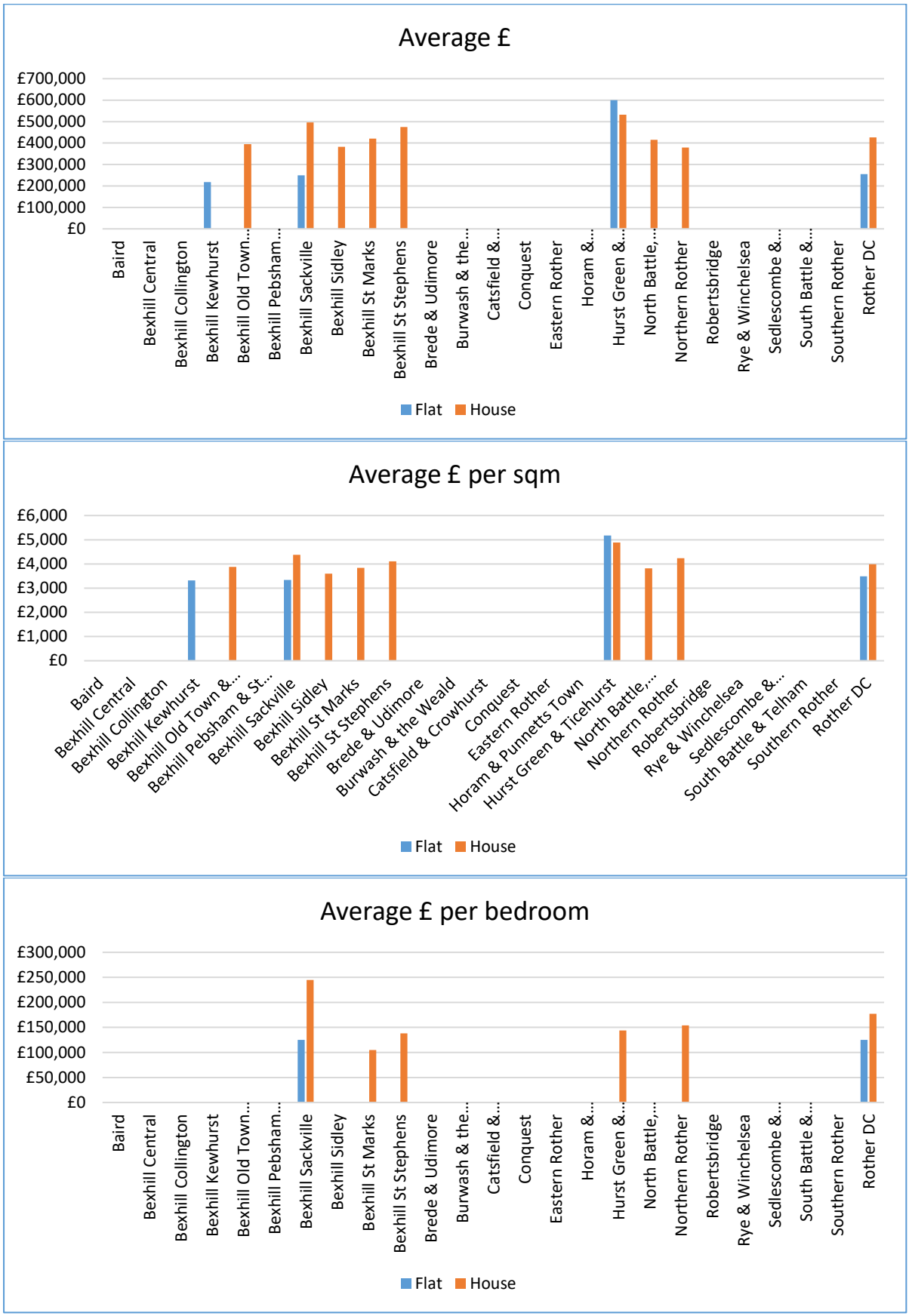
4.25 The full data tables are set out in **Appendix 5** below. This data can be disaggregated by year and between newbuild and existing homes.

Figure 4.6 Average Prices – Non Newbuild from January 2022



Source: Landstack (March 2026)

Figure 4.7 Average Prices – Newbuild Properties from January 2022

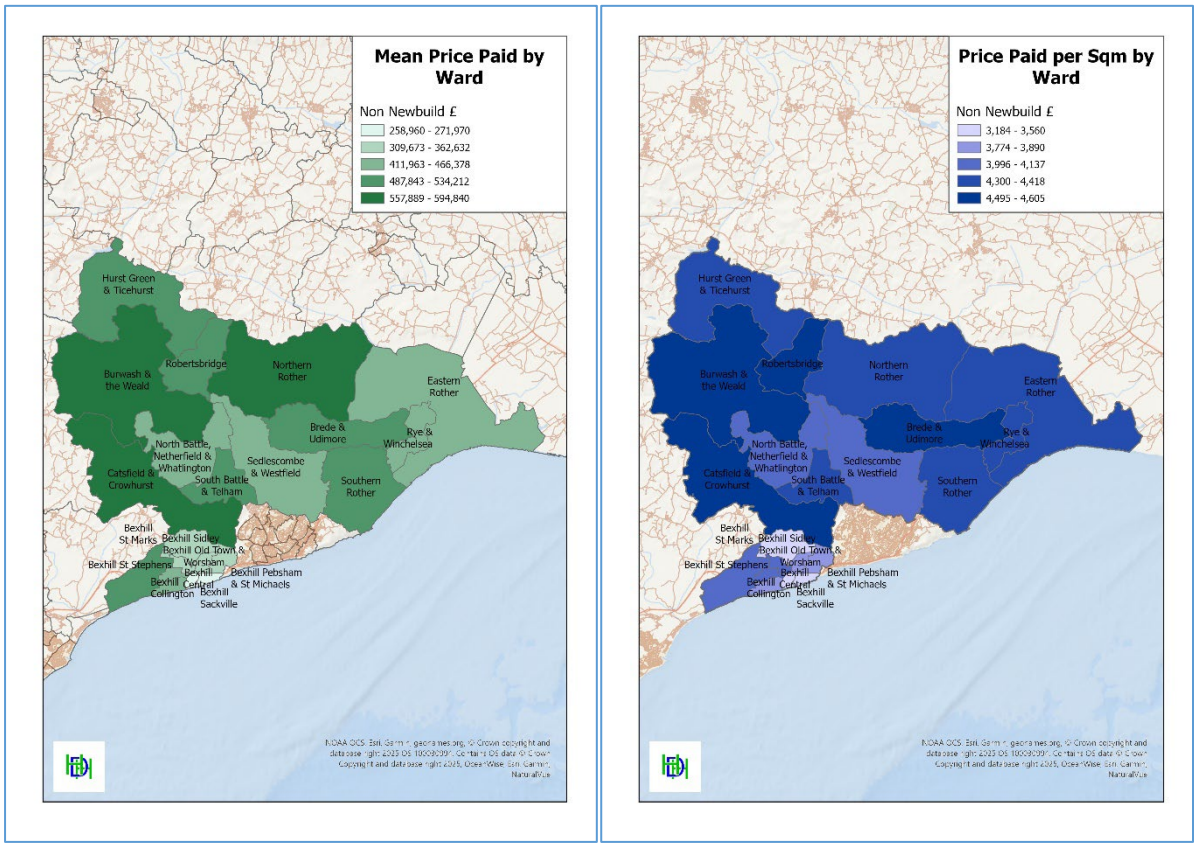


Source: Landstack (March 2026).

4.26 This data shows that, on average, newbuild houses are about 11% more less expensive than existing houses, and that newbuild flats are about 13% more expensive than existing flats. When considered on a per sqm basis, on average, newbuild houses are about 6% less expensive than existing houses and that newbuild flats are about 6% more expensive than existing flats.

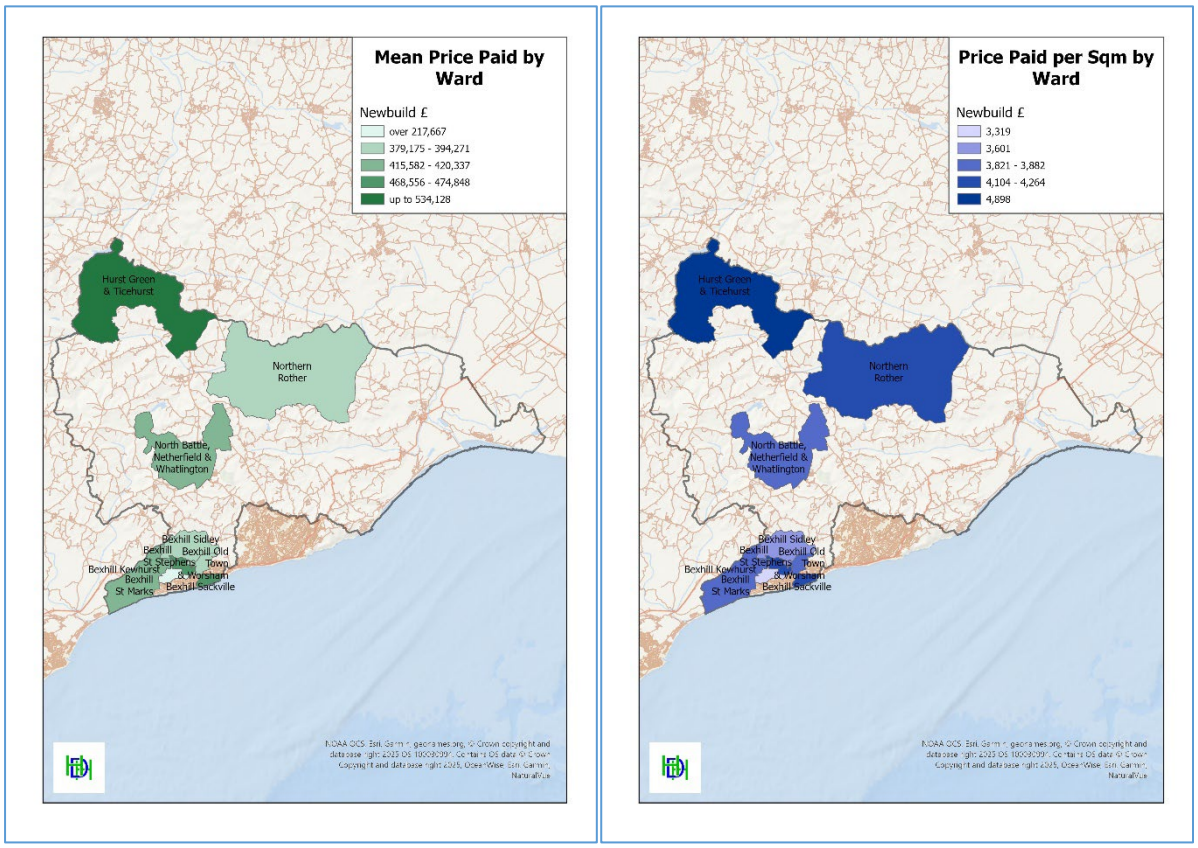
4.27 The geographical differences in prices are illustrated in the following maps showing the median price by ward, the first being for all properties and the second just for newbuild.

Figure 4.8 Average price Paid by Ward – Non-newbuild



Source: Landstack (March 2026). Includes data under is licensed under the Open Government Licence 3.0.

Figure 4.9 Average price Paid by Ward – Newbuild



Source: Landstack (March 2026) Includes data under is licensed under the Open Government Licence 3.0.

4.28 These maps do not reveal some of the nuances within wards, but do show the general pattern of prices.

4.29 The above data does show variance across the area, however it necessary to consider the reason for that variance. A driver of the differences is often the situation rather than the general, location of a site – for example does the site have a sea view. Based on the existing data, the value will be more strongly influenced by the specific site characteristics, the immediate neighbours and the environment, rather than in which particular ward or postcode sector the scheme is located.

Newbuild Asking Prices

4.30 In April 2026 there were about 75 new houses, and one flat, being advertised for sale in the District. The analysis of these shows that asking prices for newbuild homes vary considerably, starting at £310,000 and going up to £1,995,000. The average was £552,000. These are summarised in the following table and set out in detail in **Appendix 6**.

Table 4.4 Summary of Newbuild Asking Prices

		Detached	FOG	Semi-detached	Terraced	All
Battle						
Conquerors Gate	£	£748,333		£525,000		£692,500
	£/sqm	£5,046		£4,730		£4,967
High St	£	£875,000				£875,000
	£/sqm	£4,654				£4,654
Highview House	£	£995,000				£995,000
	£/sqm					
	£	**£823,000**		**£525,000**		**£773,333**
	£/sqm	**£4,948**		**£4,730**		**£4,904**
Bexhill Town						
Seabourne Rd	£	£487,500				£487,500
	£/sqm	£3,228				£3,228
	£	**£487,500**				**£487,500**
	£/sqm	**£3,228**				**£3,228**
Crowborough						
Meadow View	£	£502,500		£445,000		£473,750
	£/sqm	£4,340		£4,363		£4,351
	£	**£502,500**		**£445,000**		**£473,750**
	£/sqm	**£4,340**		**£4,363**		**£4,351**
East of Hastings						
Beach End	£	£1,995,000				£1,995,000
	£/sqm	£7,793				£7,793
Bradshaw Close	£	£725,000				£725,000
	£/sqm					
	£	**£1,360,000**				**£1,360,000**
	£/sqm	**£7,793**				**£7,793**
Etchingham						
Ashwood	£				£466,667	£466,667
	£/sqm				£4,242	£4,242
	£				**£466,667**	**£466,667**
	£/sqm				**£4,242**	**£4,242**
Northeast Bexhill						
The Gateway	£	£481,360		£368,855		£418,358
	£/sqm	£3,981		£4,146		£4,074
	£	**£481,360**		**£368,855**		**£418,358**
	£/sqm	**£3,981**		**£4,146**		**£4,074**
West Bexhill						
Clavering Park	£	£693,245	£344,995	£427,120	£396,495	£579,514
	£/sqm	£5,063		£4,844	£4,874	£4,981
	£	**£693,245**	**£344,995**	**£427,120**	**£396,495**	**£579,514**
	£/sqm	**£5,063**		**£4,844**	**£4,874**	**£4,981**
Westfield						
Westfield	£	£679,667				£679,667
	£/sqm	£4,011				£4,011
	£	**£679,667**				**£679,667**
	£/sqm	**£4,011**				**£4,011**
Rother DC	**£**	**£664,412**	**£344,995**	**£399,837**	**£438,598**	**£552,428**
	£/sqm	**£4,604**		**£4,410**	**£4,495**	**£4,526**

Source: Market Survey (March 2026)

4.31 During the course of the research, sales offices and agents were contacted to enquire about the price achieved relative to the asking prices, and the incentives available to buyers. While there are a number of incentives that are available, there is little flexibility around the actual

price paid. The feedback here, as received elsewhere, is that most of the new homes are reserved by a buyer before they are completed. The incentives that are available divide into three broad groups.

a. Part exchange deals where the value of buyers existing home is offset against the new home and the developer (or an independent firm acting with the developer) sells the house. This has the advantage of there being a pre-agreed price and no delay or chain as in conventional sales and purchases.

b. Upgrades to the specification. This typically relates to white goods, carpets, kitchen and bathroom fixtures and fitting, or turf rather than grass seed.

c. Financial incentives. These tend not be any more than a token adjustment to the price, rather they are assistance with legal fees or mortgage payments in the first year of the purchase. One developer has a deposit match scheme (up to about 5% of the price).

4.32 The earlier that a buyer commits to a purchase, the greater the incentive available. All of these incentives have a cost to the developer, although it is also clear that the level of incentives varies across time and market cycles.

4.33 The Government recently announced new scheme to replace Help to Buy called Your First Home. The details have not been fully announced, however it is expected that first-time buyers in England will be able to acquire a new-build property, with a deposit of 2.5% (under Help to Buy minimum was 5%). The Government loan them a further 20 per cent interest-free for a set period that is to be confirmed).

Price Assumptions for Financial Appraisals

4.34 The preceding analysis does not reveal simple clear patterns with sharp boundaries. Bringing together this data which is based on the asking prices from active developments and informed by the general pattern of all house prices across the study area, the prices put to the consultation are as in the table below. It is important to note that this is a broad brush, high level study to test the inform the development of policies in RDC's emerging Local Plan, as required by the NPPF. The values between new developments and within new developments will vary considerably.

4.35 In the *Rother Local Plan Viability Assessment* (Porter PE and Three Dragons, October 2018) the following price areas assumptions were used:

Table 4.5 2018 Residential Value Assumptions

Value Zone	Location	Housing Value Assumptions (psqm)	Flatted Value Assumptions (psqm)
1	Rural West	£3,850	n/a
2	Rural East	£3,550	n/a
3a	Bexhill Urban	£3,050	£3,600
3b	Bexhill Fringe	£3,350	n/a
	Bexhill Strategic Site	£3,125	n/a

Source: *Rother Local Plan Viability Assessment* (Porter PE and Three Dragons, October 2018).

4.36 These areas are a little different to those derived in setting CIL towards the end of 2015, when the Bexhill area was subdivided into the urban area, the eastern urban extension, and the rural areas.

Figure 4.10 2015 CIL Charging Zones

Source: RDC CIL Charging Schedule, Adopted December 2025

4.37 It is clear that whilst there are differences in values across the District, these are highly dependent on a scheme and its immediate situation. There is relatively little recent newbuild transactional evidence, so it is not appropriate (or possible) to take a very fine grained approach.

Table 4.6 2026 Residential Value Assumptions

Location	Housing Value Assumptions (per sqm)	Flatted Value Assumptions (per sqm)
Rural North, West and East	£4,400	£4,200
Bexhill Urban Area	£3,850	£4,200
Adjacent to Bexhill	£3,850	£4,200

Source: HDH (April 2026)

Ground Rents

4.38 Over the last 20 or so years many new homes have been sold subject to a ground rent. In this study, no allowance is made for residential ground rents[29].

Build to Rent

4.39 The Council has not seen Build to Rent schemes coming forward, through the planning system (i.e. where the use of the development is restricted to the Private Rented Sector), however this is a growing development format, and one specifically mentioned in the PPG[30].

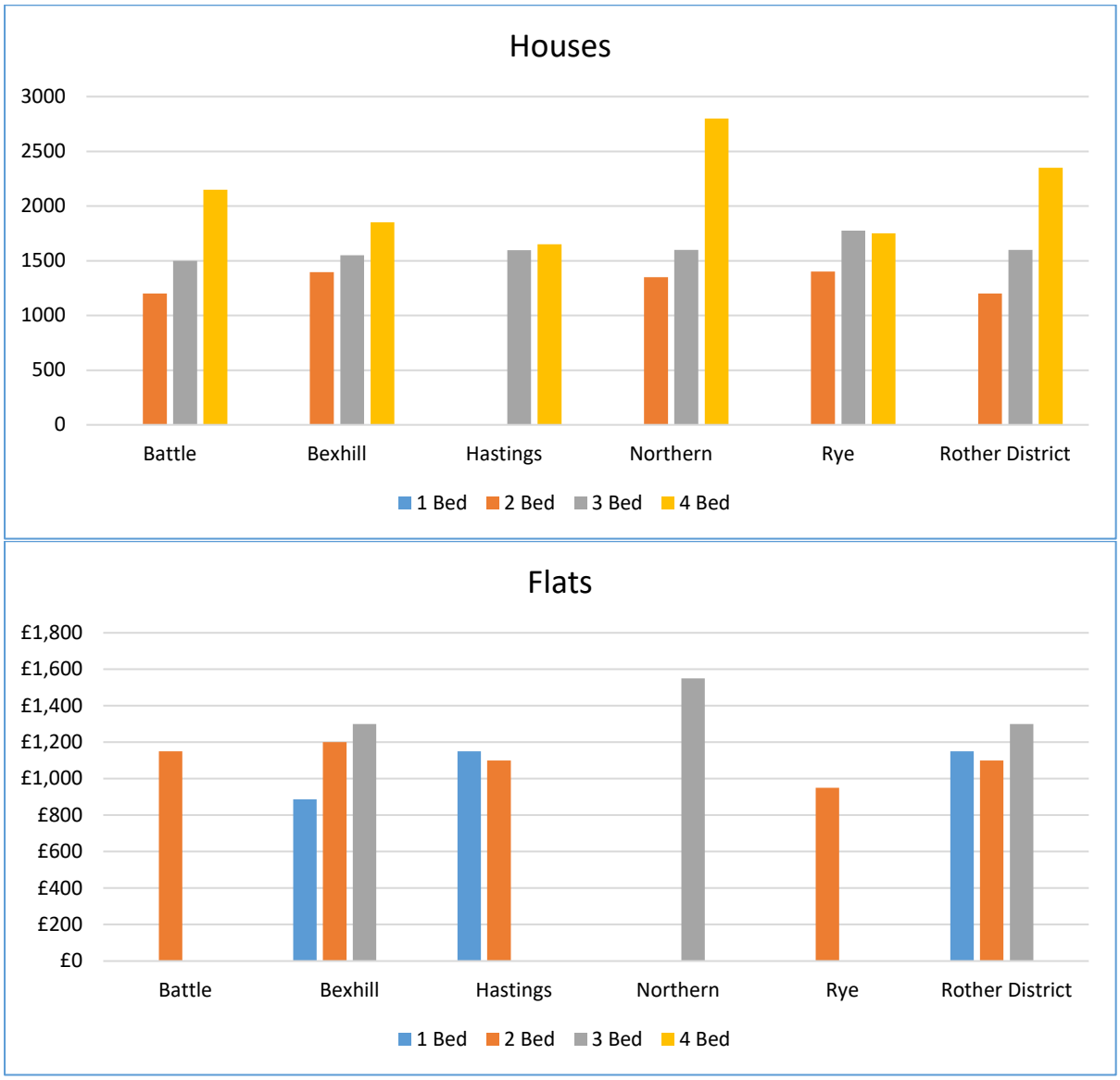
4.40 The value of housing that is restricted to being Private Rented Sector (PRS) housing is different to that of unrestricted market housing. The value of the units in the PRS (where their use is restricted to PRS) is, in large part, the worth of the income that the let unit will produce. This will depend on the amount of the rent and the cost of managing the property (letting, voids, rent collection, repairs etc.).

4.41 In estimating the likely level of affordable rent, a survey of market rents across RDC has been undertaken:

[29] Since 2018 most newbuild houses with leases the rent is capped at £10 per year. https://www.gov.uk/government/news/communities-secretary-signals-end-to-unfair-leasehold-practices

[30] Build to rent - GOV.UK

Figure 4.11 Median Asking Rents – Houses (£ per Month)



Source: Market Survey (April 2026)

4.42 The ONS publishes rental data for Local Authorities:

Table 4.7 Average Monthly Rents – RDC (April 2026). £ per Month

1 bed	£801
2 bed	£1,028
3 bed	£1,290
4 or more bed	£1,915
Detached	£1,587
Semidetached	£1,285
Terraced	£1,177
Flat / maisonette	£922

Source: ONS (April 2026) Price Index of Private Rents, UK: monthly price statistics - Office for National Statistics

4.43 In calculating the value of PRS units it is necessary to consider the yields. Several sources of information have been reviewed.

a. Savills in its *UK Build to Rent Market Update- Q1 2026* (Savills, April 2026)[31] does not report a yield. The Savills' Q4 2022 Update suggests a Prime Regional Multifamily yield of 4%.

b. Cushman & Wakefield in its *Q4 2025 Marketbeat - Build to Rent Report*[32] suggests a Prime Regional yield of 4.75%.

c. Knight Frank in its *Prime Yield Guide* (March 2026)[33] does not report Build to Rent yields. The *UK Living Sectors – Yield Guide* (February 2026)[34] reports a 4.5% yield for South East –Single Family Housing.

d. CBRE is reporting multifamily prime yields of 4.15% to 4.50% its UK Living Investment Figures Q4 2025[35].

4.44 Build to Rent development is most likely to be forthcoming in or adjacent to Bexhill, which would not be considered a prime market. Having considered a range of sources, a net yield of 5.0% has been assumed. An allowance of 20% is made for management, repairs, voids and the like.

[31] savills-uk-build-to-rent-market-update---q1-2026.pdf

[32] Marketbeat Template - Local Markets

[33] PowerPoint Presentation

[34] PowerPoint Presentation

[35] UK Living Investment Figures Q4 2025

Table 4.8 Capitalisation of Private Rents

Houses	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/month)		£1,200	£1,600	£2,000
Gross Rent (£/annum)		£14,400	£19,200	£24,000
Net Rent (£/annum)		£11,520	£15,360	£19,200
Value		£230,400	£307,200	£384,000
sqm		70	84	97
£ per sqm		£3,291	£3,657	£3,959
Flats	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£ per month)	£880	£1,100	£1,300	
Gross Rent (£ per annum)	£10,560	£13,200	£15,600	
Net Rent (£ per annum)	£8,448	£10,560	£12,480	
Value	£168,960	£211,200	£249,600	
sqm	50	70	84	
£ per sqm	£3,379	£3,017	£2,971	

Source: HDH (February 2026)

4.45 This analysis suggests a value of £3,650 per sqm for houses and £3,125 per sqm for flats.

Affordable Housing

4.46 The adopted 2014 Core Strategy and the 2014 Development and Site Allocations Local Plan cumulatively seek:

i. In Bexhill and Hastings Fringes, 30% on-site affordable housing on schemes of 15 or more dwellings (or 0.5 hectares or more);

ii. In Rye, 30% on-site affordable housing on schemes of 10 or more dwellings (or 0.3 hectares or more);

iii. In Battle, 35% on-site affordable housing on schemes of 10 or more dwellings (or 0.3 hectares or more);

iv. In the Rural Areas:

a) In the High Weald Area of Outstanding Natural Beauty, 40% on-site affordable housing on schemes of 6 dwellings or more (or 0.2 hectares or more); or

b) Elsewhere, 40% on-site affordable housing on schemes of 10 or more dwellings (or 0.3 hectares or more).

4.47 The Core Strategy seeks an affordable housing tenure mix of 65% social/affordable rented and 35% intermediate affordable housing. It is assumed that such housing is constructed by the site developer and then sold to a Registered Provider (RP).

4.48 At the time of this study there are 'issues' in the wider affordable homes market, with some RPs having withdrawn from seeking to expand their portfolios. This is due to a number of reasons including the need to address a backlog of repairs, particularly in the relation to damp, the need to address fire safety concerns, and the need to improve energy efficiency standards.

This is an issue concerning the availability of buyers, rather than values, and one that applies, in particular, to smaller builders and smaller sites.

Social Rent

4.49 The value of a rented property is a factor of the rent – although the condition and demand for the units also have an impact. Social Rents are set through a national formula that ensures properties of a similar type pay a similar rent:

Table 4.9 Social Rent (£ per Week)

General needs (social rent) Average weekly rent (£ per week) and unit counts by size for Rother – large PRPs					
Unit Size	Net Rent	Social Rent Rate	Service Charge	Gross Rent	Unit Count
Non-self-contained	-	-	-	-	-
Bedsit	£86.04	£82.80	£14.78	£100.15	22
1 Bedroom	£97.34	£95.00	£7.06	£104.11	634
2 Bedroom	£114.43	£112.84	£4.42	£118.10	1,213
3 Bedroom	£130.24	£129.83	£2.23	£131.94	1,160
4 Bedroom	£144.81	£144.51	£2.25	£146.21	92
5 Bedroom	£172.23	£177.16	£2.26	£174.04	5
6+ Bedroom					
All Self-Contained	£117.62	£116.35	£4.32	£121.19	3,126
All Stock Sizes	**£117.62**	**£116.35**	**£4.32**	**£121.19**	**3,126**
Owned Stock. Large PRPs only- unweighted. Excludes Affordable Rent and intermediate rent, but includes other units with the exception under the Rent Policy Statement. Stock Outside England is excluded.					

Source: Table 9, RSH SDR 2025 – Data Tool[36]

4.50 The value of Social Rents is assessed (using the net rents) assuming 10% management costs, 4% voids and bad debts and 6% repairs. These are capitalised at 4.5%.

[36] GEO_PRP_TOOL_2025_FINAL_V1.0.xlsx

Table 4.10 Capitalisation of Social Rents

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Gross Rent (£ per month)	£422	£496	£564	£628
Gross Rent (£ per annum)	£5,062	£5,950	£6,772	£7,530
Net Rent	£4,049	£4,760	£5,418	£6,024
Value	£89,985	£105,784	£120,400	£133,869
sqm	50	70	84	97
£ per sqm	£1,800	£1,511	£1,433	£1,380

Source: HDH (May 2025 / February 2026)

4.51 A value of £1,531 per sqm across the study area is assumed being about 40% of market value.

Affordable Rent

4.52 Under Affordable Rent a rent of no more than 80% of the market rent for that unit can be charged. The value of the units is, in large part, the worth of the income that the completed let unit will produce. This is the amount an investor (or normally an RP) would pay for the completed unit.

4.53 In estimating the likely level of Affordable Rent, a survey of market rents across the District has been undertaken and is set out under the Build to Rent heading above.

4.54 As part of the reforms to the social security system, Housing Benefit /Local Housing Allowance is capped at the 3rd decile of open market rents for that property type, so in practice Affordable Rents are unlikely to be set above these levels. The cap is set by the Valuation Office Agency (VOA) by Broad Rental Market Area (BRMA). Where this is below the level of Affordable Rent at 80% of the median rent, it is assumed that the Affordable Rent is set at the Local Housing Allowance (LHA) Cap, although there is no requirement for the rent to capped. The southern part of the District is within the Sussex East BRMA and the northern part in the High Weald BRMA. A small part of the east of the District is in the Eastbourne BRMA.

Table 4.11 BRMA LHA Caps (£ per Week)

	Eastbourne BRMA	High Weald BRMA	Sussex East BRMA
Shared Accommodation Rate:	£97.23	£105.82	£83.08
One Bedroom Rate:	£165.70	£184.11	£136.93
Two Bedrooms Rate:	£207.12	£247.40	£172.60
Three Bedrooms Rate:	£249.24	£304.47	£218.63
Four Bedrooms Rate:	£322.19	£420.00	£264.66

Source: VOA (April 2026)[37]

[37] Search for Local Housing Allowance rates by postcode or local authority : DirectGov - LHA Rates

4.55 The cap relates to the combined rent and service charge due. These caps are generally more than the Affordable Rents being charged as reported in the most recent HCA data release (although this data covers both newbuild and existing homes).

Table 4.12 Affordable Rent (£ per Week)

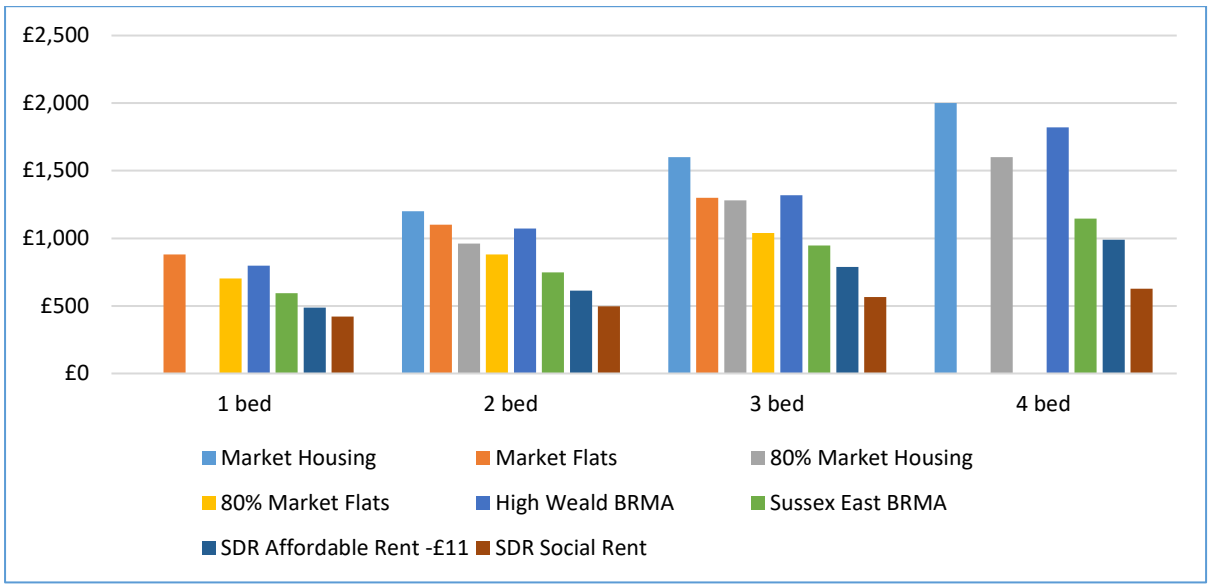
Affordable Rent general needs Average weekly gross rent (£ per week) and unit counts by unit size Rother		
Unit Size	Gross Rent	Unit Count
Non-self-contained	-	-
Bedsit	£136.93	1
1 Bedroom	£123.58	200
2 Bedroom	£152.30	309
3 Bedroom	£193.10	157
4 Bedroom	£239.47	23
5 Bedroom	£182.14	1
6+ Bedroom	-	-
All Self-Contained	£156.18	691
All Stock Sizes	**£156.18**	**691**
Owned Stock, All PRPs owning Affordable Rent units – unweighted. Stock outside England is excluded.		

Source: Table11, Source: Table 9, RSH SDR 2025 – Data Tool

4.56 The Gross Rent does not include service charges (the data shown earlier for Social Rent lists service charges separately). As the LHA cap applies to the rent and service charge, an allowance of £11 per week is made for this.

4.57 The rents, across the tenures, are summarised as follows.

Figure 4.12 Rents by Tenure – £ per Month



Source: Market Survey, HCA Statistical Return and VOA (April 2026)

4.58 As with Social Rent above, the value of Affordable Rents is assessed (using the net rents) assuming 10% management costs, 4% voids and bad debts and 6% repairs. These are capitalised at 4.5% (having been increased from 4%). Allowance is also made for service charges. It is assumed that the Affordable Rent is set at the LHA cap.

Table 4.13 Capitalisation of Affordable Rents

North RDC	1 bed	2 bed	3 bed	4 bed
Gross Rent (£ per month)	£798	£1,072	£1,319	£1,820
Gross Rent (£ per month) -£11 per week	£750	£612	£789	£990
Gross Rent (£ per annum)	£9,002	£7,348	£9,469	£11,880
Net Rent (£ per annum)	£7,201	£5,878	£7,575	£9,504
Value	£160,031	£130,624	£168,341	£211,208
sqm	50	70	84	97
£ per sqm	£3,201	£1,866	£2,004	£2,177
South RDC	1 bed	2 bed	3 bed	4 bed
Gross Rent (£ per month)	£593	£748	£947	£1,147
Gross Rent (£ per month) -£11 per week	£546	£700	£900	£1,099
Gross Rent (£ per annum)	£6,548	£8,403	£10,797	£13,190
Net Rent (£ per annum)	£5,239	£6,723	£8,637	£10,552
Value	£116,415	£149,390	£191,942	£234,495
sqm	50	70	84	97
£ per sqm	£2,328	£2,134	£2,285	£2,417

Source: HDH (April 2026)

4.59 A value of £2,300 per sqm assumed across the District, being about 57% of market value.

Affordable Home Ownership

4.60 Affordable Home Ownership includes Shared Ownership and shared equity products[38] as well as First Homes. A value of 70% of open market value for these units has been assumed. These values were based on purchasers buying an initial 30% share of a property and a 2.5% per annum rent payable on the equity retained. The rental income is capitalised at 4% having made a 5% management allowance.

[38] For the purpose of this assessment, it is assumed that the 'affordable home ownership' products, as referred to in paragraph 65 of the NPPF, fall into this definition,

Grant Funding

4.61 It is assumed that grant funding is not available.

Older People's Housing

4.62 Housing for older people is generally a growing sector due to the demographic changes and the aging population. The sector brings forward two main types of product that are defined in paragraph 63-010-20190626 of the PPG:

> ***Retirement living or sheltered housing****: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.*
>
> ***Extra care housing or housing-with-care:*** *This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.*

4.63 HDH has received general representations from the Retirement Housing Group (RHG) a trade group representing private sector developers and operators of retirement, care and Extracare homes. The RHG representations suggest that the price of a 1 bed Sheltered unit is about 75% of the price of existing 3 bed semi-detached houses and a 2 bed Sheltered property is about equal to the price of an existing 3 bed semi-detached house. In addition, it assumes Extracare housing is 25% more expensive than Sheltered housing.

4.64 A typical price of a 3 bed semi-detached home of £285,000 has been assumed. On this basis it is assumed Sheltered and Extracare housing has the following worth:

Table 4.14 Worth of Sheltered and Extracare

Battle	Area (sqm)	£	£ per sqm
3 bed semi-detached		455,000	
1 bed Sheltered	50	341,250	6,825
2 bed Sheltered	75	455,000	6,067
1 bed Extracare	65	426,563	6,563
2 bed Extracare	80	568,750	7,109
Bexhill			
3 bed semi-detached		360,000	
1 bed Sheltered	50	270,000	5,400
2 bed Sheltered	75	360,000	4,800
1 bed Extracare	65	337,500	5,192
2 bed Extracare	80	450,000	5,625
Rye			
3 bed semi-detached		465,000	
1 bed Sheltered	50	348,750	6,975
2 bed Sheltered	75	465,000	6,200
1 bed Extracare	65	435,938	6,707
2 bed Extracare	80	581,250	7,266
Ticehurst			
3 bed semi-detached		400,000	
1 bed Sheltered	50	300,000	6,000
2 bed Sheltered	75	400,000	5,333
1 bed Extracare	65	375,000	5,769
2 bed Extracare	80	500,000	6,250

Source: HDH (April 2026)

4.65 The only newbuild retirement scheme being marketed in RDC at the time of the research, is a McCarthy & Stone scheme in Rye. This scheme is at an early stage, and the prices are advertised to be from £345,000 for 1 bedroom units and £465,000 for 2 bedroom units which would derive a value of around £6,000 per sqm.

4.66 Based on the above, a value of £6,000 per sqm is assumed for Sheltered housing and £6,500 per sqm is assumed for Extracare across the District.

5. Non-Residential Market

5.1 This chapter sets out an assessment of the markets for non-residential property, providing a basis for the assumptions of prices to be used in financial appraisals for the sites tested in the study. There is no need to consider all types of development in all situations, or to test the types of schemes that are unlikely to come forward as planned development. In this study the larger format office uses, and industrial / logistics uses and retail uses are tested.

5.2 Across the area, market conditions broadly reflect a combination of national economic circumstances and local supply and demand factors. However, within Rother, there will be particular localities, and ultimately site-specific factors, that generate different values and costs.

National Overview

5.3 The various non-residential markets in the Rother District area reflect national trends. The retail markets are challenging as reported by the RICS:

> *Commercial Property*
>
> *The back end of 2025 witnessed a firmer trend in activity in the commercial real estate market. Data from Real Capital Analytics shows that although full year volumes were little changed on 2024, the second half saw a 10% increase compared with same period of the preceding year; the Q4 story is broadly similar also showing a 10% gain (Chart 4). Central London office transactions were particularly strong in the final three months of the year recording an increase of almost 40% compared with the same period a year earlier. The uplift is also reflected in the reported 22 transactions above £100 million iin London offices (for the whole of 2025) as against just 11 in 2024.*
>
> *RICS data capturing the overall level of investment enquiries at a national level (in net balance terms) continues to paint a more subdued picture but as Chart 5 highlights, the headline number masks the better trend in the capital and, in particular, the appetite from overseas buyers. This is captured clearly in the latest analysis of the real estate sector by Lambert Smith Hampton. It notes that 'overseas capital played a central role' in the Q4 number 'with inflows doubling quarter on quarter to £8.3bn'.*
>
> *Despite the better tone to some activity numbers, pricing on real estate assets in general remains subdued. The January CBRE data shows the headline increase in capital values running at around 1% on a twelve month comparison. But within this, West End & Midtown Offices are posting a 6.5% gain with Central London in aggregate at just over 4%. Meanwhile, the picture regarding rents has continued to display a more resilient tone. The composite CBRE rental value index shows a 3% gain set against the beginning of 2025.*
>
> *Looking ahead, the feedback to the RICS Commercial Property Monitor still reflects a degree of caution at the national level. Close to 40% of respondents still view the market to be in a downturn with another quarter perceiving it to be at the bottom of the cycle. In contrast, in central London while a similar proportion do still view the market to be in a downturn phase, a higher share see in it an upturn phase (45% v 32%). The diverse feedback around the market likely reflects the ongoing divergence in asset performance. Chart 6 tracks the twelve months RICS expectations for different sectors of the real estate universe (we have taken an average of the net balance readings for the capital value and rental outlook). The results highlight the continuing strength of Data Centres with Aged Care Facilities also viewed as likely to perform solidly. Interestingly, the third highest ranking sector is prime Offices which reiterates the strong demand for best-in-class assets and contrasts with the projection for a further decline in the value of secondary Offices. The value placed on premium assets can be seen in data provided*

> *by Savills that shows 83% of office take-up in the West End is BREEAM-rated Excellent or Outstanding and that prime rents on average rose by around 6% on 2024 levels.*
>
> *RICS Economy and Property Market Update February 2026*

Non-Residential Market

5.4 The Council's HELAA includes an assessment of the local employment markets so that will not be repeated here.

5.5 The RDC area is not a major employment area. Beyond the development associated with Rye Harbour and the various minerals sites, there are few industrial estates or business parks. Having said this, many of the settlements have long established businesses and active high streets with a range of retail and professional service providers. This may be in part a factor of the relatively poor highways connections, and the constraints of the North Weald National Landscape area.

5.6 This study is concerned with new property that is likely to be purpose built. There is little evidence of a significant variance in price for newer premises more suited to modern business, although very local factors (such as the access to transport network) are important.

5.7 Various sources of market information have been analysed, the principal sources being the local agents and research published by national agents. In addition, information from CoStar (a property industry intelligence subscription service) has been used. Much of this commercial space is second-hand and not of the configuration, type and condition of new space that may come forward in the future, so is likely to command a lower rent than new property in a convenient well accessed location with car parking and that is well suited to the modern business environment. **Appendix 7** includes market data from CoStar.

5.8 Through the technical consultation a local not-for-profit economic regeneration company[39] expressed surprise that '*English Devolution and Community Empowerment Act 2026 which recently gained royal assent has introduced a ban on upwards only rent reviews ('UORRs') in commercial leases, has not been considered*'. They went on to say:

> *We believe that this will likely result in a price adjustment period in which values and rents adjust to the new market structure, inevitably with higher risk and less certainty on investment returns this will result in higher returns being sought by the market.*
>
> *This comes at a time when the Iran and Ukraine Conflicts are also placing pressure on the costs of development, commercial investment and posing a risk to material supplies, and alternative investments such as UK 30 year guilts are offering their highest returns since 1998.*
>
> *We believe that it is necessary in the interest of robustness to adopt higher yields and development returns to account for this uncertainty, as traditionally non-prime real-estate markets have seen the greatest impacts on commercial development volumes, where market uncertainties of this nature are introduced.*

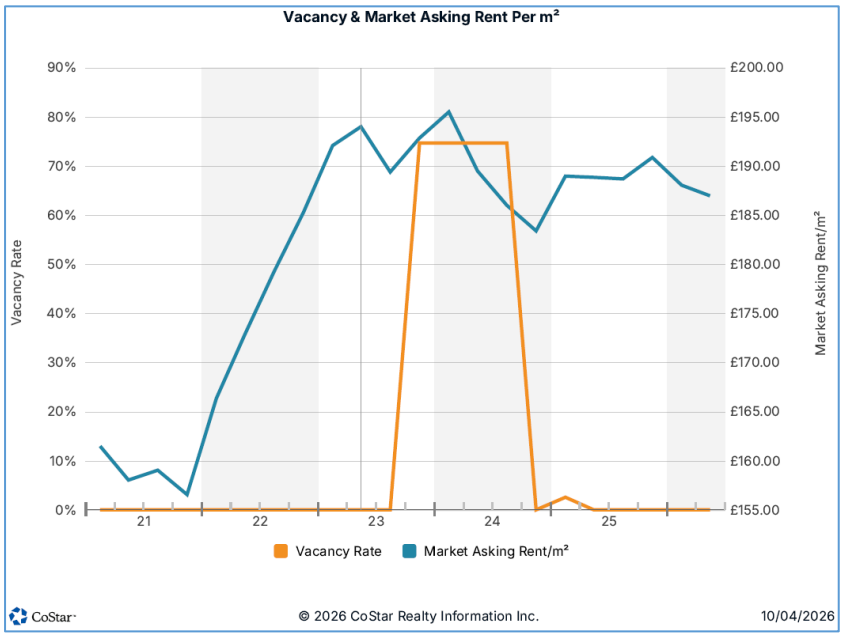
[39] Andrew Frost BA (Hons) PgCert MBA MIRCS MIED of Sea Change Sussex in relation to Various Sites located primarily in Bexhill and its surroundings.

5.9 No supporting information was provided. The changes around upwards-only rent reviews have been working their way through the parliamentary system for some time and are not new. The value assumption as set out below take a cautious approach.

Offices

5.10 CoStar data shows an increase in rents over the last five years, although may have fallen more recently. The graph shows some distinct spikes in the vacancy rate. This is due to the relatively low supply and a few large buildings being available can produce a large percentage change.

Figure 5.1 Offices. Vacancy Rates v Asking Rent (£ per sqm)



Source: CoStar (April 2026)

5.11 CoStar is reporting rents, for all types of office, of about £200 per sqm per year, albeit based on a small sample size. On the whole, these buildings are not modern offices that are best suited to current work practices. Asking rents for relatively modern out of town offices, with parking, are likely to be typically in the £150 per sqm per year to £200 per sqm per year range. Older units can be somewhat less than this.

5.12 Informal soundings from agents suggest that the supply is limited, however, newer offices, with good parking, are likely to achieve around £200 per sqm per year – although some of the more flexible shorter-term lettings for flexible serviced space are likely to achieve higher rents (that are inclusive of some services).

5.13 Through the technical consultation a local not-for-profit economic regeneration company[40] concurred with these assumptions. They went on to note that flexible space is running at about 70% occupancy.

5.14 The data with regard to yields is very limited. CoStar reports a median yield of 7%. Several of the national agents report data in this regard:

a. Knight Frank, in Prime Yield Guide – March 2026 reports yields as follows; Secondary Regional Cities - 11%; South East Towns (10 years) - 7.25%; Secondary, South East Towns 11.50%; South East Business Parks (10 years) - 8%.

b. Savills, in Market in Minutes – February 2026[41] reports a yield for Regional Offices of 7.50%,

c. Cushman & Wakefield in *UK Regional Marketbeat Offices Q4 2025*[42] reports prime office yields of 6.5%.

d. CBRE's UK Property Market Figures Q4 2025 is reporting prime office yields of about 6.5%.

5.15 Bearing in mind that the RDC is not a prime office location, initially a yield of 8% was assumed for larger offices and 9% for smaller offices.

5.16 Through the technical consultation a local not-for profit economic regeneration company[43] commented that a 12% yield would be more appropriate and provided some comparable information. Having reviewed this, several of the comparables relate to tall, town centre, office blocks with limited parking and quite different to those likely to come forward within RDC area. The yield has been adjusted to 10%.

5.17 On this basis, new larger office development would have a value of £2,400 per sqm (having allowed for a rent free / void period of 6 months) with smaller units about £2,130 per sqm.

Industrial and Distribution

5.18 CoStar data shows in an increase in vacancy rates and an increase in rents over the last five years in the industrial sector. As with the office sector, this is due to the relatively low supply and a few large buildings being available can produce a large percentage change. Informal feedback from agents suggests that the supply is limited:

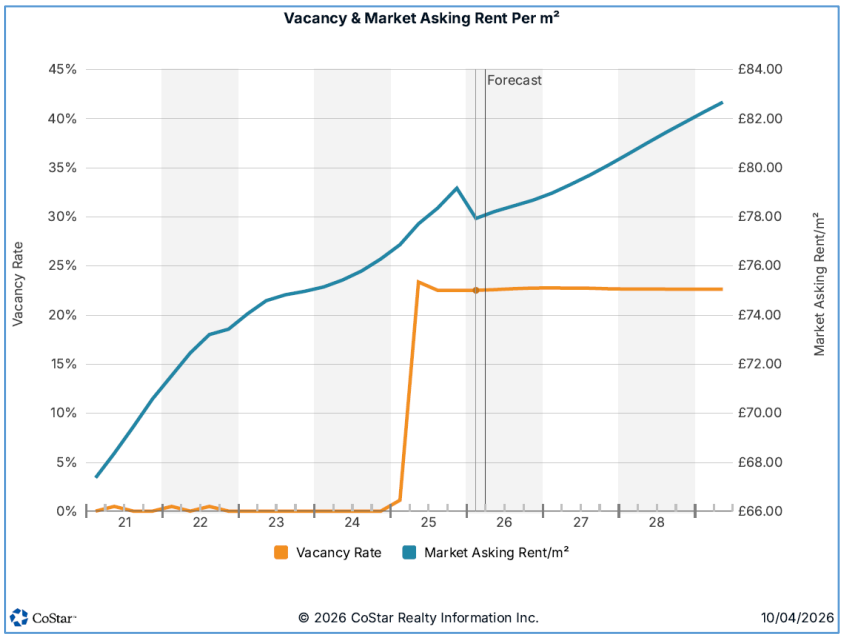
[40] Andrew Frost BA (Hons) PgCert MBA MIRCS MIED of Sea Change Sussex in relation to Various Sites located primarily in Bexhill and its surroundings.

[41] Microsoft PowerPoint - MiM Feb 2026.pptx

[42] Marketbeat Template - Local Markets

[43] Andrew Frost BA (Hons) PgCert MBA MIRCS MIED of Sea Change Sussex in relation to Various Sites located primarily in Bexhill and its surroundings.

Figure 5.2 Industrial. Vacancy Rates v Rent (£ per sqm)



Source: CoStar (April 2026)

5.19 CoStar is currently reporting average rents (for all types of industrial space) of about £72 per sqm per year. Within this a range from below £45 per sqm per year to over £100 per sqm per year. As with offices, a significant element of the stock are older buildings that are not suited to modern industry.

5.20 Industrial units in the wider area are generally being advertised at around £75 per sqm per year, but most of these are older buildings and include 'crinkly tin' sheds and the like. More modern buildings are likely to have asking prices of around £100 per sqm per year. Where rents are much above £100 per sqm per year, there tends to be a larger element of office space.

5.21 Several of the national agents report data on yields in relation to this sector:

a. Knight Frank, in Prime Yield Guide – March 2026 reports; Prime Distribution / Warehousing - 5.00%; Secondary Distribution (10 years, OMRRs) - 6.00%; Good Modern Rest of UK Estates - 5.00% - 5.25%; Good Secondary Estates - 6.50% - 7.00%

b. Savills, in Market in Minutes – February 2026 reports yields of Ind/ Distribution (OMR) – 5.25%; and Industrial Multi-lets - 5%.

c. Cushman & Wakefield in UK Regional Marketbeat Logistics & Industrial Q4 2025[44] reports prime yields of 5.1% in the South East and East.

[44] UK-Logistics-and-Industrial-Marketbeat_Q42025Marketbeat Template - Local Markets

5.22 For new industrial (and storage) buildings, that are well located and with adequate parking, and good access to the transport network, a rent of £100 per sqm per year was assumed, with a yield of 7.5% and 8% for smaller units. Larger scale logistics uses, are not modelled as they are unlikely to be forthcoming, bearing in mind the nature of the District, however, if they were, slightly higher rent of £120 per sqm per year would be assumed, with a lower yield of 6%.

5.23 On this basis, new industrial development would have a value of £1,335 per sqm and logistics uses a value of £3,000 per sqm. Through the technical consultation a local not-for profit economic regeneration company[45] concurred with these assumptions.

Appraisal Assumptions

5.24 The following assumptions have been used:

Table 5.1 Commercial Value Assumptions £ per sqm – 2026

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices	£200	8.00%	0.5	£2,406	£2,400
Offices - Park	£200	8.00%	0.5	£2,406	£2,400
Office Small	£200	9.00%	0.5	£2,129	£2,130
Industrial - Large	£100	7.50%	1.0	£1,240	£1,240
Industrial - Small	£100	8.00%	1.0	£1,157	£1,157
Logistics	£120	6.00%	1.0	£1,887	£1,900

Source: HDH (April 2026)

[45] Andrew Frost BA (Hons) PgCert MBA MIRCS MIED of Sea Change Sussex in relation to Various Sites located primarily in Bexhill and its surroundings.

6. Land Values

6.1 Chapters 2 and 3 set out the methodology used in this study to assess viability. An important element of the assessment is the value of the land. Under the method set out in the updated PPG and recommended in the Harman Guidance, the worth of the land before consideration of any increase in value, from a use that may be permitted through a planning consent, is the Existing Use Value (EUV). The EUV is used as the starting point for the assessment.

6.2 In this chapter, the values of different types of land are considered. The value of land relates closely to the use to which it can be put and will range considerably from site to site. As this is a high-level study, the three main uses, being agricultural, residential and industrial land, have been researched. The amount of uplift that may be required to ensure that land will come forward and be released for development has then been considered.

6.3 The PPG says (at 10-016-20180724) that the '*Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. For any viability assessment data sources to inform the establishment the landowner premium should include market evidence and can include benchmark land values from other viability assessments…*'. It is therefore necessary to consider the EUV as a starting point.

Existing Use Values

6.4 The EUV is the value of the land in its current use before planning consent is granted, for example, as agricultural land. AUV refers to any other potential use for the site. For example, a brownfield site may have an alternative use as industrial land.

6.5 The updated PPG includes a definition of land value as follows:

> ***How should land value be defined for the purpose of viability assessment?***
>
> *To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus' (EUV+).*
>
> *In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.*
>
> *PPG: 10-014-20190509*
>
> ***What is meant by existing use value in viability assessment?***
>
> *Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published*

> *sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).*
>
> *Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.*
>
> *PPG: 10-016-20190509*

6.6 It is important to appreciate that land value should reflect emerging policy requirements and planning obligations. When considering comparable sites, the value will need to be adjusted to reflect this requirement.

6.7 The value of the land for a particular typology (or in due course a particular scheme) needs to be compared with the EUV, to determine if there is another use which would derive more revenue for the landowner. If the Residual Value does not exceed the EUV (or AUV), then the development is not viable. For the purpose of the present study, it is necessary to take a comparatively simplistic approach to determining the EUV. In practice, a wide range of considerations could influence the precise value that should apply in each case, and at the end of extensive analysis, the outcome might still be contentious.

6.8 The 'model' approach is outlined below:

- For sites in agricultural use, then agricultural land represents the EUV. It is assumed that greenfield sites of 0.5 ha or more fall into this category.
- For paddock and garden land on the edge of or in a smaller settlement a 'paddock' value is adopted. This is assumed for greenfield sites of less than 0.5 ha.
- Where the development is on brownfield land, an industrial value is assumed. In the town centres, a higher value is considered.

Residential Land

6.9 In March 2026, MHCLG published *Land value estimates for policy appraisal 2023*[46] which gives a figure for Rother of £3,300,000 per ha for medium density development of 35 units per ha. It is important to note this figure assumes nil affordable housing and is based on standardised assumptions.

6.10 There are few larger development sites being publicly marketed in the area, however, so as to gain a better understanding of the market, sites beyond the RDC boundaries (within 10 miles of Battle) are also researched:

[46] Land value estimates for policy appraisal 2023 - GOV.UK

Table 6.1 Development Sites for Sale

		Units	Area (ha)	Asking Price			
				£	£ per unit	£ per ha	
Saltmarsh Lane	Hailsham	450	17.81	£22m to £29m	£48,900	£1,235,500	Agricultural land and glasshouses. Offered subject to contract.
Gun Hill	Chiddingly	1	11.33	£3,500,000	£3,500,000	£308,914	Consent for new mansion house.
At Old Orchard House	Horam	38	2.58	£3,000,000	£78,947	£1,162,791	Consented site. Wealden District Council have confirmed a Commuted Sum payment of £1,569,247 in lieu of the affordable housing
Starvecrow Lane	Rye	1	9.84	£3,000,000	£3,000,000	£304,878	Consented plot.
Chapel Pk Rd	St Leonards On Sea	80 beds	0.27	£1,950,000		£7,222,222	Cleared site with planning consent for a new 80-bed care home.
Ninfield Road	Bexhill-On-Sea		0.77	£1,500,000		£1,948,052	649 sqm shed and associated site
Ersham Road	Hailsham		1.62	£1,500,000		£925,926	Caravan and mobile home holiday park, also with an associated commercial caravan storage business. 11 Static, 20 touring, 40 storage.
Sturton Place	Hailsham	34	0.2833	£1,250,000	£36,765	£4,412,284	Two new purpose-built blocks, and the sensitive conversion of a former Victorian Drill Hall.
Sandhurst Lane	Bexhill-On-Sea	5	0.68	£1,000,000	£200,000	£1,470,588	Consent and licenses for five Waunderhaus Eco homes. No affordable.
Cornex Garage Site	Cranbrook	7	0.178	£900,000	£128,571	£5,056,180	Consented site. Redevelopment and demolition of the former garage.
Chiddingly Road	Horam	4	0.323	£550,000	£137,500	£1,702,786	Consented site.
Ersham Road	Hailsham	24	3.28	£500,000	£20,833	£152,439	Marketed as potential site, based on history, for 24 units.
Burwash Road	Hailsham	4	0.0966	£500,000	£125,000	£5,175,983	A potential residential development site for 4 terraced three bedroomed houses presently in the process of going for planning permission.
Chapel Hill	Crowhurst	4	0.23	£450,000	£112,500	£1,956,522	Consent for 4 semi-detached. CIL paid.
Coast Road	Pevensey Bay	1		£450,000	£450,000		Single plot with derelict bungalow.

Shrub Lane	Burwash	1	0.101	£395,000	£395,000	£3,910,891	Single plot.
Heathfield Road	Mayfield	1	1.056	£350,000	£350,000	£331,439	Planning for 4 bed detached.
Shirley Drive	St. Leonards-On-Sea	2	0.1912	£350,000	£175,000	£1,830,544	2 consented plots
Coldharbour Lane	Punnetts Town	1	0.35	£350,000	£350,000	£1,000,000	Consent for 3 bed.
Cripps Corner Road	Staplecross	3	0.0996	£300,000	£100,000	£3,012,048	3x3 bed terrace
Rye Hill	Rye	1	0.0506	£300,000	£300,000	£5,928,854	1x4 bed detached
Horns Corner	Battle	1		£300,000	£300,000		Self-build plot
South Lane	Dallington	1	0.07	£290,000	£290,000	£4,142,857	Demolish farm building and replace.
Main Road	Westfield	1	0.14	£285,000	£285,000	£2,035,714	Single plot.
Woodland Way	Crowhust	1	0.156	£240,000	£240,000	£1,538,462	Single plot.
Chitcombe Road	Broad Oak	1	0.1553	£225,000	£225,000	£1,448,809	Single plot.
Heighton Close	Bexhill-On-Sea	1	0.0812	£225,000	£225,000	£2,770,936	Single chalet bungalow.
Chapel Lane	Guestling	1	0.09	£215,000	£215,000	£2,388,889	Consent to replace existing bungalow.
North Of Highgrove Crescent	Polegate	1		£194,000	£194,000		1 of 8 plots for quality self/custom-build
North Of Highgrove Crescent	Polegate	1		£175,000	£175,000		1 of 8 plots for quality self/custom-build
Whatlington Road	Battle		0.8498	£175,000		£205,931	Potential development site.
North Of Highgrove Crescent	Polegate	1		£175,000	£175,000		1 of 8 plots for quality self/custom-build
Albany Road	St. Leonards-On-Sea	1	0.056	£135,000	£135,000	£2,410,714	Consent for chalet bungalow.
Horebeech Lane	Horam	1		£100,000	£100,000		Serviced self-build plot.
At Old Orchard House	Horam	1		£100,000	£100,000		Serviced self-build plot.

Source: Market Survey (April 2026)

6.11 The above prices are asking prices – so reflect the landowner's aspiration. In setting the BLV the important point is the minimum amount a landowner will accept.

6.12 Recent transactions based on planning consents over the last few years and price paid information from the Land Registry have been researched and are set out in **Appendix 8.** The data is summarised in the following tables, the amount of affordable housing in the scheme is shown, being the key indicator of policy compliance (as required by the PPG).

Table 6.2 Sales of Development Land in Rother District

Site	Date	ha	All Units	Aff %	s106 £ per unit	£ per ha	£ per unit
Worsham Farm - Land North of Wrestwood Road, Bexhill	Dec-15	57	1050	30%	£2,969	£447,368	£24,286
London Rd, Land to the west of Lillybank Farm, Ticehurst	May-17	3.385	50	34%	£1,034	£208,726	£14,131
Westfield Down - Land at, Main Road, Westfield	Apr-19	1.2	39	100%		£1,166,667	£35,897
Land at Grove Farm, George Hill, Robertsbridge	Feb-19	0.94	30	40%	£167	£1,531,915	£48,000
Corner Farm, High Street, Flimwell	Mar-16	1.484	28	36%		£1	£0
Land South of North Trade Road, Battle	Mar-19	1.423	25	36%	£870	£456,395	£25,978
Preston Hall Farm, Watermill Lane, Bexhill	Aug-18	1.78	139	30%	£3,699	£2,396,067	£30,683
Strand Meadow - Land to the south west of, Burwash	Jul-17	1.882	13	38%	£6,946	£119,554	£17,308
Banky Field, Ticehurst	Oct-15	3.593	40	40%	£2,826	£960,340	£86,263
Land north of North Trade Road, Battle	Mar-19	0.962	20	35%	£100	£2,234,927	£107,500
Gate Cottage - Land at, The Street, Sedlescombe	Jul-22	0.368	8	38%	£2,317	£1,032,609	£47,500
Land East of, Foundry Close, Hurst Green	Apr-20	0.808	20	100%		£1,361,386	£55,000
Land off Main Road, Icklesham	Jun-19	0.694	15	100%		£226,945	£10,500
Hillbury Field, High Street, Ticehurst	Jan-17	2.149	30	40%	£90	£308,981	£22,133
Land at Blackfriars, Marley Lane, Battle	Apr-25	15.016	57	100%	£6,070	£36,428	£9,596
Tollgates - Land at, Battle	Jan-19	3.669	32	100%	£16	£593,296	£68,025
Land off Turkey Road, Bexhill	Sep-24	3.872	89	30%	£1,313	£916,839	£39,888
The Paddock, Sedlescombe	May-25	4.601	21	19%	£16,701	£7,937	£1,739
Land south of Barnhorn Road, Bexhill	Nov-18	1.746	29	31%		£572,738	£34,483

Source: RDC and Land Registry (April 2026))

6.13 These values are on a whole site (gross area) basis and range considerably. The average is about £765,000 per ha (£36,000 per unit) and the median is £570,000 per ha (£31,000 per unit).

6.14 In considering the above it is important to note that the PPG 10-015-20190509 says:

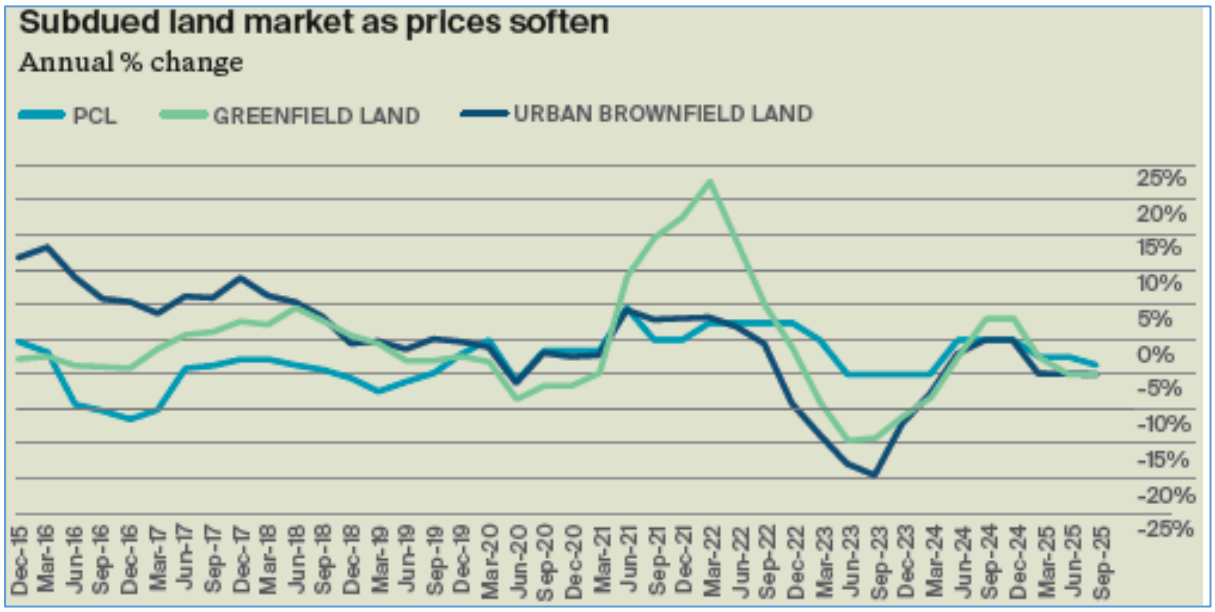
> *Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*
>
> *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*
>
> *In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.*

6.15 The price paid is the maximum the landowner could achieve. The landowner is unlikely to suggest a buyer may be paying an unrealistic amount. The BLV is not the price paid (or the average of prices paid).

6.16 Many of the above sites are smaller sites, with just one of the sites being over 1 ha. In relation to larger sites, and in particular larger greenfield sites, these have their own characteristics and are often subject to significant infrastructure costs and open space requirements which result in lower values. For non-residential uses, a similar approach to that taken with residential land has been used, except in cases where there is no change of use. Where industrial land is being developed for industrial purposes, a BLV of the value of industrial land has been assumed.

6.17 It is timely to review how the value of development land has changed over the last few years. There are several sources of relevant information. *Development Land Index* (Knight Frank Q3 2025 – being the most recently published) suggests that land prices may have fallen over the last few years.

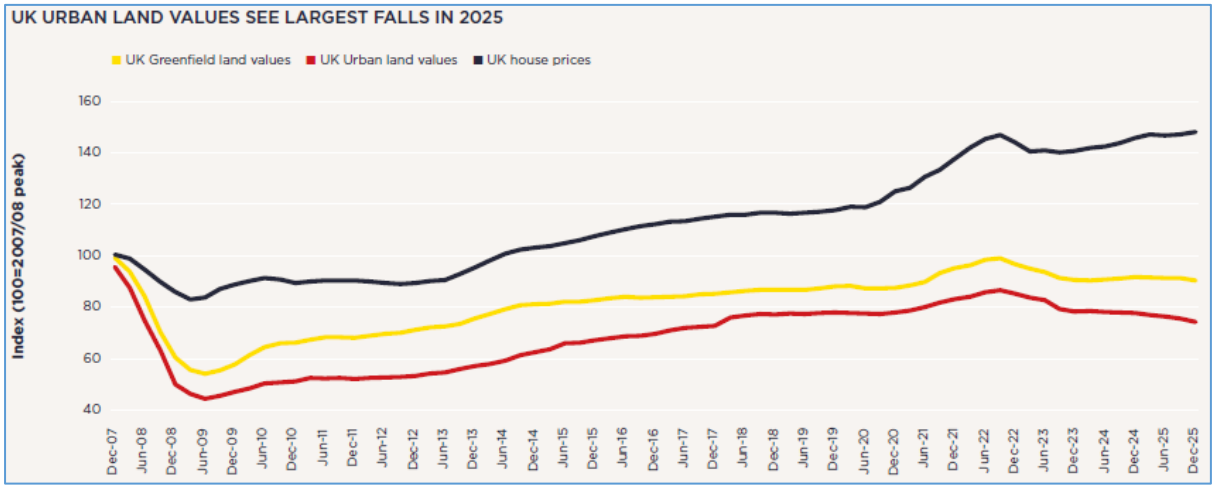
Figure 6.1 Knight Frank Development Land Index



Source: *Development Land Index (*Knight Frank Q3 2025)

6.18 A similar picture is given by Savills in its *Market in Minutes, Residential Development Land* (Savills Q4 2025).

Figure 6.2 Savills Indexed Residential Development Land Index (Index to 100 at 2007/2008 peak)



Source: Market in Minutes, Residential Development Land (Savills Q4 2025)

6.19 The above data suggests that the value of development land is broadly unchanged recently.

Commercial Land

6.20 *Land value estimates for policy appraisal 2023* provides a value figure for commercial land but not specifically for any towns in Rother District (these are derived through the LEP areas, so the distribution does not knit with local authority areas):

Table 6.3 Commercial Land Values (£ per ha)

Industrial Land	
Brighton & Hove	£2,000,000
Eastbourne	£1,200,000
Hastings	£750,000
Office Land	
Brighton & Hove	£2,630,000
Eastbourne	£5,390,000
Hastings	-
Retail Land	
Brighton & Hove	£8,410,000
Eastbourne	£2,950,000
Hastings	-
Distribution	
South East	£3,000,000
Car Park	
Eastbourne	£2,350,000
Hastings	£2,040,000

Source: Land value estimates for policy appraisal (MHCLG, August 2023)

6.21 CoStar (a property market data service) includes details of industrial land. The sample is too small to be useful. A value of £1,000,000 per ha is assumed.

Agricultural and Paddocks

6.22 *Land value estimates for policy appraisal* 2023 provides a value figure for agricultural land in the South East of £27,000/ha. This has been explored further and wider information on land prices has been researched:

a. Savills' *Market in Minutes: GB Farmland – Summer 2025*[47] (August 2025) reports a value of £10,000 per acre (£24,470 per ha) for prime arable land and an overall average value of about £8,200 per acre (£20,260 per ha).

b. Strutt and Parker's *English Estates & Farmland Market Review Autumn 2025*[48] suggests a fall in values to £10,400 per acre (£25,700 per ha) for arable land and £8,500 per acre (£21,000 per ha) for pasture.

c. Knight Frank's *Farmland Index Q4 2025*[49] suggests average values of £8,696 per acre (£21,489 per ha).

[47] Savills UK | Market in Minutes: GB Farmland – Summer 2025

[48] https://rural.struttandparker.com/wp-content/uploads/2024/10/2024-10-02_UK_EFAD-Q3-Farmland-Market_1.4.pdf

[49] kf-farmland_q4-2025_final.pdf

d. Carter Jonas' *Farmland Market Update Q4 2025*[50] reports, for the South East the following:

	Low £/acre	Prime £/acre	Average £/acre
Arable	£9,000	£12,250	£10,200
Pasture	£7,270	£9,250	£8,500
Lifestyle	£15,000	£33,000	£23,000

6.23 There are several areas of farmland, woodland and conservation sites for sale in the vicinity:

[50] Farmland market update | Q4 2025 | Carter Jonas

Table 6.4 Farm Land For Sale

		Area ha	Asking price £	Asking price. £ per ha	
Catsfield	Battle	175.23	£4,000,000	£22,827	Grazing and woodland, with several dwellings and equestrian facilities.
Jenners Lane	Wartling	13.76	£700,000	£50,872	Barn, stables and grazing.
Watermill Lane	Bexhill-On-Sea	46.53	£650,000	£13,969	Pastureland with traditional. oak and chestnut coppice woodland and ponds.
Vines Cross	Heathfield	4.31	£550,000	£127,610	Smallholding.
Bugsell Lane	Robertsbridge	20.55	£350,000	£17,034	Grassland.
Mountfield	Robertsbridge	3.64	£280,000	£76,923	Pasture with strategic long-term development potential
Hackhurst Lane	Lower Dicker	1.09	£265,000	£243,119	Brownfield Site, for off-grid living.
Ninfield	Battle	1.45	£250,000	£171,939	Grazing land adjoining a recently built large housing development.
Ninfield	Battle	1.99	£250,000	£125,881	Grazing land adjoining a recently built large housing development.
Water Lane	Hawkhurst	9.28	£230,000	£24,784	Pasture.
Bugsell Lane	Robertsbridge	7.33	£200,000	£27,349	Grassland.
Burwash Common	Etchingham	2.11	£195,000	£92,417	Grassland with planning potential
Rosemary Lane	Fairlight	3.85	£170,000	£44,213	Arable field
Pashley Road	Ticehurst	1.92	£150,000	£78,044	Grassland and woodland.
Hinksden Road	Cranbrook	4.84	£125,000	£25,826	Woodland
Hinksden Road	Cranbrook	5.08	£125,000	£24,606	Woodland
Cowbeech Road	Warbleton	1.21	£100,000	£82,372	Orchard
Land at Clayhill	Clayhill	2.75	£99,000	£36,029	Arable Land
Killingan Wood	Sedlescombe	6.35	£95,000	£14,952	Woodland

Source: Market Survey (April 2026)

6.24 An agricultural land value of £25,000 per ha is assumed.

6.25 Sites on the edge of a town or village may be used for an agricultural or grazing use but have a value over and above that of agricultural land due to their amenity use. They are attractive to neighbouring households for pony paddocks or simply to own to provide some protection and privacy. A higher value of £75,000 per ha is used for sites on the edge of the built-up area.

Existing Use Value Assumptions

6.26 In this assessment, the Existing Use Value (EUV) assumptions are used.

Table 6.5 Existing Use Value Land Prices £ per ha

Previously Developed Land	£1,000,000
Agricultural	£25,000
Paddock	£75,000

Source: HDH (June 2025)

Benchmark Land Values

6.27 The setting of the Benchmark Land Values (BLV) is one of the more challenging parts of a plan-wide viability assessment. The updated PPG makes specific reference to BLV, so it is necessary to address this. As set out in Chapter 2 above, the updated PPG says:

> ***Benchmark land value should:***
>
> - *be based upon existing use value*
> - *allow for a premium to landowners (including equity resulting from those building their own homes)*
> - *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*
>
> *Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*
>
> *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*
>
> *In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.*
>
> *Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan. Local authorities can request data on the price paid for land (or the price expected to be paid through an option agreement).*
>
> *PPG 10-014-20190509*

6.28 It is accepted that the normal abnormal costs associated with development in an area (normal abnormal costs) should be reflected in the viability assessment and for this reason an adjustment has been made on brownfield sites.

6.29 With regard to the landowner's premium the PPG says:

> *How should the premium to the landowner be defined for viability assessment?*

> *The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.*
>
> *Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).*
>
> *PPG 10-016-20190509*

6.30 The following Benchmark Land Value assumptions were put forward in the pre-consultation iteration of this Viability Assessment:

- Brownfield Sites: EUV Plus 20%.
- Greenfield Sites: Generally EUV Plus £350,000 per ha.
  Strategic Sites EUV x 10

6.31 A landowner[51] confirmed the use of the EUV Plus approach, '*we consider it important that the methodology explicitly recognises that strategic, infrastructure-enabling sites differ materially from conventional housing-only sites. … the methodology must ensure there is sufficient headroom to absorb these obligations without undermining deliverability'*. They went on to suggest that:

> *it important that EUV+ is applied **flexibly**, with clear recognition that:*
>
> - *abnormal and enabling costs may arise early in the development lifecycle; and*
> - *strategic sites may operate within **different delivery and funding structures**, including those supported by public-sector intervention or infrastructure funding alignment.*

6.32 They went on to make similar comments about the BLV, concluding:

> *We therefore recommend that the viability framework allows for differentiated BLV treatment where sites are explicitly relied upon by the Local Plan to enable strategic infrastructure, to ensure such sites remain realistic and deliverable….*
>
> *… We consider that HG4 does not sit comfortably within standard small or medium site typologies, as its deliverability is intrinsically linked to infrastructure provision rather than residential development alone.*

[51] Rachel and Gary Henchington with regard to Land at The Lodge (HG4)

6.33 Through the technical consultation a local not-for-profit economic regeneration company[52] commented:

> *While we accept that the EUV+ approach is the appropriate approach to assessing the viability of most sites that fall into a categories of brownfield, and greenfield land prior to development, we believe that there is a necessity to the employment and commercial sites at North East Bexhill as a special case requiring a site specific consideration of land values and viability.*
>
> *There are several factors that in our view differentiate this land materially from other sites within the local plan. These include but are not limited to; …..*

6.34 Whilst this is noted, the PPG is clear that a plan-wide viability assessment should be undertaken using the EUV Plus methodology. They went on to consider the North East Bexhill site to be a Strategic Site. This is a consented site that is being delivered.

6.35 Bearing in mind the comments, sensitivity testing has been carried out.

[52] Andrew Frost BA (Hons) PgCert MBA MIRCS MIED of Sea Change Sussex in relation to Various Sites located primarily in Bexhill and its surroundings.

7. Development Costs

7.1 This chapter considers the costs and other assumptions required to produce financial appraisals for the development typologies.

Development Costs

Construction costs: baseline costs

7.2 The cost assumptions are derived from the Building Cost Information Service (BCIS)[53], re-based for East Sussex. The cost figure for 'Estate Housing – Generally' is £1,684 per sqm at the time of this report (see **Appendix 9**). The use of the BCIS data is suggested in the PPG (paragraph 10-013-20240214) however, it is necessary to appreciate that the volume housebuilders are likely to be able to achieve significant saving due to their economies of scale.

7.3 The appropriate build cost is applied to each house type, with the cost of Estate Housing Detached being applied to detached housing, the costs of Flats being applied to flats and so on. Appropriate costs for non-residential uses are also applied. The lower quartile cost is used for schemes of 200 units and more, where economies of scale can be achieved, and the median cost is used for smaller schemes.

7.4 Through the technical consultation a local not-for profit economic regeneration company[54] suggested '*additional build cost premium should be allowed for on construction costs in much of the district to account for the adjustments needed to utilise materials and build methods appropriate for construction within coastal areas along with the additional approvals processes and timescales associated with this*'. They went on to say:

> *Careful consideration should be given to the accuracy of build costs figures in standard indices in relation to retail warehousing and supermarkets. As market activity has been minimal for a number of years the data in some indices has become dated and questionable, for example SPONs 2026 cites build costs as below industrial builds on rates per square meter, if looked at on an elemental basis the retail units will cost more to construct as they are similar buildings with higher specification facades.*

7.5 The locally adjusted BCIS cost is used. The use of the BCIS costs is suggested in the PPG. The small sample size is recognised through the use of the East Sussex weighting, rather than Rother specific weighting.

[53] BCIS is the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

[54] Andrew Frost BA (Hons) PgCert MBA MIRCS MIED of Sea Change Sussex in relation to Various Sites located primarily in Bexhill and its surroundings.

7.6 The BCIS cost is the base cost, before adjustments for matters such as Part L, external and site costs, and abnormal costs, all of which are considered below, and are in addition to the BCIS cost.

7.7 As set out in Chapter 2 above, the Government has announced various changes to construction standards (Future Homes Standard, Accessible and Adaptable Standards, etc). The costs of these are not fully reflected in the BCIS costs so are considered in Chapter 8 below.

Other normal development costs

7.8 In addition to the BCIS, £ per sqm, build cost, allowance needs to be made for site costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs). These items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site. This is not practical within this broad-brush study and the approach taken is in line with the PPG.

7.9 Nevertheless, it is possible to generalise. Drawing on experience and the comments of stakeholders, it is possible to determine an allowance related to total build costs. This is normally lower for higher density than for lower density schemes since there is a smaller area of external works, and services can be used more efficiently. Large greenfield sites would also be more likely to require substantial expenditure on bringing mains services to the site. A scale of allowances has been developed for the residential sites, ranging from 10% of build costs for the smaller sites and flatted schemes, to 15% for the larger greenfield schemes. It is important to note that this is the base assumption and that allowances for required off-site works and the like are in addition to these costs.

7.10 Through the technical consultation, a landowner[55] noted:

> *The Viability Assessment relies on generalised assumptions in relation to S106 contributions and infrastructure costs.*
>
> *For Grove Farm Phase 2, infrastructure requirements are clearly defined and integral to delivery, including:*
>
> - *a primary access from George Hill,*
> - *pedestrian and cycle connections,*
> - *sustainable drainage infrastructure, and*
> - *on-site green infrastructure*
>
> *These are not discretionary items, but core components of a policy-compliant scheme.*
>
> *It would therefore be helpful for the viability evidence to:*
>
> - *acknowledge the characteristics of smaller allocations, where costs are typically borne across a more limited number of units;*

[55] Bidwells for Exeter College, with regard to Land at Grove Farm (Phase 2), Robertsbridge (RB3)

- *distinguish, where appropriate, between site-specific requirements and general allowances; and*
- *align assumptions with the requirements set out in allocation policies*

This will provide greater consistency between policy expectations and the assumptions that underpin viability modelling.

7.11 In this regard it is important to appreciate that the assumptions for normal site costs are treated separately to those for strategic infrastructure and mitigation. This approach is appropriate for a plan-wide viability assessment that is based on typologies.

7.12 Detached houses are modelled with garages at a cost of £10,000 per unit.

Abnormal development costs and brownfield sites

7.13 With regard to abnormal costs, paragraph 10-012-20180724 of the PPG says:

> *abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value*

7.14 This needs to be read with paragraph 10-014-20180724 of the PPG that says that:

> *Benchmark land value should: ... reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and ...*

7.15 The consequence of this, when considering viability in the planning system, is that abnormal costs should be added to the cost side of the viability assessment but also reflected in (i.e. deducted from) the BLV. This has the result of balancing the abnormal costs on both elements of the appraisal.

7.16 This approach is consistent with the treatment of abnormal costs that was considered at Gedling Council's Examination in Public. There is an argument, as set out in Gedling, that it may not be appropriate for abnormal costs to be built into appraisals in a high-level assessment of this type. Councils should not plan for the worst-case option – rather for the norm. For example, if two similar sites were offered to the market and one was previously in industrial use with significant contamination, and one was 'clean' then the landowner of the contaminated site would have to take a lower land receipt for the same form of development due to the condition of the land. The Inspector said:

> *… demolition, abnormal costs and off site works are excluded from the VA, as the threshold land values assume sites are ready to develop, with no significant off site secondary infrastructure required. While there may be some sites where there are significant abnormal construction costs, these are unlikely to be typical and this would, in any case, be reflected in a lower threshold land value for a specific site. In addition such costs could, at least to some degree, be covered by the sum allowed for contingencies.*

7.17 In some cases, where the site involves redevelopment of previously developed land, there is the potential for abnormal costs to be incurred. Abnormal development costs will be site specific and might include demolition of substantial existing structures; flood prevention measures at waterside locations; remediation of any land contamination; remodelling of land

levels; and so on. An additional allowance is made for abnormal costs associated with brownfield sites of 5% of the BCIS costs.

7.18 In summary, abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs. It is not the purpose of an assessment of this type to standardise land prices across an area.

7.19 Whilst no change has been made in this regard, it is necessary to consider this assumption with the contingency.

Fees

7.20 A normal allowance for professional fees in a study of this type on residential development would be 8%. The draft Local Plan includes several requirements that go over and above the norm. These include:

a. Adoption of the Home Quality Mark (HQM)[56].
b. The use of non-standard metrics to assesses energy efficiency.
c. Reporting on embodied carbon and whole life carbon.
d. Construction Materials and Waste.
e. Health Impact Assessments.
f. Green and blue infrastructure (GBI) Master Plan.
g. Comprehensive tree planting management and maintenance plan.
h. Capital Asset Value for Amenity Trees (CAVAT) assessment.

7.21 Some of these requirements have been dropped through the plan-making process. In the base analysis, the residential fees assumption was increased to 10% to reflect the additional requirements, although subsequently reduced back to 8%.

7.22 An 8% assumption is applied to non-residential development.

Contingencies

7.23 Initially, for previously undeveloped and otherwise straightforward sites, a contingency of 2.5% has been allowed for, with a higher figure of 5% on more risky types of development, previously developed land. So, the 5% figure was used on the brownfield sites, and the 2.5% figure was used on the remainder.

[56] he HQM has been rebranded to BREEAM UK New Construction: Residential (UKNCR)

S106 Contributions and the costs of infrastructure

7.24 For many years, RDC has sought payments from developers to mitigate the impact of the development through improvements to the local infrastructure. As set out in **Appendix 8**, over the last few years, in RDC, s106 payments have varied widely from zero up to £16,000 per dwelling, but average about £2,600 per unit. These amounts are in addition to CIL.

7.25 The approach to wider developer contributions is set out in Chapter 8 below.

Financial and Other Appraisal Assumptions

VAT

7.26 It has been assumed throughout, that either VAT does not arise, or that it can be recovered in full[57].

Interest rates

7.27 A 7.5% p.a. interest rate is assumed for total debit balances, no allowance is made for equity provided by the developer. This does not reflect the current working of the market nor the actual business models used by developers. In most cases the smaller (non-plc) developers are required to provide between 30% and 40% of the funds themselves, from their own resources, so as to reduce the risk to which the lender is exposed. The larger plc developers tend to be funded through longer term rolling arrangements across multiple sites.

7.28 Developers that have a strong balance sheet, and a good track record, can undoubtedly borrow less expensively than this, but this reflects banks' view of risk for housing developers in the present situation. In the residential appraisals, a simple cashflow is used to calculate interest.

Developers' return

7.29 An allowance needs to be made for developers' return and to reflect the risk of development. Paragraph 10-019-20190509 of the updated PPG says:

> ***How should a return to developers be defined for the purpose of viability assessment?***
>
> *Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.*

[57] VAT is a complex area. Sales of new residential buildings are usually zero-rated supplies for VAT purposes (subject to various conditions). VAT incurred as part of the development can normally be recovered. Where an appropriate 'election' is made, VAT can also be recovered in relation to commercial development – although VAT must then be charged on the income from the development.

> *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.*

7.30 The purpose of including a developers' return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land and then expending the costs of construction before selling the property. The use of developers' return in the context of area wide viability testing of the type required by the NPPF and CIL Regulation 14, is to reflect that level of risk.

7.31 Broadly there are four different approaches that could be taken:

a. To set a different rate of return on each site to reflect the risk associated with the development of that site. This would result in a lower rate on the smaller and simpler sites – such as the greenfield sites, and a higher rate on the brownfield sites.

b. To set a rate for the different types of unit produced – say 20% for market housing and 6% for affordable housing, as suggested by the HCA.

c. To set the rate relative to costs – and thus reflect the risks of development.

d. To set the rate relative to the gross development value.

7.32 In deciding which option to adopt, it is important to note that the intention is not to re-create any particular developer's business model. Different developers will adopt different models and have different approaches to risk.

7.33 The argument is sometimes made that financial institutions require a 20% return on development value and if that is not shown they will not provide development funding. In the pre-Credit Crunch era there were some lenders who did take a relatively simplistic view to risk analysis but that is no longer the case. Most financial institutions now base their decisions behind providing development finance on sophisticated financial modelling that it is not possible to replicate in a study of this type. They require a developer to demonstrate a sufficient margin, to protect the lender in the case of changes in prices or development costs. They will also consider a wide range of other factors, including the amount of equity the developer is contributing (both on a loan-to-value and loan-to-cost basis), the nature of development and the development risks that may arise due to demolition works or similar, the warranties offered by the professional team, whether or not the directors will provide personal guarantees, and the number of pre-sold units.

7.34 This is a high-level study where it is necessary and proportionate to take a relatively simplistic approach, so, rather than apply a differential return (i.e. site by site or split), it is appropriate to make some broad assumptions and as set out above the updated PPG says '*For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies ... A lower figure may be more appropriate in consideration of delivery of affordable housing*'.

7.35 In the initial iteration of this assessment a 17.5% assumption is applied to market housing and 6% is applied to affordable housing. A 10% return is assumed for Build to Rent, with 15% for the non-residential development types.

7.36 Through the technical consultation a local not-for-profit economic regeneration company[58] commented:

> *As the draft report notes Rother is not a well-established non-commercial market as such, we would expect returns in terms of developers profit to sit at a minimum of 20%.*

7.37 This is noted.

Voids

7.38 On a scheme comprising mainly individual houses, one would normally assume only a nominal void period as the housing would not be progressed if there was no demand. In the case of apartments in blocks this flexibility is reduced. Whilst these may provide scope for early marketing, the ability to tailor construction pace to market demand is more limited.

7.39 For the purpose of the present study, a three-month void period is assumed for residential developments.

Phasing and timetable

7.40 The phasing and delivery rates are consistent with the Council's wider evidence base. A pre-construction period of six months is assumed for all of the sites. Each dwelling is assumed to be built over a nine-month period. The phasing programme for an individual site will reflect market take-up and would, in practice, be carefully estimated taking into account the site characteristics and, in particular, the size and the expected level of market demand. The rate of delivery will be an important factor when considering the allocation of sites so as to manage the delivery of housing and infrastructure. Two aspects are relevant, firstly the number of outlets that a development site may have, and secondly the number of units that an outlet may deliver.

7.41 On the whole, it is assumed a maximum, per outlet, delivery rate of 50 units per year. On a site with 35% affordable housing this equates to 33 market units per year. On the smaller sites, much slower rates are assumed to reflect the nature of the developer that is likely to be bringing smaller sites forward. The higher density flatted schemes are assumed to come forward more quickly. These assumptions are conservative and do, properly, reflect current practice. This is the appropriate assumption to make to be in line with the PPG and the Harman Guidance.

[58] Andrew Frost BA (Hons) PgCert MBA MIRCS MIED of Sea Change Sussex in relation to Various Sites located primarily in Bexhill and its surroundings.

7.42 Through the technical consultation, a neighbouring LPA[59] commented:

> *Whilst there is some analysis on the market values in different areas of the district, our main comments relate to viability within the Bexhill, where a significant level of development is expected to come forward, as per the latest draft Rother Local Plan (January 2026). Build out rates have been historically quite slow in this area of the district, and it will be important to demonstrate that development in this wider area is viable and able to come forward in the plan period.*

7.43 This is noted. The build out rates assumed are at the lower end of the typical range.

7.44 For the older people's housing schemes, a slower rate of sales has been assumed, with an allowance being made for block management over the sales period (£4,500 per unit).

Site Acquisition and Disposal Costs

Acquisition costs

7.45 It is assumed an allowance 1% for acquisition agents' and 0.5% legal fees. Stamp duty is calculated at the prevailing rates.

Disposal costs

7.46 For market and for affordable housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts. For disposals of affordable housing, these figures can be reduced significantly depending on the category, so in fact the marketing and disposal of the affordable element is probably less expensive than this.

[59] C Steenhoff of Wealden District Council.

8. Local Plan Policy Requirements

8.1 The purpose of this study is to further inform the development of the emerging Local Plan and to assess the cumulative impact of the policies on development viability. At the time of this report, the Plan has not been fully drafted. The Council provided working drafts of the policies. These emerging policies are reviewed below.

8.2 Initially, a broad range of policies were considered, drawing on the two Regulation 18 documents[60], both of which have been combined into one unified Local Plan. Through the iterative plan making process, some of the policies have been refined, informed by an earlier iteration of this report, and by the Council's wider evidence base. The process, some of the policy numbers and headings have been updated. To assist the reader, both the updated names and numbers and updated names and numbers, and emerging wording is included. These may be further refined.

8.3 The policies that add to the costs of development over and above the normal costs of development are considered. Through the technical consultation, a landowner[61] noted:

> *As the viability evidence is refined, it will be important to ensure that:*
>
> - *the combined effect of policy requirements is appropriately reflected;*
> - *assumptions on density and capacity align with site-specific design constraints; and*
> - *the way in which requirements are delivered in combination is recognised*
>
> *For sites such as Grove Farm, where green infrastructure and drainage form a substantial part of the site structure, the interaction of these elements has a direct influence on layout and efficiency. Reflecting this in the evidence base will help ensure that assumptions are realistic.*

8.4 As set out in Chapter 2 above, the PPG (10-003-20180724), sets out that plan-wide viability testing should be based on typologies, rather than the testing of specific sites. It is therefore necessary to make general and high-level assumptions. Further the Council has confirmed that site allocation process has factored the various policy requirements when estimating the capacities of the various sites.

8.5 Through the technical consultation a local not-for-profit economic regeneration company[62] commented that '*Uplifts should be made for policies that require renewables and other eco build features*'. This is agreed, as set out in the April 2026 iteration of this report, and these are considered below.

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[60] Draft Rother Local Plan 2020-40 (consulted April 2024) and Draft Rother Local Plan 2025-42 (consulted January 2026)

[61] Bidwells for Exeter College, with regard to Land at Grove Farm (Phase 2), Robertsbridge (RB3)

[62] Andrew Frost BA (Hons) PgCert MBA MIRCS MIED of Sea Change Sussex in relation to Various Sites located primarily in Bexhill and its surroundings.

Policy INF1: Strategic Infrastructure Requirements

8.6 The underlying requirement is that development should provide appropriate strategic infrastructure and mitigation. For many years, RDC has sought payments from developers to mitigate the impact of the development through improvements to the local infrastructure. The main mechanism for this is Community Infrastructure Levy (CIL), however, where appropriate, the s106 regime is also utilised as set out elsewhere in this assessment.

Community Infrastructure Levy

8.7 RDC adopted CIL in 2016. The rates are as follows:

Table 8.1 RDC Rates of CIL

Development	CIL Rate (£ per sq.m) at 2016	Rate for 2026 (£ per sq.m, index linked)
Residential – Zone 1 Battle, Rural North and West	£200.00	£290.91
Residential – Zone 1 Sheltered/Retirement Homes (C3)	£140.00	£203.64
Residential – Zone 2 Rye, Hastings Fringes and Rural East	£135.00	£196.36
Residential – Zone 3 a) Bexhill – Urban	£50.00	£72.73
Residential – Zone 3 b) Bexhill- Rural	£170.00	£247.27
Residential – Zone 3 c) Bexhill– Strategic urban extensions	£75.00	£109.09
Extra Care Housing (throughout District)	£25.00	£36.36
Retail – in centre convenience	£100.00	£145.45
Retail – out of centre convenience	£120.00	£174.55
Retail – out of centre comparison	£250.00	£363.64
All other forms of Development	£0.00	£0.00

Source: CIL Charging Schedule and RDC[63]

8.8 The rates apply to the following zones:

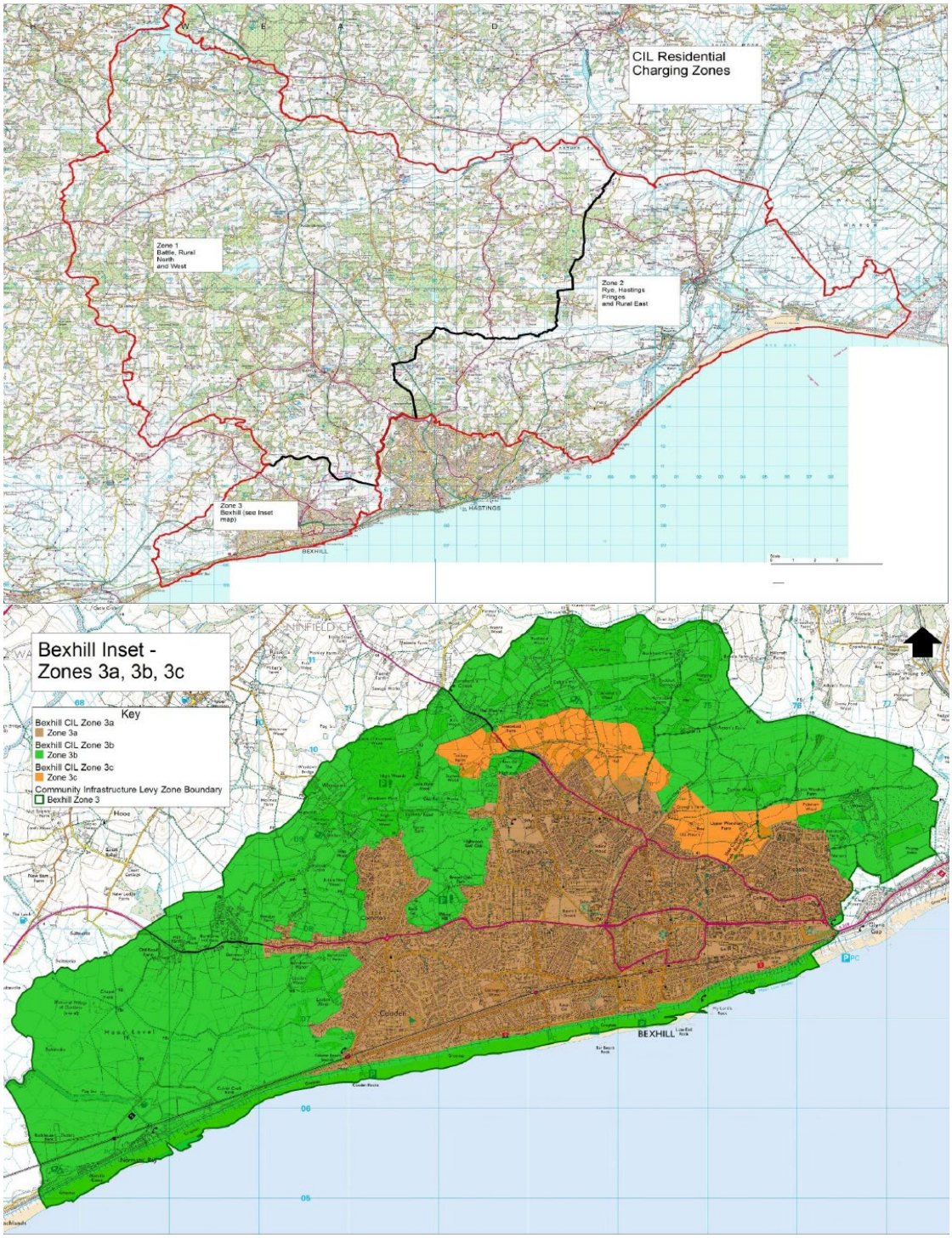
Zone 1: Battle, Rural North and West which includes the following parishes and wards: Ticehurst, Etchingham, Hurst Green, Salehurst and Robertsbridge, Bodiam, Ewhurst, Sedlescombe, Burwash, Brightling, Dallington, Mountfield, Whatlington, Penhurst, Ashburnham, Catsfield, Crowhurst, Brede, Northiam, Beckley and Battle Town Ward.

[63] CIL Charging Schedule – Rother District Council

Zone 2: Rye, Hastings Fringes and Rural East which includes the following parishes and wards: Peasmarsh, Rye Foreign, Westfield, Udimore, Guestling, Pett, Fairlight, Icklesham, Camber, East Guldeford. Playden, Iden, and Rye Ward.

Zone 3: Bexhill CIL Zone 3a Urban (within the existing Bexhill development boundary) Bexhill CIL Zone 3b Rural (land outside the existing development boundary) Bexhill CIL Zone 3c Strategic Urban Extension.

Figure 8.1 CIL Charging Zones



Source: CIL Charging Schedule

8.9 The Council has adopted an instalment policy:

Table 8.2 CIL Instalment Policy

Amount of CIL Liability	Number of Instalments	Payment Periods and Amounts
Any amount less than £50,000	1 Instalment	100% payable within 60 days of commencement
Amounts from £50,000 to £300,000	2 Instalments	50% payable within 120 days of commencement A further 50% payable within 360 days of Commencement (or upon completion of development if earlier).
Amounts over £300,000	3 Instalments	30% payable within 60 days A further 35% payable within 420 days, and The final 35% payable within 660 days (or upon completion of development if earlier).

Source: RDC[64]

8.10 CIL is included in the modelling.

8.11 Through the technical consultation a local not-for profit economic regeneration company[65] commented that the current retail CIL '*is now one of the highest nationally, exceeding many prime retail locations with international pull*' and renders such development unviable. Whilst this is noted, until a new CIL Charging Scheule is adopted, it is necessary to treat CIL as a cost of development.

Wider Developer Contributions (s106 / s278)

8.12 As set out in **Appendix 8**, over the last few years, in RDC, s106 payments have varied widely from zero up to £16,000 per dwelling, but average about £2,600 per unit. These amounts are in addition to CIL. In this regard, the requirements are set out in the East Sussex County Council's *A New Approach to Developer Contributions (October 2003)*[66] *Updated Information on Stress Areas and Contribution Costs with effect from April 2012* and *Updated figures for calculating development contributions with effect from 1 January 2015* which includes the following costs:

[64] Rother District Council – Instalment Policy

[65] Andrew Frost BA (Hons) PgCert MBA MIRCS MIED of Sea Change Sussex in relation to Various Sites located primarily in Bexhill and its surroundings.

[66] Contributions for transport | East Sussex County Council

Table 8.3 ESCC Updated figures for calculating development contributions – Indexed to 2026

Service Area	Infrastructure	Unit for multiplier	2014/15	2026
Education	New Nursery	House	£958	£1,477
		Flat	£144	£222
	Extend Nursery	House	£164	£253
		Flat	£25	£39
	Primary	House	£3,420	£5,271
		Flat	£513	£791
	Secondary	House	£3,607	£5,560
		Flat	£541	£834
	6th Form	House	£671	£1,034
		Flat	£101	£156
Library	Library Facilities	dwelling	£263	£405
Waste	New	dwelling	£73	£113
	Enlargement	dwelling	£51	£79
	On-site measures	dwelling	£26	£40
Rights of Way	Rights of Way	dwelling	£24	£37

Source: ESCC, Updated figures for calculating development contributions with effect from 1 January 2015

8.13 Through the technical consultation, the County Council[67] suggested that the above figures are due for review shortly and provided the following early draft figures – although it is necessary to note that these are a work in progress and still subject to confirmation.

[67] A Motley of East Sussex County Council.

Table 8.4 ESCC Updated figures for calculating development contributions – Updated by ESCC

Service Area	Infrastructure	Unit for multiplier	2014/15	2026/27
Education	New Nursery	House	£958	£1,988
		Flat	£144	£298
	Extend Nursery	House	£164	N/A
		Flat	£25	N/A
	Primary	House	£3,420	£7,100
		Flat	£513	£1,065
	Secondary	House	£3,607	£9,336
		Flat	£541	£1,400
	6th Form	House	£671	N/A
		Flat	£101	N/A
	Special	House	N/A	£4,772
		Flat	N/A	£708
Library	Library Facilities	dwelling	£263	£405
Waste	New	dwelling	£73	£113
	Enlargement	dwelling	£51	£79
	On-site measures	dwelling	£26	£40
Rights of Way	Rights of Way	dwelling	£24	£37

Source: ESCC, (May 2026)

8.14 These updated costs come to about £23,870 per house and £4,145 per flat however, bearing in restrictions set out in CIL Regulation 122 (payments requested under the s106 regime must be: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development). It is unlikely these will be routinely apply to most sites.

8.15 As set out above, in this plan-wide viability assessment a general allowance, in addition to CIL, of £10,000 per unit is applied to sites of 50 units and larger, and £5,000 per unit to sites of 10 units and larger.

Policy INF2: Transport Connectivity, Decarbonisation and Mitigation

8.16 This policy establishes a strategic framework to secure sustainable transport connectivity, highway safety, and proportionate site-specific mitigation via standard conditions, Travel Plans, and Section 106/278 agreements. Technical requirements, including Transport Assessments and 'Monitor and Manage' strategies, reflect standard development management processes that are accounted for within the report's professional fees allowance.

8.17 Any associated developer contributions and wider strategic transport infrastructure are within the plan-wide Section 106 allowances and adopted CIL set out above.

Policy SS1: Spatial Strategy for Rother; Policy SS2: Development Boundaries; Policy SS3: Strategic Green Gaps; Policy SS4: Strategy for the Countryside; Policy SS5: Strategy for Accommodation Needs of Gypsies, Travellers and Travelling showpeople; and Policy SS6: Neighbourhood Plans & Parish Priority Statements

8.18 Previously these policies were named and numbered Proposed Policy DEV3: Development Boundaries and Proposed Policy DEV6: Strategic Green Gaps. These are overarching policies that establish the district-wide spatial distribution, patterns, and growth quantum across the district. They do not impose direct development costs or developer contributions.

Policy GTC1: Net Zero Development

8.19 This policy was previously Proposed Policy GTC1: Net Zero Building Standards. The draft policy seeks a broad range of standards that are over and above current and proposed Building Regulations.

> *All new dwellings will be expected to achieve the following:*
>
> *a. For new builds, a 100% improvement over the dwelling Target Emissions Rate (TER), equivalent to a Dwelling Emission Rate (DER) of zero, calculated using [specified SAP methodology/version].*
>
> *b. For conversions to residential development, a Building Research Establishment Environmental Assessment Method (BREEAM) 'Excellent' standard as a minimum.*
>
> *c. Where it is demonstrated through the information submitted with the application that the 100% TER improvement required by criterion 4(a) is not technically feasible, the development must achieve the maximum feasible improvement over TER. The submitted information must clearly identify the technical constraints and the measures considered to maximise performance.*
>
> *Compliance with the residential operational-energy requirement must be demonstrated through the relevant SAP calculations submitted with the application and verified through an as-built assessment prior to occupation. The requirements relating to BREEAM should be demonstrated through the relevant certification process.*
>
> *Non-residential development (including building conversions) should achieve:*
>
> *a. A LETI TEUI Target for Operational Energy of:*
>
> *i. For office buildings (Class E(g)(i)) - 55 kWh/m2/year (GIA);*
>
> *ii. For light industrial buildings (Class E(g)(ii) and (iii)) – 65 kWh/m2/year (GIA); and*
>
> *iii. For general industrial and warehousing buildings (Class B2, B8 and associated Sui Generis), a feasibility statement to evidence a practicable TEUI Target; and*
>
> *b. A BREEAM 'Excellent' standard as a minimum.*
>
> *If BREEAM is updated or replaced during the plan period, the equivalent replacement requirements will be applied.*

8.20 The initial policy wording included reporting through the Home Quality Mark (HMQ). This was not carried into the draft Local Plan, but was tested.

8.21 It is national policy to achieve 'net zero' greenhouse gas emissions by 2050. The Department of Levelling up, Communities and Housing published revisions to Conservation of Fuel and Power, Approved Document L of the Building Regulations as a 'stepping stone' on the pathway to Zero Carbon homes. It sets the target of an interim 31% reduction in CO_2 emissions over

2013 standards for dwellings. The changes apply to new homes that submit plans after June 2022 or have not begun construction before June 2023 – so now applies to all new homes. The costs of these higher standards depend on the specific changes made and are considered in Chapter 3 of the 2019 Government Consultation[68]. This suggests that the costs, having been indexed, would add about 3%[69] to the base cost of construction. Having said this, these have been in place for some time, so are now largely reflected within the up-to-date BCIS costs.

8.22 The 2026 NPPF sets out the following policy:

> ***Plan-making policies***
>
> ***CC1: Planning for climate change***
>
> *2. Development plans should take a proactive approach to mitigating climate change and supporting the transition to net zero, in accordance with the objectives and provisions of the Climate Change Act 2008. They should also take a proactive approach to adapting to climate change, taking into account the implications of extreme weather and long-term climate trends including overheating, wildfires, drought, flood risk, coastal change, water supply, biodiversity and landscapes. They should do this by:*
>
> *e. Proposing development patterns through their spatial strategy and allocations which:*
>
> *iii. Can help contribute to radical reductions in greenhouse gas emissions (which can be informed by an assessment of baseline carbon emissions and the potential effect of development options on future emissions and their mitigation); and*
>
> *iv. Avoid increased vulnerability and improve resilience to the effects of climate change (including through providing for necessary infrastructure improvements and the future relocation of homes and other uses where public safety would be at risk, for example as a consequence of coastal change).*
>
> *f. Addressing any specific risks from climate change in their proposed allocations for development, and necessary adaptations, both of which should be considered for the anticipated lifetime of the development;*
>
> *g. Setting local water efficiency standards for new development where these are justified in accordance with policy PM13; and*
>
> *h. Identifying opportunities for green infrastructure provision and nature-based solutions which can safeguard and improve carbon storage, support nature recovery and resilience, and which take account of Local Nature Recovery Strategies in accordance with policy N1.*

[68] The Future Homes Standard 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings (MHCLG, October 2019).

[69] BCIS March 2022 409.0 from BCIS Oct 2018 354.2 = 15.5%. £3,134x15.5%+£3,620. £3,620/85m^2 = £42.60/m^2. £42.60/m^2 / BCIS Estate Housing £1,324 = 3.2%

National decision-making policies

CC2: Mitigation of climate change

2. In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal:

h. Accord with policies TR3 and TR4 so that sustainable patterns of movement are prioritised, opportunities are taken to improve walking, wheeling, cycling and public transport, and infrastructure is provided to support the transition to zero-emission vehicles;

i. Support good access to facilities in order to limit the need to travel, whether through the development's location, through development densities which improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities;

j. Use design approaches which conserve energy and other resources in accordance with policy DP3(2)(b);

k. Take advantage of opportunities to reuse existing structures and materials, including by reusing non-contaminated excavated soil and hardcore within the site;

l. Take advantage of opportunities to draw low carbon energy from decentralised networks (such as district heat networks), where these are available, and to co-locate energy and heat generators and users, especially to take advantage of suppliers of surplus heat and energy;

m. Contribute to the creation or restoration of habitats which can act as carbon stores, such as through woodland planting and peatland restoration, while avoiding harm to habitats which can act as important carbon stores, including peatland and salt marsh; and

n. Not involve the extraction of fossil fuels unless it is in accordance with policy M5.

2. Substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

8.23 Policy PM13: Setting standards says:

PM13: Setting standards

3. Quantitative standards set through development plan policies for infrastructure provision, affordable housing requirements, parking, density, and design and placemaking should provide clarity and a high degree of certainty about the requirements that relevant development proposals are expected to meet. Such standards should:

c. Be justified, drawing upon relevant evidence of local characteristics and needs, while utilising or adapting relevant national standards where it is appropriate to do so (such as in relation to green infrastructure). Evidence in support of standards should be proportionate, in accordance with policy PM8, especially where relevant national standards already exist; and

d. Not cover matters that are already addressed by Building Regulations, other than in relation to:

iv. Accessibility standards, for which local standards in relation to requirement M4(2) (accessible and adaptable dwellings) and/or M4(3) (wheelchair user dwellings) of the Building Regulations should be set in accordance with policy HO5; or

v. Water efficiency, for which it may be appropriate to apply the tighter Building Regulations optional requirement where justified, or exceptionally a more stringent local standard in areas of serious water stress; or

vi. Energy efficiency, for which any standards that go beyond the current or proposed Building Regulations should have a clear and robustly costed rationale which shows that there will not be an adverse impact on the viability and deliverability of development. Any such standards should be expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP) or other approved calculation methodology.

4. Quantitative standards should not cover other matters, or relate solely to the internal layout of buildings, unless:

c. They are to implement the nationally described space standard; or

d. They have a clear and robustly costed rationale, are proportionate and will not have an adverse impact on the viability and deliverability of development.

8.24 The Government announced in March 2026 that it will be implementing the Future Homes Standard and Future Building Standard through Building Regulations in March 2027[70].

8.25 Paragraph 6.10 of The Future Homes Standard 2023 consultation on the energy efficiency requirements of the *Building Regulations affecting new and existing dwellings. Consultation-Stage Impact Assessment* sets out the following costs:

> *6.6 A summary of the impacts considered under this Impact assessment (IA) is provided below in Table 3, relative to the counterfactual – the counterfactual is the 2021 notional building specification, which has a gas boiler, lower efficiency solar panels and wastewater heat recovery, or a heat pump (see Routes to Compliance (para 5.23 - 5.25) section). This is with the exception of mid-high rise, which is an ASHP and gas boiler hybrid communal heat network. Broadly, Option 1 is a home with a heat pump and more efficient solar panels. Option 2 meets our public commitments through the use of heat pumps only. All figures are Net Present Values (NPV) over 10 years of policy and a subsequent 60-year life of the buildings. Negative NPVs are given in parenthesis and represent costs. The figures represent the aggregate impact across the building mix…*
>
> *6.10. … In 2022 prices, on a per-home basis (3-bed semi-detached), Option 1 leads to a ~£6,200 (4%) increase in upfront capital costs, whereas Option 2 only leads to a ~£1,000 (1%) increase….*
>
> *Additional Capital Costs*
>
> *6.16. The increase in capital costs from the proposed 2025 standards, compared with the continuation of existing 2021 standards (gas boiler and solar pv home), are shown in Table 5. Further breakdown of the costs of the different elements is provided in Appendix C.*
>
> *Table 5: Additional Capital Costs* relative to 2021 Gas Boiler and Solar PV Counterfactual (£)*

[70] FHBS_Circular.pdf

	Option 1	Option 2
Detached house	£6,390	£-200**
Semi-detached house	£6,170	£950
Mid-Terraced house	£5,960	£740
Low Rise Flats (<11m)	£4,460	£2,760
Mid Rise Flats (>11m) (same for both option)	£190	£190
Weighted Average (based on assumed build mix)	£4,360	£640
*Gross Undiscounted Costs in 2022 prices, excluding gas asset value cost in counterfactual. If included this would lead to the costs presented in table 5 falling. ** a minus equals a cost saving.		

6.17. Over the longer-term, Currie & Brown estimate that the costs associated with both heat pumps and solar PV will fall, as supply chains mature and become more integrated, and learning rates take effect. By the end of the policy appraisal period (10 years), it is assumed that the cost of a heat pump will be around 70% of the initial cost, whilst for Solar PV they will be around 60% of the initial cost.

8.26 Separately, the *Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report* (February 2023)[71] was published before the Government consultation, so is testing a wider sets of options (CS1 to CS5) than are being considered at a national level. The following costs were estimated:

[71] Ready+for+Zero+-+Evidence+to+inform+the+2025+Future+Homes+Standard+-Task+Group+Report+FINAL-+280223-+MID+RES.pdf

Table 8.5 Additional Costs for Options Towards Zero Carbon

		Arcadis Cost uplift compared with Ref 2021	Arcadis Cost uplift compared with Ref 2025	Energy bills variance from Ref 2021 (£700/yr)*
CS1	to be consistent with the expectation that the FHS home should reduce carbon emissions by a minimum of 75% from 2013	2%	-3%	Circa 190/yr more
CS2	to align closely with the current Part L 2021 but electrify the heating	7%	2%	Circa £260/yr less
CS2a	As for CS2 but with batteries on PV and infra-red heating	10%	5%	Circa £50/yr less (Significant under-estimate)**
CS3	to be mainstream recognised low energy techniques and technologies for a very low energy specification, whilst allowing design flexibility	15%	9%	Circa £360/yr less
CS4	to minimise space and water heating, drawing on UK and European low energy building best practice	19%	13%	Circa £450/yr less
CS5	to improve the fabric efficiency to the level that a comfortable temperature is maintained without a heating system	17%	11%	Circa £410/yr less

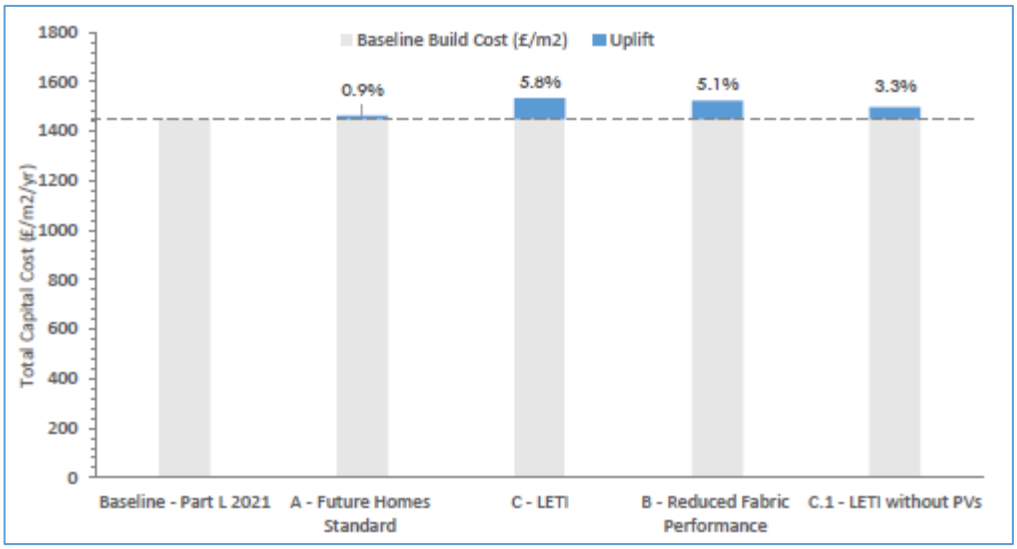
Source: Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report (February 2023)

8.27 These costs are somewhat greater than those in the more recent Government consultation, however they predate the Government announcement and are not directly comparable.

8.28 The above costs are the costs over the 2021 Part L, and not the costs over the current BCIS costs. It would now be appropriate to assume the additional costs of the increase in standards, set out in 2021 Part L, add 1% to the current BCIS costs.

8.29 Whilst RDC have not undertaken research in this regard, numerous other councils have undertaken assessments into the costs of seeking standards over national standards.

8.30 Winchester City Council's *Net Zero Carbon Targets, Evidence Base for the Winchester Council, Rev D* (Elementa, Currie & Brown and Etude, September 2022) looked at several options and concluded:



i. *FHS vs Baseline: Although cost uplift is minor (0.3%), running cost is almost double the baseline*

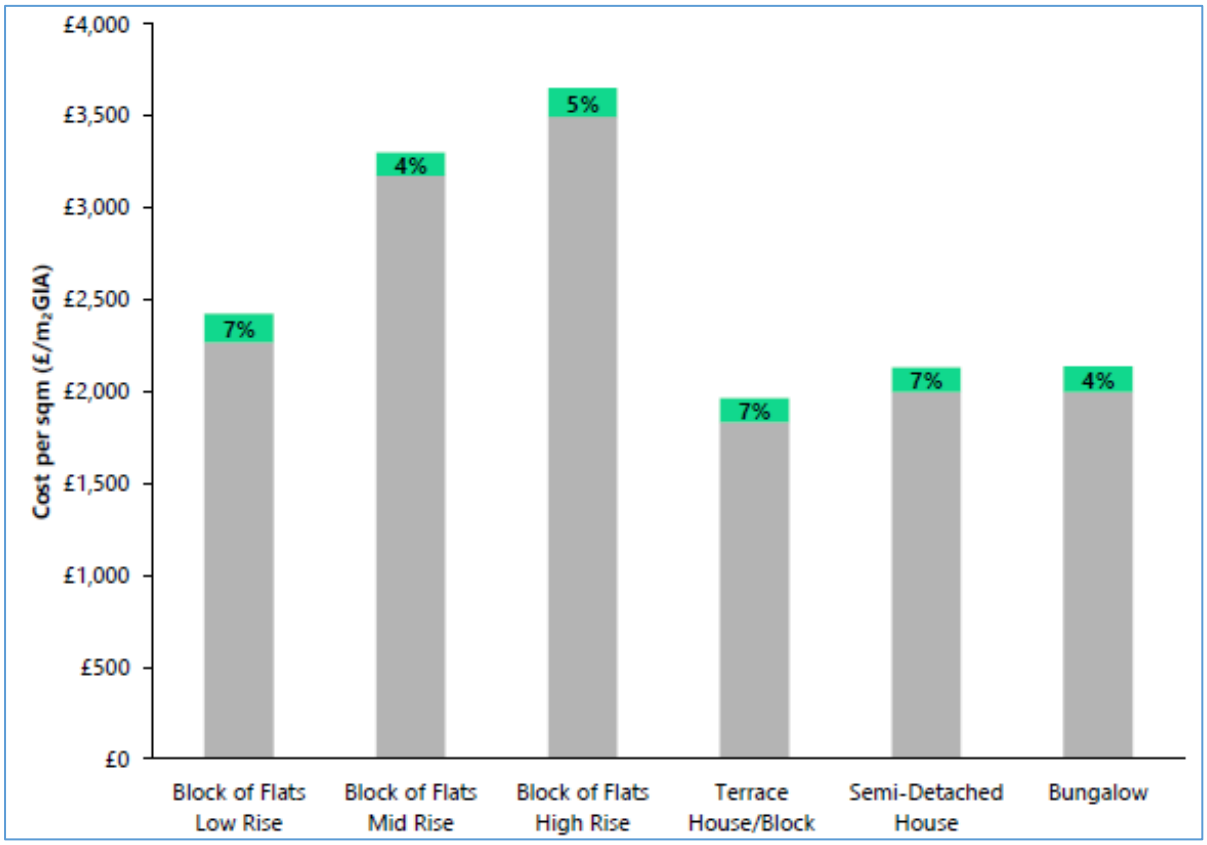
ii. *LETI vs Baseline:4.8% cost uplift over baseline, however, achieves 24% running cost reduction.*

iii. *LETI vs Reduced fabric performance: Minor percentage difference (0.7%) in the cost uplift between Scenarios C and B which can be explained by the balance between fabric and MEP systems. However, the running cost is 6.2% less for Scenario C (LETI).*

iv. *LETI vs LETI without PVs: Small percentage difference (1.9%) in the cost uplift between Scenarios C and C.1 from the implementation of PVs. However, the running cost is 41% less for Scenario C (LETI).*

8.31 Also, Introba Consulting Ltd (with Currie & Brown and Etude) produced *Essex Net Zero Policy –Technical Evidence Base* (July 2023, updated September 2025) for Essex County Council. This includes a Zero Carbon option. The report includes a section headed *Cost evidence base to inform viability testing*. This suggests the following additional costs:

Figure 8.2 Cost Uplifts of Net Zero policy energy use intensity and space heating demand limits, the total capital cost uplift over Part L 2021 Building Regulations



Graph 11.1: Domestic typologies capital cost per square meter and cost uplift % of Net Zero policy over Building Regulations Part I 2021 Notional Building.

8.32 The above costs are the costs over the 2021 Part L, and not the costs over the current BCIS costs. As set out above, it would now be appropriate to assume the additional costs of the increase in standards set out in 2021 Part L add 1% to the current BCIS costs.

8.33 Similarly, Three Dragons published the *Surrey Net Zero – Economic Viability Assessment, Assessment of policy delivery* – (May 2024). This sets out the costs of a range of scenarios:

Scenario 1 The Future Homes Standard Option 1. Costings are based on the specifications in the government consultation (December 2023) for Option 1.

Scenario 2 The Future Homes Standard Option 2. Costings are based on the specifications in the government consultation (December 2023) for Option 2.

Scenario 3 100% improvement on the building regulations Target Emissions Rate. Costings are based on the Future Homes Standard specification Option 2 for fabric and services with added solar PV (photovoltaics) to achieve a 100% reduction in carbon emissions as calculated by the building regulations methodology SAP 10.

Scenario 4 Net Zero (Low energy). Space heating demand less than 30 kWh/m²/yr.

Scenario 5 Net Zero (Ultra-low energy). Space heating demand less than 15-20 kWh/m²/yr.

8.34 As above, the following costs are the costs over the 2021 Part L, and not the costs over the current BCIS cost.

Table 8.6 SCC Costs of Net Zero Scenarios

	Scenario 0	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
	Part L 2021	Future Homes Standard - Option 1	Future Homes Standard - Option 2	100% better than FHS (Option 2) - DER to 0 in SAP 10	Net Zero (Low energy)	Net Zero (Ultra Low energy)
Detached house	2.80%	5.08%	-0.22%	4.69%	4.61%	9.31%
Semi-detached	2.80%	5.97%	-0.18%	6.73%	6.03%	10.59%
Terrace house	2.80%	6.35%	-1.02%	5.56%	5.30%	9.25%
Low Rise	2.80%	4.24%	1.51%	4.86%	6.87%	8.56%
Mid Rise	2.80%	3.52%	1.50%	2.91%	4.76%	5.94%
High Rise	2.80%	3.00%	1.87%	2.30%	3.59%	4.85%

Source: Surrey Net Zero – Economic Viability Assessment, Assessment of policy delivery – (Three Dragons, May 2024)

8.35 For the purpose of this LPVA, the current changing policy situation is summarised as follows. The additional costs vary depending on their source. The costs, over and above the current BCIS costs, based on other Council's figures would be significantly less and are summarised as follows:

a. The 2021 changes to Part L of Building Regulations (31% CO_2 saving) add 1% to the BCIS base costs.

b. The Future Home Standard Option 1 is expected to add 5% (i.e. 1%+4%) for houses, and to add 4% (i.e. 1%+3%) for flats, to the current BCIS base costs.

c. The cost of Zero Operational Carbon would add 8% for houses and 6% for flats to the costs of construction. This is taken as the base cost.

8.36 The costs of providing an electric vehicle charging point are included in b and c, but not in a.

8.37 It is timely to note that building to higher standards that result in lower running costs does result in higher values [72] [73], although no premium is assumed in this study (for either residential or non-residential development).

[72] See *EPCs & Mortgages, Demonstrating the link between fuel affordability and mortgage lending* as prepared for Constructing Excellence in Wales and Grwp Carbon Isel / Digarbon Cymru (funded by the Welsh Government) and completed by BRE and *An investigation of the effect of EPC ratings on house prices* for Department of Energy & Climate Change (June 2013.)

[73] Savills UK | The cost and premium for new eco-homes

8.38 The performance of non-residential development has normally been assessed using the BREEAM system[74], however, in parallel to the consultation on the Future Homes Standard, a similar process is being undertaken in relation the Future Buildings Standard. Within the supporting documentation the following additional costs are set out.

Table 8.7 Estimates of Additional Capital Costs

	Increase in capital costs			
Building type	Option 1		Option 2	
	(£/m² GIFA, 2022 prices)		(£/m² GIFA, 2022 prices)	
Deep-plan, air-conditioned office	74	2.1%	67	1.9%
Shallow-plan, naturally ventilated office	96	3.9%	84	3.4%
Hospital	63	1.4%	58	1.3%
Hotel	111	3.7%	99	3.3%
Secondary school	93	3.1%	72	2.4%
Retail Warehouse	113	6.3%	53	3.0%
Distribution Warehouse	109	6.0%	49	2.7%
Average (based on build mix)	99	4.1%	61	2.5%

Sources: Table 7, The Future Buildings Standard 2023 consultation on the energy efficiency requirements of the Building Regulations affecting New Non-Domestic Buildings. Consultation-Stage Impact Assessment Currie & Brown provided cost estimates; Adroit Economics provided new build estimates.

8.39 The additional cost of building to BREEAM Very Good standard is negligible as outlined in research[75] by BRE. The additional costs of BREEAM Excellent standard ranges from just under 1% and 5.5%, depending on the nature of the scheme, with offices being a little under 2%. If it is assumed that new non-residential development will be to BREEAM Outstanding, and this increases the construction costs by similar level to seeking the Future Building Standard, so would not add to the costs over and above the new national policy requirements.

8.40 The additional costs, over and above the current BCIS costs, of the Future Building Standard is expected to add 4% to the cost of offices and 6% to the cost of industrial and distribution uses. In the absence of alternative costs, shops are treated as for offices, and large format retail are treated as for the other large format uses.

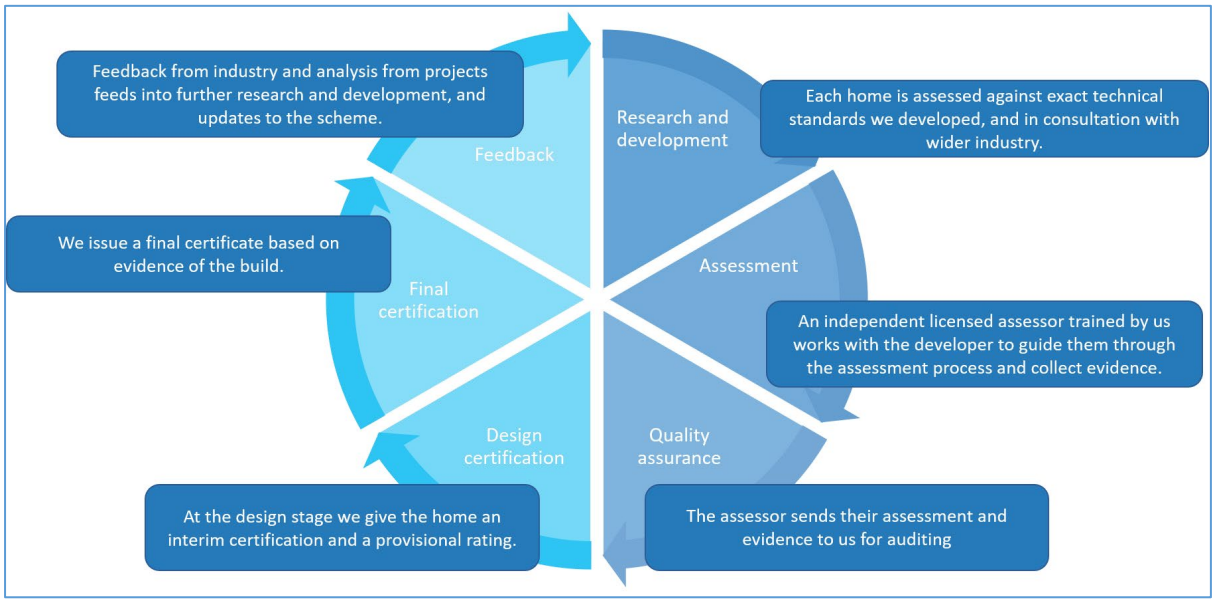
[74] Building Research Establishment Environmental Assessment Method (BREEAM) was first published by the Building Research Establishment (BRE) in 1990 as a method of assessing, rating, and certifying the sustainability of buildings.

[75] *Delivering sustainable buildings: Savings and payback*. Yetunde Abdul, BRE and Richard Quartermaine, Sweett Group. Published by IHS BRE Press, 7 August 2014.

Home Quality Mark (HQM)

8.41 The Council was giving consideration to requiring development to be to the Home Quality Mark (HQM). The HQM has been rebranded to BREEAM UK New Construction: Residential (UKNCR). In itself the UKNCR does not set particular standards, rather it awards certificates with a star rating for the standard of a home's design, construction and sustainability. Homes with a certificate meets standards that are higher than minimum standards such as Building Regulations. The process is summarised as follows:

Figure 8.3 HQM process



Sources: BRE 2020

8.42 There are several elements to the costs. Firstly, there are the administrative costs, and professional fees associated with the certification. These are considered in Chapter 7 above.

8.43 Secondly, there are the additional construction costs. Whilst there would be additional costs over and the basic Building Regulation costs, the base standard in this report is at least allowing for the M4(2) Accessible and Adaptable standard (see above) and the Future Homes Standard. It is therefore not appropriate to make a further additional allowance over and above these costs.

Embodied carbon and whole life carbon

8.44 The policy then goes on to set out requirements for reducing embodied carbon. It is understood that the policy currently limits upfront emissions to 600 $kgCO_2e$ per sqm GIA, with stricter targets taking effect from 1 January 2030.

> *All residential development must achieve a LETI C rating for embodied carbon emissions, equating to 600 $kgCO_2/m^2$ upfront embodied carbon and 970 kgCO2/m2 total embodied carbon. From 1 January 2030, a LETI A rating must be achieved, equating to 300 $kgCO_2/m^2$ upfront embodied carbon and 450 $kgCO_2/m^2$ total embodied carbon.*
>
> *All office development should achieve a LETI C rating for office development, equating to 600 $kgCO_2/m^2$ upfront embodied carbon and 970 $kgCO_2/m^2$ total embodied carbon. From 1 January*

2030, a LETI A rating must be achieved, equating to 350 kgCO_2/m^2 upfront embodied carbon and 530 kgCO_2/m2 total embodied carbon.

8.45 This requirement broadly aligns with typical net zero design.

Table 8.8 Embodied Carbon by Architype

Variant	Part L 2021	Net zero operational energy (NZE)	NZE with reduced embodied carbon specification 1	NZE with reduced embodied carbon specification 2	Best practice retrofit
Houses	599	606	223	237	142
Low rise flats	412	492	224	362	95
Retail	331	340	164	245	74
Primary school	419	514	292	358	138
Offices	500	543	231	428	80
Warehouse	374	415	261	377	114

Source: SO & VoWH Joint Local Plan: Net Zero Carbon Study (Bioregional, December 2023)

8.46 The bulk of this policy concerns reporting rather than making changes to the project design. The approach to fees is set out in Chapter 7 above.

Policy GTC2: Net Zero Retrofitting

8.47 This policy does not concern planned development, so will not impact on the delivery of the draft Local Plan.

Policy GTC3: Construction Materials and Waste

8.48 On one hand, a policy of this nature may not add to the cost of development, however, in research undertaken by Melton Council in 2024, the cost of a policy of this type was estimated to add 2% to the cost of development. It is important to note this policy seeks to 'support' a circular economy, rather than set out specific mandatory requirements. This 2% cost is assumed to apply in the initial appraisals.

8.49 The costs in relation to this policy is primarily about reporting – for example '*… understanding the life-span of every building from the design stage and making provision for the re-use of its parts. …*'. The allowance to cover fees, as set out in Chapter 7 above, has been adjusted to reflect this and other reporting requirements in the draft Local Plan.

Policy GTC4: Water Efficiency

8.50 This policy was previously Proposed Policy GTC4: Water Efficiency (non-strategic). The previous draft policy included the requirement that new dwellings to adhere to the Building Regulations water efficiency standard of 110 litres per person per day (LPPPD). The costs

are modest, likely to be less than £10 per dwelling[76]. The updated policy is expected to seek a 100 LPPPD standard.

8.51 Going beyond this standard adds to the cost of development. Informed by *Water Ready – A report to inform HM Government's roadmap for water efficient new homes* (Future Homes Hub, April 2024)[77], the following costs would apply:

a. 100 LPPPD £350 per dwelling. This is assumed to apply

b. 90 LPPPD £2,000 per dwelling.

8.52 The costs of additional standards is tested in Chapter 8 below.

Policy GTC5: Heat Networks

8.53 This policy was previously Proposed Policy GTC5: Heat Networks (non-strategic). There is an expectation that all new development will be connected to a District Heat Network where one already exists.

8.54 Whilst there are no significant heat sources within Rother District at the time of writing, these can be useful sources of renewable energy, particularly from the incineration of waste, or in the form of bio-sources. New District Heating Schemes would therefore require the construction of a central heat plant, as well as the distribution network infrastructure.

8.55 There are few published costs of District Heating Schemes in modern estate housing. There are savings to be made from not installing gas and boilers in each unit, but these are more than offset by the costs of laying the heat pipes through the site, heat metering etc. Informal discussions with suppliers suggest that the additional costs may be in the range of £3,000 to £7,000 per unit, which is supported by the limited published data[78], depending on the size and shape of the project. This has not been included in the base appraisals, but this additional cost has been tested.

Policy GTC6: Renewable and Low Carbon Energy

8.56 This policy does not concern planned development, so will not impact on the delivery of the draft Local Plan.

[76] Paragraph 285 Housing Standards Review, Final Implementation Impact Assessment, March 2015. Department for Communities and Local Government.

[77] Water Ready A report to inform HM Government-s roadmap for water efficient new homes.pdf (cdn-website.com)

[78] *Assessment of the Costs, Performance, and Characteristics of UK Heat Networks* (DoE&CC, 2015) provides some guidance for infrastructure to distribute heat, but not generation.

Policy ENV9: Local Nature Recovery Strategy

8.57 This policy was previously Proposed Policy GTC7: Local Nature Recovery Areas. This policy does not concern planned development, so will not impact on the delivery of the draft Local Plan.

Policy ENV10: Biodiversity Net Gain

8.58 This policy was previously Proposed Policy GTC8: Biodiversity Net Gain. The Environment Act 2021 requires 10% Biodiversity Net Gain. The Council's draft policy seeks a minimum 20% BNG.

8.59 The requirement is that developers ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development. They must assess the type of habitat and its condition before submitting plans, and then demonstrate how they are improving biodiversity. Green improvements on-site are preferred (and expected), but in the rare circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere.

8.60 The cost of providing 10% BNG on-site is modest and is achieved through the use of more mixed planting plans, that use more locally appropriate native plants. To a large extent, the costs are unchanged, but more thought and care will need to be given to landscaping.

8.61 The Government's impact assessment[79] suggests an average cost of scenarios including where all the provision is on-site and where all is off-site.

[79] Table 14 and 15 Biodiversity net gain and local nature recovery strategies: impact Assessment. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/839610/net-gain-ia.pdf

Table 8.9 Cost of Biodiversity Net Gain – South East (2017 based costs)

	Scenario A 100% on-site	Scenario C 100% off-site
Cost per ha of residential development	£3,456 per ha	£63,841 per ha
Cost per ha of non-residential development	£3,150 per ha	£47,885 per ha
Cost per greenfield housing unit	£162 per unit	£3,305 per unit
Cost per brownfield housing unit	£56 per unit	£8660 per unit
Residential greenfield delivery costs as proportion of build costs	0.1%	2.4%
Residential brownfield delivery costs as proportion of build costs	<0.1%	0.5%
% of industrial land values	0.2%	3.0%
% of commercial land values (office edge of city centre)	0.2%	2.3%
% of commercial land values (office out-of-town - business park)	0.3%	2.6%

Source: Tables 14 to 23: Biodiversity net gain and local nature recovery strategies – Impact Assessment

8.62 It is assumed provision will be on-site on greenfield sites and off-site on brownfield sites. The percentage uplift costs from the above table are used as the costs per ha per unit are a little historic.

8.63 There are few other published studies in this regard, however the Viability *Assessment of Biodiversity Net Gain in Essex Final Report Essex County Council and Essex Local Nature Partnership* (SQW, Temple, August 2024) sets out the following costs:

Table 8.10 Essex Delivery Costs for 10% and 20% Net Gain

Typology	Site size (Ha)	Total Costs 10% BNG			Total Costs 20% BNG onsite (where possible)			Total Costs 20% BNG offsite		
		Site	Per ha	Per Unit	Site	Per ha	Per Unit	Site	Per ha	Per Unit
5000 Unit Greenfield	285.71	£2,470,000	£8,645	£494	£2,856,500	£9,998	£571	£3,627,403	£12,696	£725
500 Unit Greenfield	20.41	£478,873	£23,463	£958	£614,376	£30,102	£1,229	£614,378	£30,102	£1,229
100 Unit Greenfield	2.94	£74,150	£25,221	£742	£90,050	£30,629	£901	£90,050	£30,629	£901
25 Unit Greenfield	1.39	£44,835	£32,255	£1,793	£52,535	£37,795	£2,101	£52,535	£37,795	£2,101
500 Unit Brownfield	13.89	£38,256	£2,754	£77	£51,756	£3,726	£104	£66,640	£4,798	£133
100 Unit Brownfield	1.91	£675	£353	£7	£1,575	£825	£16	£1,225	£641	£12
25 Unit Brownfield	0.26	£11,545	£44,404	£462	£24,145	£92,865	£966	£11,595	£44,596	£464
Large Industrial	2.85	£18,810	£6,600		£19,800	£6,947		£32,310	£11,337	
Small Industrial	0.125	£248	£1,984		£248	£1,984		£448	£3,584	
Offices	0.25	£150	£600		£1,095	£4,380		£250	£1,000	

Source: Table 6-2: Delivery costs for 10% and 20% net gain. *Viability Assessment of Biodiversity Net Gain in Essex Final Report Essex County Council and Essex Local Nature Partnership* (SQW, Temple, August 2024). Where BNG targets cannot be delivered onsite within the baseline site parameters (highlighted with an asterisk in the table), the costs were estimated through purchase of required additional biodiversity units at £25,000 per unit.

8.64 The report concludes:

The key headline findings for BNG policy in Essex are as follows:

- *A shift from 10% to 20% BNG will not materially affect viability in the majority of instances when delivered onsite or offsite.*
- *The biggest cost in most cases is to get to the mandatory, minimum 10% BNG. The cost increase to 20% BNG is, in most cases, much less and is generally small or negligible. Based on our scenario testing we estimate that:*
  - *the additional cost of achieving 20% BNG ranges from £2 -£27 per residential unit on brownfield sites1 and from £77 to £308 per residential unit on greenfield sites.*
  - *this additional cost would impact residual land values by <0.1% for brownfield development land and <1.4% for greenfield development land.*
- *Because BNG costs are low when compared to other policy and development costs, in very few cases are they likely to be what renders development unviable for BNG policy of up to 20%.*

8.65 In this LPVA, 20% provision forms the base assumption. The cost of providing 20% BNG is taken to be 150% of the cost of 10% BNG.

8.66 Through the technical consultation, a landowner[80] suggested that:

- *the Viability Assessment should avoid relying solely on generic evidence to assume that a 20% BNG requirement would have limited implications for greenfield allocations, and instead consider whether any increase above the statutory 10% baseline is best applied having regard to the specific characteristics of individual sites rather than on a blanket basis;*
- *sensitivity testing considers a range of BNG scenarios and how these are delivered within real site layouts; and*
- *the interaction between BNG and other policy requirements, particularly green infrastructure and drainage, is clearly recognised.*

8.67 As set out in Chapter 2 above, the PPG (PPG 10-003-20180724), sets out that plan-wide viability testing should be based on typologies, rather than the testing of specific sites.

8.68 As set out in the April 2026 iteration of this report, the Council's site allocation process has factored the 20% BNG requirement, and other policy requirements, into the estimated site capacities. While the initial statutory 10% BNG often requires a significant baseline land commitment, the marginal land required to push from 10% to 20% is proportionately much smaller. This is largely because the majority of the sites under consideration are in arable production or are improved grassland, and so have a relatively low BNG baseline; as such, achieving the higher 20% target requires fewer additional biodiversity units and minimal extra land take.

[80] Bidwells for Exeter College, with regard to Land at Grove Farm (Phase 2), Robertsbridge (RB3)

8.69 Through the technical consultation, a landowner[81] questioned this assumption. As set out in Chapter 9 below, over 90% of the land allocated for residential development is greenfield land. The Council have confirmed that high value habitats have not been generally allocated for development, as this would be contrary to the wider priorities.

8.70 A local not-for-profit economic regeneration company[82] commented:

> *"In this LPVA, 20% provision forms the base assumption. The cost of providing 20% BNG is taken to be 150% of the cost of 10% BNG." We would challenge this assumption on the basis that as BNG requirements increase the achievable onsite becomes more complex and there is an increased likelihood of additional land or offsite provision being required, which typically costs more than onsite provision.*
>
> *We would suggest that that the cost would of going from 10% BNG to 20% would likely be more than 200% as through the value engineering process on-site low cost BNG solutions will be utilised first with gain being progressively harder and costlier to achieve as quantum is increased.*

8.71 No supporting information was provided.

8.72 Statutory biodiversity credits are a last resort and not the default way of meeting the BNG requirements, and they are priced to be unattractive. The BNG rules are relatively straightforward, when it comes to statutory biodiversity credits, the principle is that if a developer were to buy statutory biodiversity credits[83], a 'spatial risk multiplier' (SRM) will apply, which doubles the amount of statutory credits required. The SRM applies to statutory credits to ensure they do not compete with the development of the off-site market and remain a last resort. A developer must buy 2 statutory credits for every 1 biodiversity unit needed to be compensated. On the whole, the potential allocations in the draft Plan are either in arable use or are improved grassland, or brownfield sites which have relatively low existing BNG. None of the allocations are areas of woodland, lengths of river, or any of the other high distinctiveness habits that would be lost (although some will include brooks, woodland and hedges that are to be conserved).

8.73 The wider market for the provision of off-site credits is developing. In some areas, local wildlife trusts are working to register as a 'Responsible Body[84]' and thus are able to provide off-site credits, a number of commercial providers are also establishing schemes. The costs of credits vary depending on their location and the nature of the credit, with grassland-based solutions being at the bottom on the range and orchards or woodlands being nearer the top of the range. Typically, credits are between £25,000 and £35,000 each.

---

[81] Bidwells for Exeter College, with regard to Land at Grove Farm (Phase 2), Robertsbridge (RB3)

[82] Andrew Frost BA (Hons) PgCert MBA MIRCS MIED of Sea Change Sussex in relation to Various Sites located primarily in Bexhill and its surroundings.

[83] Statutory biodiversity credit prices - GOV.UK (www.gov.uk)

[84] Conservation covenants: criteria for being a responsible body - GOV.UK (www.gov.uk)

Policy LAN2: High Weald National Landscape

8.74 This policy was previously Proposed Policy GTC9: High Weald National Landscape. Development within the High Weald National Landscape area is required follow the *High Weald AONB Housing Design Guide*[85] and *Colour Study*[86]. All the District, bar Bexhill and the area surrounding Bexhill, is within the High Weald National Landscape.

8.75 These are high level documents that set out general principles, mainly concerning the mass and form of development, but also concerning details. The documents have been in place for many years and are well understood. In themselves they do not add to the cost of development, however the cost of professional fees has been increased from a general assumption of 8% to 10% in recognition of this and other requirements in the draft Plan.

Policy LWL1: Efficient Use of Land & Appropriate Densities

8.76 This policy was previously Proposed Policy LWL1: Compact Development. The following minimum densities are sought for residential development:

a) Bexhill Urban Area (BX1): 110–130+ dph (average 120).

b) Bexhill Suburban areas: 45-75 dph (avg. 60).

c) Historic Towns (Rye & Battle): 35-80 dph (avg. 60)

d) Live Well Locally areas: 35-55 dph (avg. 40).

e) Village areas (with development boundaries): 25-45 dph (avg. 35).

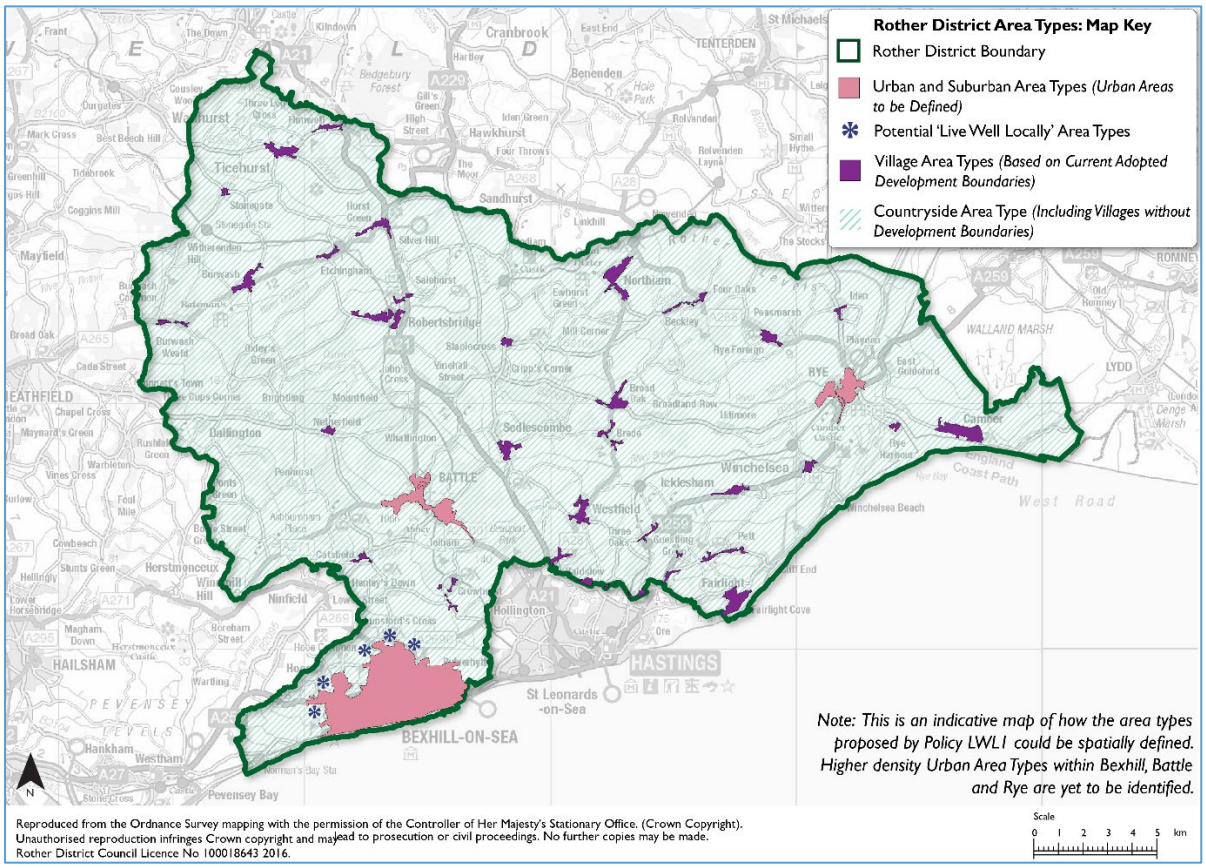
f) Countryside areas (including villages and hamlets without development boundaries): no minimum density range applies. Where residential development is supported by other policies in this plan, density will be determined through a design-led assessment of site context in line with the other requirements of this policy.

8.77 The relevant areas are as follows:

[85] highweald.org/~documents/publications/legislation-and-planning/high-weald-design-guide-final/?layout=default

[86] highweald.org/~documents/publications/legislation-and-planning/high-weald-aonb-colour-study/?layout=default

Figure 8.4 RDC Density Areas



Source: RDC (June 2026)

8.78 These are reflected in the modelling.

Policy LWL2: Facilities & Services for Residential Development

8.79 This policy was previously Proposed Policy LWL2: Facilities & Services (non strategic). This policy requires safe active travel access to amenities within 800m (with rural flexibility), mandating schemes to fund route improvements or provide services where connections are deficient. The of this is assumed to be within the costs of strategic infrastructure and mitigation set out above.

8.80 The policy goes on to require, on sites of 250 or more units, being an increase from a threshold of 150 units assumed in the initial iteration of the Assessment, the provision of a new, digitally connected, multifunctional indoor meeting place, or make financial contributions to upgrade existing local facilities (e.g., school or village halls). A cost of £2,000 per unit is assumed in this regard, although this is assumed to be within the wider developer contribution assumptions set out later in this chapter.

Policy ENV14: Recreational Facilities & Open Space

8.81 In the earlier iteration of this Assessment, the requirements of this policy was considered under Proposed Policy LWL2: Facilities & Services (non strategic). It was initially agreed with the

Council to test against *The Fields in Trust Standards* (2024) while the Green and Blue Infrastructure Framework Study recommendations were being developed.

Table 8.11 Open Space Requirements

	Ha per 1,000 Residents				
		Site Size			
	Fields in Trust Standard	10 to 20	21 to 100	100 to 500	>500
Parks and gardens	0.80				0.80
Amenity Greenspace	0.60				0.60
Natural and semi-natural	1.80				1.80
Outdoor sport pitches, courts and greens, tracks and trails	1.60			1.60	1.60
Equipped designated play areas	0.25		0.25	0.25	0.25
Informal play provision	0.30	0.30	0.30	0.30	0.30
Ha per 1,000 Residents	**5.35**	**0.30**	**0.55**	**2.15**	**5.35**

Source: Fields in Trust Standards (2024)

8.82 As set out in Chapter 9 below, these requirements are incorporated into the modelling (assuming 2.4 residents per new home).

8.83 As the project was being completed the working draft report into the Council's open space and recreational requirements suggested a requirement 4.95 ha per 1,000 residents for sites of 20 units and larger, being made up as follows:

- Parks and gardens 2.1 ha per 1,000 residents.
- Amenity Greenspace 0.6 ha per 1,000 residents.
- Natural and semi-natural 1.8 ha per 1,000 residents.
- Allotment 0.45 ha per 1,000 residents.

8.84 Having discussed this with the Council the modelling has not been updated in this regard.

Policy LWL3: Active Travel, Public Transport Connections & Services Outside the Site, and Policy LWL4: Active Travel & Public Transport Within Sites

8.85 These policies were previously covered by policies with the same name, being Proposed Policy LWL3: Walking, Wheeling, Cycling & Public Transport (Outside the Site) and Proposed Policy LWL4: Walking, Wheeling, Cycling & Public Transport (Within the Site).

8.86 These policies are considered together. The draft policies include requirements in relation to sustainable transport. Some of the requirements are on-site design matters. Others concern financial contributions. In this regard the requirements are set out in the East Sussex County

Council's *A New Approach to Developer Contributions (October 2003)*[87] which includes the following costs:

Table 8.12 Local Sustainable Accessibility Improvement Contributions matrix for residential development – Indexed to 2026

Development type	Accessibility Zone			
	Zone 1	Zone 2	Zone 3	Zone 43
Flat/maisonette	£518	£1,035	£1,553	£2,071
Small house (1 & 2 bedrooms) & Affordable housing	£518	£1,035	£1,553	£2,071
Medium house (3 & 4 bedrooms)	£932	£1,864	£2,795	£3,727
Large house (5 or more bedrooms)	£1,294	£2,588	£3,883	£5,177
Sheltered accommodation (units)	£135	£269	£404	£538
Residential hostel (bed spaces)	£62	£124	£186	£248

Source: Table 1: A New Approach to Developer Contributions (October 2003)

8.87 In addition to the above the policy seeks developer contributions under a range of headings that is summarised (as updated by the Council) as follows:

All Major Residential Development (10+ dwellings)

- *Public Transport Connectivity: Where existing public transport frequency or reliability is inadequate to serve the site, proposals must secure proportionate service enhancements or financial contributions..*
- *Active Travel Contributions: Financial contributions or direct delivery of safe active travel routes from the site boundary to nearby public transport stops and the wider walking/cycling network..*
- *Design: Routes, junctions, and crossings must be designed having regard to LTN 1/20 and the Active Travel England Rural Design Guide, supported by a proportionate Transport Assessment or Statement.*
- *Coastal Access: Protection and enhancement of public coastal access, including the continuity and setting of King Charles III England Coast Path.*

Large Residential Development (50+ Homes)

- *Must provide integrated links between the internal and external movement networks, including multiple access connections from the site boundary.*

8.88 To a large extent, these requirements will be met either through site design or through developer contributions. Where there is a design solution these are normal requirements, the costs of which are included in the wider assumptions.

[87] Contributions for transport | East Sussex County Council

8.89 Through the technical consultation, the County Council[88] commented '*…Monitor and Manage approach in relation to transport infrastructure. This is not directly addressed in the viability assessment. It may not be possible to address at this point in time, but the uncertainty over costs could become an issue over the lifetime of the plan…*'. Whilst this is noted, this viability assessment is based on the most recently available information, and in the absence of further information this is the appropriate approach. It is recognised that there is uncertainty over the costs of infrastructure, including highways costs, so sensitivity testing is carried out.

8.90 For many years, RDC has sought payments from developers to mitigate the impact of the development through improvements to the local infrastructure. As set out in **Appendix 8**, over the last few years, in RDC, s106 payments have varied widely from zero up to £16,000 per dwelling, but average about £2,600 per unit. These amounts are in addition to CIL which is charged as per the CIL Charging Schedule (very approximately and depending on the specifics of the location and unit size, CIL will range from about £6,000 per market house to £25,000 per market house).

8.91 As set out above, in this plan-wide viability assessment a general allowance of £10,000 per unit is applied to sites of 50 units and larger, and £5,000 per unit to sites of 10 units and larger.

Policy LWL5: Well-designed and Distinctive Places

8.92 This policy was previously Proposed Policy LWL5: Distinctive Places. This is a development management policy that does not impact directly on development viability, beyond the costs considered elsewhere in this report.

Policy LWL6: Built Form

8.93 The draft policy included a requirement that for Major Residential Development (Typically 10+ dwellings):50% of dwellings must have a form factor ≤ 1.7[89]. This was subsequently removed.

8.94 In any event, the modelling in this LPVA is based on the assumption the housing mix set out under Policy HOU1: Mixed and Balanced Communities below.

Policy LWL7: Streets and Public Realm for All

8.95 This policy was previously Proposed Policy LWL7: Streets for All. This is a broad design and development management policy, the costs of which are covered in the wider assumptions used through this report. It does not impact directly on development viability.

[88] A Motley of East Sussex County Council.

[90] Note that these percentage requirements do not apply to Build-to-Rent schemes or the Build-to-Rent portion of a mixed scheme, as the affordable housing percentage requirements of Build-to-Rent developments are set out in Policy HOU1.

Policy LWL8: Multimodal Parking, Servicing and Deliveries

7.47 This policy was previously Proposed Policy LWL8: Multimodal Parking. This is a broad policy that covers many areas which are covered elsewhere. Of note is in relation to bicycle parking and storage. An additional allowance is made for a bicycle storage shed for housing of £1,000 per unit.

7.48 Detached houses are modelled with garages at a cost of £10,000 per unit. This is somewhat greater than the cost more widely used, however has been increased to reflect the need to accommodate bicycles.

Policy DEV1: General Development Considerations

8.96 On the whole, this policy that does not impact directly on development viability, however it does include a requirement that all development includes '*the provision of appropriate means of access for disabled users*'.

8.97 This is a requirement of the M4(2) Accessible and Adaptability standard considered under *Policy HOU6: Access Standards* below.

Policy DEV2: Comprehensive Development and Masterplanning

8.98 This policy seeks that outline applications, or applications for partial / phased development of a larger site, must be accompanied by a comprehensive site-wide masterplan defining key parameters. This is a normal requirement that does not add to the cost of development considered elsewhere in this assessment.

Policy DEV3: Development Boundaries; Policy ECO4: Retention of Sites of Economic or Community Value; Policy SS3: Strategic Green Gaps

8.99 Policy DEV3: Development Boundaries is now part of Policy SS2: Development Boundaries, Policy ECO4: Retention of Sites of Economic or Community Value is numbered Policy ECO4: Retention of Sites of Economic or Community Value. These are design and development management policies that do not impact directly on development viability.

Policy HWB4: Healthcare and Other Community Facilities and Services

8.100 It is assumed the requirements of this policy will be met through developer contributions. It is assumed that this is within the wider developer contribution assumptions set out elsewhere in this chapter.

Policy HWB2: Health Impact Assessments

8.101 Health Impact Assessments (HIA) are a process that considers the wider effects of projects and developments and how they, in turn, may affect people's health and wellbeing. Some of these may be positive, while others could be detrimental and require mitigation. The idea is to ensure that a proposed project or development can be adjusted to maximise benefits to local health and minimise any harm by addressing existing health inequalities as well as

avoiding the creation of new ones. An HIA is a tool for integrating the promotion of health and wellbeing into a wide range of policies, projects and services.

8.102 In themselves, HIAs do not add to the cost of development, however it is important that consideration is given the process from the start of the design process to ensure that subsequent changes (that can be costly) are not required. The cost of preparing an HIA is reflected in the allowance for fees set out in Chapter 7 above.

Policy HWB3: Managing Impacts on Community Well-being

8.103 This policy was previously Proposed Policy HWB3: Reducing Harmful Impacts on Health. This is a development management policy, that does not impact directly on development viability.

Policy EC05: Temporary Uses

8.104 This is a new development management policy, that does not impact directly on development viability.

Policy ENV13: Green and Blue Infrastructure

8.105 This policy was previously Proposed Policy HWB5: Green and Blue Infrastructure. The daft policy has been simplified and now sets out the following requirements:

> ***All Relevant Development Proposals – On-Site Provision & Maintenance:***
>
> - *Requirement to enhance existing assets or deliver new on-site GBI connected to the wider network, addressing local deficits identified in the Rother Green and Blue Infrastructure Study (2026)*
> - *Incorporation of capital items into site design, including nature-based SuDS, street trees, biodiversity landscaping, and ecological buffer zones.*
> - *Requirement to establish and fund lifetime management and maintenance arrangements for all provided GBI (secured via planning condition or Section 106 agreement).*
>
> ***Major Development (50+ Dwellings or 2+ Hectares) – Technical Documentation:***
>
> - *Preparation and submission of a detailed GBI Plan in accordance with the Rother GBI Study.*

8.106 The impact of open space standards is covered separately under Policy ENV14 Recreational Facilities & Open Space above. The cost of preparing a GBI Plan , is reflected in the allowance for fees set out in Chapter 7 above.

Policy ENV15: Public Rights of Way

8.107 This policy was previously Proposed Policy HWB6: Public Rights of Way. This is a development management policy that does not impact directly on development viability.

Policy ENV16: Combe Valley Countryside Park and Policy ENV12: Bewl Water

8.108 This policy was previously Proposed Policy HWB7: Combe Valley Countryside Park. Policy ENV12: Bewl Water is a new policy. These are development management policies that do not impact directly on development viability.

Policy HOU1: Mixed and Balanced Communities

8.109 As drafted, the emerging policy seeks:

Market Housing Mix (10+ units):	At least 30% of the market housing units must comprise one and two-bedroom dwellings (with a preference for two-bedroom units).
Affordable Housing Mix:	Social/Affordable Rent: Majority of units must be one and two-bedroom dwellings. Intermediate Housing for Sale: Majority of units must be two and three-bedroom dwellings.
Build-to-Rent (BTR) Developments:	Affordable Private Rent: Minimum 20% of units must be affordable private rent and maintained in perpetuity.

8.110 It goes on to seek that development of 6+ units must provide a mix of housing sizes and types to meet the needs of differing households.

8.111 The Rother and Hastings HEDNA Update (Strategic Planning Research Unit DLP Planning Ltd with Edge Analytics Ltd, February 2024) sets out the following housing mix:

Table 8.13 Housing Mix by Tenure - Rother

Housing Mix by Need	1-bed	2-bed	3-bed	4+-bed	Total
Owner occupied (Market and Private, overall average)	6%	24%	49%	20%	100%
Affordable Home Ownership (based on PRS occupancy)	21%	44%	29%	5%	100%
Affordable/Social Rent (based on housing register)	49%	30%	16%	5%	100%

Source: Table 38. Rother and Hastings HEDNA (Strategic Planning Research Unit DLP Planning Ltd with Edge Analytics Ltd, February 2024)

8.112 The modelling is informed by this mix, although regard has also been had to the nature of the site and wider market expectations. As this LPVA was being completed the Council advised that the Housing and Economic Needs Assessment (HEDNA) was being updated and the draft report includes the following mix:

Table 8.14 Recommended for Housing Mix by Tenure – Rother

Mix by Bedroom Need	Bedrooms				Total
	1 bed	2 bed	3 bed	4 bed	
Market	9%	34%	36%	21%	100%
Affordable Home Ownership	24%	45%	24%	7%	100%
Social/Affordable Rent	43%	29%	20%	8%	100%
TOTAL	19%	34%	31%	17%	100%

Source: RDC (August 2026)

8.113 As in the earlier iterations of this report, the housing mix is based on the requirements of the draft HOU1 set out above and the mix from the 2024 SHMA. The mix is not rigidly applied, rather it has informed the modelling, wider factors such as the locality and types of schemes are also considered. By way of an example, more smaller units are included in the town centre schemes and more family housing on the larger greenfield sites. Further, the market is unlikely to deliver large numbers of 1 bed houses or 4 bed flats so the proportion of these is reduced.

8.114 The modelling in this LPVA is informed by the above mix.

Primary Residence Requirement

8.115 Consideration is being given to introduce a policy to restrict new homes in the Rye and Camber area (and perhaps more widely in the rural areas) from being used as a second home for or for short lets (e.g. Airbnb). This is at an early stage, however this would likely to be through a Primary Residence Condition under which new homes may only be occupied by people as their sole or primary home.

8.116 Similar clauses for Local Occupancy Restrictions have been used in the Lake District National Park (LDNP) for 25 years or so. In the LDNP the requirement is that the occupier has been living or working locally for at least 3 years. The Yorkshire Dales National Park Authority (YDNPA) has a similar scheme, although the timeframe is more flexible. The North York Moors National Park Authority (NYMNPA) also has a scheme whereby new homes outside the main settlements are subject to a local occupancy clause.

8.117 The YDNPA estimates that the local occupancy clause reduces the value of a home by 15% to 20% and the NYMNPA estimates that the local occupancy clause reduces the value of a home by 20% to 25%. It is however important to note that RDC is considering a Primary Residence Condition rather than a local occupancy clause, the impact of which would be less.

8.118 Introducing a policy that restricts the range of buyers that may purchase a house will reduce demand and that in turn may reduce values which will have an adverse impact on viability. It is difficult to predict what the impact will be, this will depend on the conditions that may be applied. In this assessment scenarios are tested to consider the impact of a 5% and a 10% reduction is newbuild house prices.

Policy HOU2: Affordable Housing

8.119 At the time of this report being prepared, the Council was developing this policy, and the overall requirement has been informed, at least in part, by the findings of this LPVA. The 2024 NPPF supporting PPG puts an emphasis on the delivery of Social Rented Housing. This is carried into the 2026 NPPF.

8.120 The draft version of the policy at Regulation 18 sought:

> *On housing sites or mixed-use developments delivering a net increase of six or more dwellings within the High Weald National Landscape and ten or more dwellings outside the High Weald National Landscape, or where the site has an area of 0.5 hectares or more outside the High Weald National Landscape, a minimum of **X percent** of the gross number of residential units must be provided[90] as on-site affordable housing provision, unless off-site provision or an equivalent financial contribution in lieu can be robustly justified.*

8.121 The tenure mix is set out as follows:

> *25% First Homes (where required in accordance with national policy)[91].*
>
> *58% Social/ Affordable Rented (with priority given to maximising social rent).*
>
> *17% Other Affordable Home Ownership.*

8.122 This is caveated:

> *Where First Homes are not a requirement of a particular scheme (as set out in national policy), or in the event of the requirement for First Homes falling away from national policy, the starting point for discussions shall be: 73% Social/ Affordable Rented (with priority given to maximising social rent) and 27% Affordable Home Ownership, as evidenced in the HEDNA (2024).*

8.123 The initial analysis is based on 70% affordable housing for rent, split equally between Social Rent and Affordable Rent, and the balance as Affordable Home Ownership. A range of affordable housing requirements and tenure mixes are tested.

Policy HOU3: Rural Exception Sites & Community-led Development

8.124 Proposed Policy HOU3: 100% Affordable Housing Developments and Proposed Policy HOU4: Allocating Sites for Wholly or Substantially Affordable Housing have not been taken into the draft Local Plan. Policy HO3 was previously Policy HOU5: Rural Exception Sites. This is a development management policy that does not impact on viability.

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[90] Note that these percentage requirements do not apply to Build-to-Rent schemes or the Build-to-Rent portion of a mixed scheme, as the affordable housing percentage requirements of Build-to-Rent developments are set out in Policy HOU1.

[91] Where First Homes are not a requirement of a particular scheme (as set out in national policy), or in the event of the requirement for First Homes falling away from national policy, the starting point for discussions shall be: 73% Social/ Affordable Rented (with priority given to maximising social rent) and 27% Affordable Home Ownership, as evidenced in the HEDNA (2024).

Policy HOU4: Sub-division of Dwellings, and Houses of Multiple Occupation (HMOs)

8.125 This policy was previously Proposed Policy HOU6. This is a development management policy that does not impact on viability.

Policy HOU5: Residential Internal Space Standards

8.126 This policy was previously Proposed Policy HOU7. All new dwellings must meet Nationally Described Space Standard (NDSS). In this regard, the *Nationally Described Space Standard – technical requirements* says:

> *This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.*

8.127 The following unit sizes are set out[92]:

Table 8.15 National Space Standards. Minimum gross internal floor areas and storage (sqm)

number of bedrooms	number of bed spaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage
1b	1p	39 (37)*			1
	2p	50	58		1.5
2b	3p	61	70		2
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4
	8p	125	132	138	

Source: Table 1, Technical housing standards – nationally described space standard (March 2015)

8.128 In this study the dwellings are assumed to be in line with the NDSS or larger.

92 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard____Final_Web_version.pdf

Policy HOU6: Access Standards

8.129 This policy was previously Proposed Policy HOU8. Paragraph 1(b) of Policy HO5: Meeting the needs of different groups of the 2026 NPPF, includes the following text:

> *Setting out the proportion of housing on major developments to be delivered to requirements M4(2) and M4(3) of the Building Regulations. Requirements should meet or exceed local levels of need, and should ensure that no less than 40% of homes on major developments are delivered to M4(2) standards (subject to any appropriate exemptions set out in the development plan);*

8.130 The Council's draft policy sought:

> *All new build dwellings are required to meet M4(2): Category 2 - Accessible and Adaptable Dwellings.*
>
> *Additionally, on sites of 20 or more dwellings, 5% of new market housing is required to meet the "wheelchair adaptable dwellings" standard in M4(3)(2)(a) (the provision made must be sufficient to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs).*
>
> *Where there is an identified need on the Housing Register, sites of 20 or more dwellings that provide affordable housing in line with Policy HOU2 are, as part of the affordable housing requirement, expected to provide a minimum of 5% to meet the "wheelchair accessible dwellings" standard in M4(3)(2)(b) (the provision made must be sufficient to meet the needs of occupants who use wheelchairs).*

8.131 The wording is likely to be updated to require (although the final wording is to be finalised):

- *On sites of 20 or more dwellings, 5% of new dwellings are required to meet the 'wheelchair adaptable dwellings' standard in M4(3)(2)(a), or alternatively 5% of new affordable housing ~~is~~ are required to meet the 'wheelchair accessible' standard in M4(3)(2)(b).*
- *All other new build dwellings are required to meet M4(2): Category 2 - Accessible and Adaptable Dwellings.*

8.132 The additional costs of the further standards (as set out in the draft Approved Document M amendments included at Appendix B4[93]) are set out below. The key features of the 3 level standard (as summarised in the DCLG publication *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015)[94], reflect accessibility as follows:

- Category 1 – Dwellings which provide reasonable accessibility.
- Category 2 – Dwellings which provide enhanced accessibility and adaptability (Part M4(2)).

[93] https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m

[94] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/418414/150327_-_HSR_IA_Final_Web_Version.pdf

- Category 3 – Dwellings which are accessible and adaptable for occupants who use a wheelchair (Part M4(3)).

8.133 The cost of a wheelchair accessible dwelling, based on the Wheelchair Housing Design Guide for a 3 bed house, is taken to be £25,136 per dwelling[95]. The cost of a wheelchair adaptable dwelling, based on the Wheelchair Housing Design Guide for a 3 bed house, is taken to be £10,111 per dwelling[96]. The cost of Category 2 is taken to be £521[97]. These costs have been indexed[98] to £39,565 per dwelling, £15,915 per dwelling and £820 per dwelling respectively.

8.134 Overall, the cost of requiring 5% of all homes to meet M4(3)(2)(a), or alternatively 5% of new affordable housing to meet the 'wheelchair accessible' standard in M4(3)(2)(b) is similar.

8.135 The draft policy requirement was included in the base appraisals and the impact of alternative options tested.

Policy HOU7: Specialist Housing for Older People

8.136 This policy was previously Proposed Policy HOU9. The Council has been considering including elements of Specialist Housing for Older People on larger sites. The delivery of specialist housing is tested separately in this report.

8.137 The Regulation 19 version of this policy has been updated to include the following requirements, as well as being an enabling policy:

> *Full affordable housing requirements apply to all specialist schemes meeting Policy HOU2 thresholds (6+ dwellings in High Weald; 10+ dwellings or 0.5+ ha elsewhere):*
>
> *30% on greenfield sites / 10% on brownfield sites, applying the standard tenure mix (20% Social Rent / 50% Affordable Rent / 30% Affordable Home Ownership).*
>
> *Where on-site registered provider management or service charges make on-site delivery impractical, an equivalent financial commuted sum in lieu is permitted.*

8.138 The delivery of specialist older people's housing, including the ability to bear affordable housing, has been tested.

Policy HOU8: Residential Care & Nursing Homes

8.139 This policy was previously Proposed Policy HOU10. This is an enabling policy that does not impact on viability.

[95] Paragraph 152 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

[96] Paragraph 153 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

[97] Paragraph 157 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

[98] BCIS General Building Cost Index. March 2015 2015 318.0, June 2026 500.6 = plus 57.4%

Policy HOU9: Gypsies, Travellers and Travelling Showpeople Criteria

8.140 This policy was previously Proposed Policy HOU11. This is an enabling policy that does not impact on viability.

Policy HOU10: Self-Build and Custom Housebuilding

8.141 This policy was previously Proposed Policy HOU12. This policy requires at least 5% of homes on sites of 20 and larger to be for self and custom build plots. It is assumed that this policy would be implemented on a 'whole plot' basis, so sites over 40 units would be required to provide 2 plots, sites over 60 units would be required to provide 3 plots and so on. The policy would not apply to schemes consisting solely of flats, Build-to-Rent, specialist accommodation, or conversions.

8.142 Through the technical consultation, a landowner[99] set out:

> *While it is recognised that such policies may not readily lend themselves to direct modelling, the statement that they do not impact on viability would benefit from clarification. In practice, these requirements can influence site layout, phasing and delivery assumptions, and therefore have an indirect effect on development viability, particularly for smaller allocations where flexibility is more limited.*
>
> *This is relevant, for example, in relation to policies such as self-build provision, which may influence layout, servicing requirements and delivery patterns, even where these effects are not explicitly modelled.*

8.143 The assessment of this policy was not addressed in the April pre-consultation iteration of this report. Consideration has now been given to it – see Chapter 10 below.

Policy HOU11: New Dwellings in the Countryside

8.144 This policy was previously Proposed Policy HOU13. This is a development management policy.

8.145 Similarly to *Policy HOU1: Mixed and Balanced Communities* above, consideration is being given to the introduction of a policy to restrict new homes in the countryside from being used as a second home or for short lets through the use of a Primary Residence Condition under which new homes may only be occupied by people as their sole or primary home. The impact of such a condition is considered under *Policy HOU1: Mixed and Balanced Communities* above.

Policy HOU12: Dwellings for Rural Workers

8.146 This is an enabling policy that does not impact on viability.

[99] Bidwells for Exeter College, with regard to Land at Grove Farm (Phase 2), Robertsbridge (RB3)

Policy HOU13: External Residential Amenity Areas

8.147 The draft policy includes requirements for private external space:

Houses:	Minimum private rear garden length of 10 metres.
Flats & Maisonettes:	Minimum 3 sqm total private external amenity space per unit (e.g., balconies or terraces).

8.148 The requirement for private outdoor space reflects standard industry design practices. The site capacities and net developable areas in the Local Plan and tested within this study have been modelled at densities that accommodate these standards. It is understood that the policy will not impact adversely on the site capacity assumptions.

8.149 The policy goes on to seek the provision of safe, secure, covered cycle storage, car parking, and EV charging infrastructure. The are normal development costs, allowed for in the wider development assumptions.

Policy HOU14: Extensions to Residential Gardens in the Countryside; Policy HOU15: Extensions, Alterations and Outbuildings; Policy HOU16: Annexes; Policy HOU17: Boundary Treatments and Means of Enclosure and; Policy HOU18: Accesses and Drives

8.150 Policy HO14 was previously Proposed Policy HOU15: Extensions to Residential Gardens in the Countryside. The remaining policies have also been renumbered. These are development management policies that do not impact on viability.

Policy ECO1: Supporting a Thriving Local Economy; Policy ECO2: New Employment Development; Policy ECO6: Supporting Town & Village Vitality; Policy ECO7: Tourism Activities, Facilities & Accommodation; Policy ECO6: Holiday Sites & Accommodation; Policy ECO9: Agriculture Development and Forestry and; Policy ECO10: Agricultural Diversification;

8.151 The above policies have been renumbered and renamed. These are development management policies that do not impact on viability.

Policy ECO12: Local Employment & Skills

8.152 This policy was previously Proposed Policy ECO12. Initially, residential developments of 10 or more dwellings and non-residential developments of 1,000 sqm and greater were to be required to provide financial contribution for the Local Employment and Skills Plan (LESP):

- £200 per dwelling
- £1 per sqm of non-residential floorspace

8.153 In residential development, the skills contribution is assumed to be within the wider developer contribution assumptions set out above. As this report was being completed the residential threshold was increased to 20 units and the contribution from non-residential floorspace increased to £2 per sqm. This change is reflected in the final modelling.

Policy ECO11: Equestrian Developments

8.154 This policy was previously Proposed Policy ECO11. This is a development management policy that does not impact on viability.

Policy LAN1: Landscape Character and Stewardship

8.155 This is a development management policy that does not impact on viability.

Policy LAN3: Trees, Woodlands and Hedgerows

8.156 This policy was previously Proposed Policy LAN2, the requirements have been updated by the Council. The policy seeks that streets are tree lined. As set out in the April 2026 iteration of this report, the Council's site allocation process has factored this requirement, and other policy requirements, into the estimated site capacities so this will not impact on development viability.

8.157 The cost of preparing a comprehensive tree planting management and maintenance plan is reflected in the allowance for fees set out in Chapter 7 above.

8.158 Under the draft policy, all applications impacting trees were required to submit a Capital Asset Value for Amenity Trees (CAVAT) assessment, although this proposal is not carried forward into the Regulation 19 Local Plan. The approach to fees is set out in Chapter 7 above.

Policy LAN4: Light Pollution & Dark Skies

8.159 This policy was previously Proposed Policy LAN3. This is a development management policy that does not impact on viability.

Policy ENV1: Flood Risk Management, Policy ENV2: Protection of Water Quality & the Water Environment

8.160 his policy was previously Proposed Policy ENV1: Coastal, Water and Flood Risk Management and Policy ENV2: Protection of Water Quality & the Water Environment. These are policies that seek to mitigate the risks of flooding through design, implementation, s106 flood mitigation contributions and the land-take impact of buffer zones. The costs of strategic flood mitigation contributions are assumed to be within the wider developer contributions assumptions set out above.

8.161 The requirement for design and implementation, including flood buffer zones is treated as an embedded site constraint rather than a policy burden. The Council confirmed capacities of the proposed allocations have been calculated taking into account buffer zones. On this basis, the spatial requirements of the policy would not adversely impact the proposed allocations' capacity.

Policy ENV3: Sustainable Surface Water Drainage (SuDS)

8.162 This policy was previously Proposed Policy ENV2. This concerns flood risk and water management. The overriding high-level principles are that the development will not be subject to flooding and will not exacerbate flooding elsewhere. In large part the policy will direct development away from the areas of greatest risk.

8.163 For this study Sustainable Urban Drainage Systems (SuDS) are a policy requirement as and when needed. SuDS aim to limit the waste of water, reduce water pollution and flood risk relative to conventional drainage systems. In this study, it is anticipated that new development will be required to incorporate SuDS. SuDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SuDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SuDS will be incorporated into the green spaces (subject to local ground conditions), and will be delivered through soft landscaping within the wider site costs.

Policy ENV4: Foul Water Drainage

8.164 This is a new policy that seeks the provision of appropriate infrastructure for sewerage. The costs of these requirements are within the site costs set out in Chapter 7 above.

Policy ENV5: Ground Conditions; ENV6: Rother Coastal Change Management Area (CCMA)

8.165 These policies were previously Proposed Policy Proposed Policy ENV3: Land Stability and Proposed Policy ENV4: Fairlight Cove Coastal Change Management Area (CCMA). They are development management policies that do not impact on viability.

Policy ENV7: Biodiversity

8.166 This is a new overarching policy setting high-level biodiversity principles. It does not contain standalone cost-bearing development burdens. Its viability implications (biodiversity net gain, green and blue infrastructure requirements) have been considered under other policies.

Policy ENV8: Habitats and Species

8.167 This policy was previously Proposed Policy ENV5. The draft policy seeks an appropriate buffer to protect Ancient Woodland, veteran trees, and other ecological features. These spatial buffers are assumed to be integrated into the broader Green Infrastructure and Open Space requirements of the development. They can typically be co-located within these non-developable areas, and the buffers are accommodated within the standard gross-to-net land assumptions. Therefore, the policy will not result in a further reduction to the Net Developable Area or adversely impact site capacity.

8.168 The policy also requires appropriate ecological surveys and reports for proposals likely to affect designated sites, protected species, or wildlife habitats. This would not add to the cost of development. The approach to professional fees is set out in Chapter 7 above.

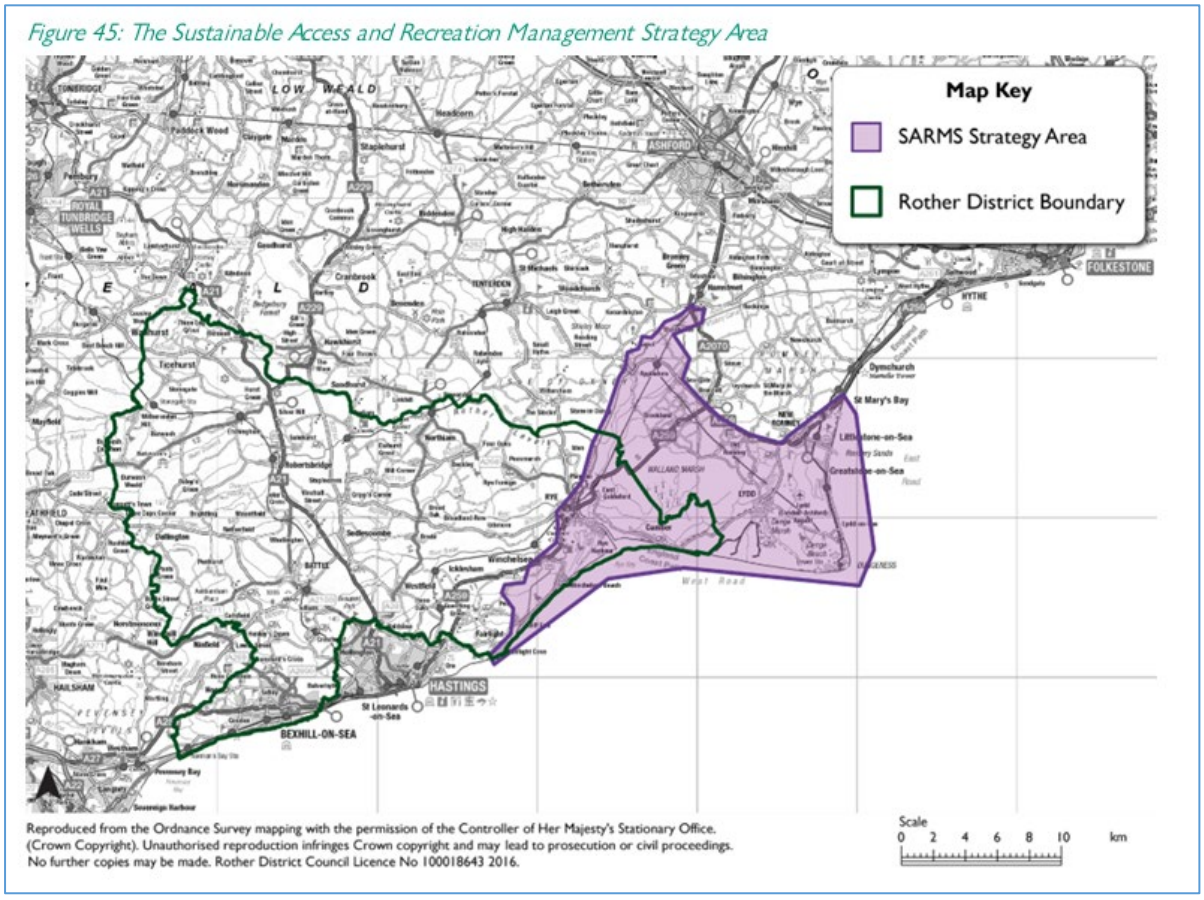
8.169 The policy also requires proposals to design-in provisions for wildlife (such as integrated bird/bat boxes, bee bricks and hedgehog highways). The cost is likely to be modest, an allowance of £50 per unit is made.

Policy ENV11: Sustainable Access and Recreation Management Strategy

8.170 This policy was previously Proposed Policy ENV6. This is broad policy that would cover SANG and SAMM payments. The Council does not seek such payments and it is not anticipated that such payments will be sought in the foreseeable future.

8.171 This policy also concerns the Dungeness, Romney Marsh and Rye Bay SPA/ Ramsar or Pevensey Levels SAC/Ramsar sites. It is understood that Natural England will seek a mitigation of £400 to £500 per unit in the south east of the District – although little development is anticipated in the effected area.

Figure 8.5 the Dungeness Complex Sustainable Access and Recreation Management Strategy (SARMS) Area



Source: RDC (June 2026)

8.172 This amount is assumed to be within the wider development contribution assumption as set out earlier.

Policy HER1: Conservation of the Historic Environment

8.173 This policy was previously Proposed Policy HER1: Heritage Management. The policy seeks appropriate research and investigation for both above and below ground archaeology. This would not add to the cost of development. The approach to professional fees is set out in Chapter 7 above.

Policy HER2: Conversion & Re-use of Historic Buildings and; Policy HER3: Shopfronts, Signage and Advertising

8.174 Policy HER2 was previously Proposed Policy HER2: Traditional Historic Farm Buildings. These are development management policies that do not impact on viability.

Building Safety Levy

8.175 The Building Safety Levy (BSL) was announced in February 2021 to pay for the remediation of building safety defects as part of the response to the Grenfell Tower fire. In March 2025, the Government announced that the Levy will be introduced from October 2026. In RDC the Levy is £16.95 per sqm for brownfield land and £33.91 per sqm for greenfield land[100] and applies to major development.

8.176 The BSL is included, as a cost, in the appraisals in the assessment.

[100] Building Safety Levy: Technical consultation response - GOV.UK

9. Modelling

9.1 In the previous chapters, the general assumptions to be inputted into the development appraisals are set out. In this chapter, the modelling is set out. It is stressed that this is a high-level study that is seeking to capture the generality rather than the specific. The purpose is to establish the cumulative impact of emerging policies on development viability in Rother District. The results of this LPVA will, in due course, be one of the factors that informs the Council's site selection process – the viability of a policy compliant scheme being an important factor.

9.2 The approach is to model a set of development sites that are broadly representative of the type of development that is likely to come forward under the new Local Plan.

Residential Development

9.3 To inform the modelling, the characteristics of the planned development are considered in terms of location, size and suggested use, representative of sites in the Rother District area. In arriving at appropriate assumptions for residential development on each site, the built forms used in the appraisals are appropriate to current development practices. In addition, the policy requirements, as set out in Chapter 8 above, in terms of mix and open space, are reflected in the modelling.

9.4 A set of typologies are modelled which have been developed to respond to the variety of development situations and densities typical in the area, and this is used to inform development assumptions for sites. This approach enables HDH to follow the assumptions used in the Council's wider evidence base and form a view about floorspace density to be accommodated on the site, based on the amount of development, measured in net floorspace per hectare. This is a key variable because the amount of floorspace which can be accommodated on a site relates directly to the Residual Value, and is an amount which developers will normally seek to maximise (within the constraints set by the market).

9.5 When establishing site capacity, the Council uses minimum densities which are sought under the Policy LWL1: Efficient Use of Land & Appropriate Densities being:

a) Bexhill Urban Area (BX1): 110–130+ dph (average 120).

b) Bexhill Suburban areas: 45-75 dph (avg. 60).

c) Historic Towns (Rye & Battle): 35-80 dph (avg. 60)

d) Live Well Locally areas: 35-55 dph (avg. 40).

e) Village areas (with development boundaries): 25-45 dph (avg. 35).

f) Countryside areas (including villages and hamlets without development boundaries): no minimum density range applies. Where residential development is supported by other policies in this plan, density will be determined through a design-led assessment of site context in line with the other requirements of this policy..

Table 9.1 Net Developable Area Assumptions

Type	Size	Assumptions
Small sites	< 0.5ha	Typically 90%–100% developable, subject to site-specific constraints
Medium sites	0.5ha – 2ha	Typically assumed 75% developable
Large strategic sites	> 2ha	In the absence of indicative layouts, we assume approximately 50% of the site area is developable (as per HELAA Para 41)

Source: RDC (April 2026)

9.6 The modelling in this LPVA is consistent with the above and the policies in the emerging Plan (eg housing mix etc). To inform the modelling, the Council has provided a long list of potential allocations. These have been analysed by type and geographical distribution.

Table 9.2 Potential Development Sites by Land Use

	Site Area		Dwelling Capacity	
Residential				
Brownfield	14.74	6.56%	583	14.31%
Greenfield	205.04	91.21%	3,393	83.30%
Mixed	5.02	2.23%	97	2.38%
	224.80	**48.09%**	**4,073**	**52.35%**
Mixed-use				
Brownfield	11.79	6.37%	478	13.57%
Greenfield	140.73	75.98%	2,414	68.54%
Mixed	32.69	17.65%	630	17.89%
	185.21	**39.62%**	**3,522**	**45.27%**
Non-resi				
Brownfield	4.31	9.56%	0	
Greenfield	40.78	90.44%	0	
Mixed		0.00%	0	
	45.09	**9.64%**	**0**	**0.00%**
Other				
Brownfield		0.00%		0.00%
Greenfield	12.40	100.00%	185	100.00%
Mixed		0.00%		0.00%
	12.40	**2.65%**	**185**	**2.38%**
All	**467.50**		**7,780**	

Source (RDC, April 2026)

Table 9.3 Potential Development Sites by Parish

	Site Area		Dwelling Capacity	
Battle	40.49	8.59%	691	8.79%
Beckley	2.68	0.57%	53	0.67%
Bexhill	284.32	60.33%	4,768	60.65%
Brede	9.31	1.98%	119	1.51%
Brightling	0.97	0.21%	0	0.00%
Burwash	6.38	1.35%	80	1.02%
Camber	0.93	0.20%	15	0.19%
Catsfield	6.00	1.27%	85	1.08%
Crowhurst	2.52	0.53%	49	0.62%
Etchingham	3.91	0.83%	70	0.89%
Ewhurst	1.61	0.34%	33	0.42%
Fairlight	3.24	0.69%	35	0.45%
Guestling	2.49	0.53%	48	0.61%
Hurst Green	16.31	3.46%	239	3.04%
Iden	0.85	0.18%	25	0.32%
Northiam	1.95	0.41%	32	0.41%
Peasmarsh	8.59	1.82%	143	1.82%
Playden	1.71	0.36%	39	0.50%
Rye	9.27	1.97%	325	4.13%
Salehurst & Robertsbridge	18.40	3.90%	344	4.38%
Sedlescombe	15.62	3.31%	119	1.51%
Ticehurst	13.30	2.82%	230	2.93%
Westfield	12.59	2.67%	180	2.29%
Blank	7.86	1.67%	140	1.78%
All	**471.30**		**7,862**	

Source (RDC, April 2026)

9.7 About 75% of the potential residential capacity is on greenfield sites and about 60% is within or adjacent to Bexhill in the southwest of the District.

9.8 The greenfield sites are modelled at the density assumptions set out above, plus the open space requirement as set out in Chapter 8. The brownfield sites are modelled based on the above density assumptions, with an assumption that the open space may be, at least in part, provided off-site. It is important to note that the majority of the sites under consideration for allocation are greenfield sites.

9.9 A typical current estate housing built form would provide development at between 3,000 sqm per ha to 3,550 sqm per ha on a substantial site, or sensibly shaped smaller site. A representative housing density might be 30 per net ha to 35 per net ha. It provides for a

majority of houses, but with a small element of flats, in a mixture of two storey and two and a half to three storey form, with some rectangular emphasis to the layout.

9.10 Some schemes have an appreciably higher density development providing largely or wholly apartments, in blocks of three storeys or higher. The cost of construction is, in part, a factor of the height of the buildings, with construction of six storeys or more costing notably more that buildings of five storeys or less. It is assumed that to achieve densities of 150 units per ha and greater, it is necessary use a form that includes six or more storeys.

9.11 The main characteristics of the modelled sites are set out in the tables below. A proportion of the housing to come forward over the plan-period will be on smaller sites, therefore several smaller sites have been included.

9.12 Drawing on the above information, a set of typologies and the carried forward strategic sites are modelled as follows. It is important to note that the Strategic Sites included below may be subject to refinement as the plan-making process continues.

Table 9.4 Summary of Modelled Typologies

			Current Use	Units	Area Ha				Density Units/ha		Density
					Total	Gross	Net	%	Gross	Net	m2/ha
1	Large Greenfield 600	Green	Agricultural	600	30.000	30.000	15.000	50.0%	20.00	40.00	3,550
2	Large Greenfield 400	Green	Agricultural	400	20.000	20.000	10.000	50.0%	20.00	40.00	3,536
3	Large Greenfield 300	Green	Agricultural	300	15.000	15.000	7.500	50.0%	20.00	40.00	3,569
4	Large Greenfield 300 LD	Green	Agricultural	300	17.143	17.143	8.571	50.0%	17.50	35.00	3,123
5	Large Greenfield 210	Green	Agricultural	210	10.500	10.500	5.250	50.0%	20.00	40.00	3,546
6	Large Greenfield 210 LD	Green	Agricultural	210	12.000	12.000	6.000	50.0%	17.50	35.00	3,103
7	Greenfield 190	Green	Agricultural	190	9.500	9.500	4.750	50.0%	20.00	40.00	3,533
8	Greenfield 190 LD	Green	Agricultural	190	10.857	10.857	5.429	50.0%	17.50	35.00	3,092
9	Greenfield 70	Green	Agricultural	70	3.500	3.500	1.750	50.0%	20.00	40.00	3,526
10	Greenfield 70 LD	Green	Agricultural	70	4.000	4.000	2.000	50.0%	17.50	35.00	2,771
11	Greenfield 35	Green	Agricultural	35	1.167	1.167	0.875	75.0%	30.00	40.00	3,512
12	Greenfield 35 LD	Green	Agricultural	35	1.167	1.167	0.875	75.0%	30.00	40.00	3,512
13	Greenfield 20	Green	Agricultural	20	0.762	0.762	0.571	75.0%	26.25	35.00	3,113
14	Greenfield 12	Green	Agricultural	12	0.381	0.381	0.343	90.0%	31.50	35.00	2,953
15	Greenfield 9	Green	Agricultural	9	0.286	0.286	0.257	90.0%	31.50	35.00	3,136
16	Greenfield 6	Green	Agricultural	6	0.190	0.190	0.171	90.0%	31.50	35.00	4,703
17	Greenfield 5	Green	Agricultural	5	0.159	0.159	0.143	90.0%	31.50	35.00	2,809
18	Greenfield 3	Green	Agricultural	3	0.074	0.074	0.067	90.0%	40.50	45.00	2,419
19	Greenfield 3 LD	Green	Agricultural	3	0.095	0.095	0.086	90.0%	31.50	35.00	3,106
20	Large Brownfield 250	Brown	PDL	250	8.333	8.333	4.167	50.0%	30.00	60.00	5,088
21	Brownfield 80	Brown	PDL	80	1.778	1.778	1.333	75.0%	45.00	60.00	5,081
22	Brownfield 60	Brown	PDL	60	1.333	1.333	1.000	75.0%	45.00	60.00	5,083
23	Brownfield 60 LD	Brown	PDL	60	2.000	2.000	1.500	75.0%	30.00	40.00	3,548
24	Brownfield 20	Brown	PDL	20	0.444	0.444	0.333	75.0%	45.00	60.00	5,138
25	Brownfield 20 LD	Brown	PDL	20	0.667	0.667	0.500	75.0%	30.00	40.00	3,558
26	Brownfield 12	Brown	PDL	12	0.222	0.222	0.200	90.0%	54.00	60.00	5,113
27	Brownfield 12 LD	Brown	PDL	12	0.333	0.333	0.300	90.0%	36.00	40.00	3,442
28	Brownfield 6	Brown	PDL	6	0.111	0.111	0.100	90.0%	54.00	60.00	4,975
29	Brownfield 6 LD	Brown	PDL	6	0.167	0.167	0.150	90.0%	36.00	40.00	2,583

Table 9.4 Summary of Modelled Typologies – Continued

			Current Use	Units	Area Ha				Density Units/ha		Density
					Total	Gross	Net	%	Gross	Net	m2/ha
30	Large Brown Flats 200	Brown	PDL	200	2.222	2.222	1.667	75.0%	90.00	120.00	8,969
31	Brown Flats 80	Brown	PDL	80	0.889	0.889	0.667	75.0%	90.00	120.00	8,942
32	Brown Flats 40	Brown	PDL	40	0.533	0.533	0.400	75.0%	75.00	100.00	7,383
33	Brown Flats 20	Brown	PDL	20	0.281	0.281	0.267	95.0%	71.25	75.00	5,721
34	Brown Flats 12	Brown	PDL	12	0.180	0.180	0.171	95.0%	66.50	70.00	5,125
38	Sth of Barnhorn Road	Green	Agricultural	400	19.048	19.048	11.429	60.0%	21.00	35.00	3,094
39	Beeches Farm & Nth of Barnhorn Road	Green	Agricultural	540	25.714	25.714	15.429	60.0%	21.00	35.00	3,105
40	Worsham Farm (East)	Green	Agricultural	354	16.857	16.857	10.114	60.0%	21.00	35.00	3,108

Source: HDH (March 2026)

9.13 Through the technical consultation, a landowner[101] suggested that the report *'includes typologies reflecting sites in the 50–100 dwelling range; ensures that gross-to-net and density assumptions reflect green infrastructure, drainage and layout requirements; …*'. They went on to suggest sensitivity testing. As set out above, the modelling does include a typology in this range, and the modelling is based on the Council's wider assumptions used in the plan making process. Further, the Council has confirmed that site allocation process has factored the various policy requirements when estimating the capacities of the various sites.

6.36 A landowner[102] commented

> *… We consider that HG4 does not sit comfortably within standard small or medium site typologies, as its deliverability is intrinsically linked to infrastructure provision rather than residential development alone.*

[101] Bidwells for Exeter College, with regard to Land at Grove Farm (Phase 2), Robertsbridge (RB3)

[102] Rachel and Gary Henchington with regard to Land at The Lodge (HG4)

9.14 HG4 (Land at The Lodge, London Road, Hurst Green) is a 9.52 ha site, in the High Weald National Landscape area, being considered for 150 or dwellings and a mix of uses that may include community, employment, leisure or retail. The residential, employment and retail uses are all considered separately, and allowance is made for contributions towards community uses.

9.15 It is important to note that some of the above typologies could have significant amounts of existing floor space. This has a very significant impact on the amount of CIL to be paid (CIL only applies to net new development, unless the existing floorspace has not recently been in lawful use) or the level of affordable housing (through Vacant Building Credit). The rules in this regard are complex and depend on the extent of the existing use of the building. Very few developments will be eligible to pay no CIL and make no affordable housing contribution.

Older People's Housing

9.16 A private Sheltered/retirement and an Extracare scheme have been modelled, each on a 0.5 ha site as follows.

a. A private Sheltered/retirement scheme of 30 x 1 bed units of 50 sqm and 30 x 2 bed units of 75 sqm to give a net saleable area (GIA) of 3,750 sqm. A further 20% non-saleable service and common areas are assumed to give a scheme GIA of 4,500 sqm.

b. An Extracare scheme of 36 x 1 bed units of 65 sqm and 24 x 2 bed units of 80 sqm to give a net saleable area (GIA) of 4,260 sqm. A further 30% non-saleable service and common areas are assumed to give a scheme GIA of 5,519 sqm.

9.17 This modelling was broadly based on *Briefing Note on Viability Prepared for Retirement Housing Group* (Three Dragons, May 2013, Updated February 2016)[103]. This suggests a typical site size of 0.5 ha and typical schemes of Sheltered housing having between 50 to 60 units (100-120 per ha) and typical schemes of Extracare housing having between 40 and 50 units (80-100 per ha). A typical mix of 60:40 1 bed:2 bed, to 40:60 1 bed:2 bed apartments is suggested, as are the following development assumptions:

Table 9.5 RHG Suggested Development Assumptions

	Sheltered	Extra Care	Net Saleable
1 Bed	50sqm	65sqm	20%-30%
2 Bed	75sqm	80sqm	35%-40%

Source: Briefing Note on Viability Prepared for Retirement Housing Group (Three Dragons, May 2013, Updated February 2016)

[103] https://retirementhousinggroup.com/rhg-publications/

Employment Uses

9.18 The Council is considering allocating a number of sites for employment uses. RDC will have relatively little influence of the specifics of what comes forward on each site so, for this study, a number of development types have been modelled.

9.19 The land use assumptions used in the Council's HELAA are used:

Table 9.6: Employment Uses - Net Developable Land required per 1,000 sqm GIA

Uses	Plot Ratio	Benchmark: Land required per 1,000 sqm GIA
E(g) / B2	0.4	0.25 ha
B8 (Storage)	0.35	0.29 ha
Small Infill	0.5	0.20 ha

Source: RDC (April 2026)

9.20 These are representative of the development most likely to come forward on the proposed, non-residential allocations.

a. **Offices**. These are more than 250 sqm, will be of steel frame construction, be over several floors and will be located on larger business parks. Typical larger units in the area around 2,000 sqm – and this will be used as the basis of the modelling. A smaller 400 sqm format is also modelled.

b. I**ndustrial**. Modern industrial units of over 4,000 sqm. There is little new space being constructed. This is used as the basis of the modelling.

   A smaller format, 400 sqm unit with 40% coverage is also assumed which is based on the single storey construction.

c. **Distribution**. A large modern shed is modelled, assuming 4,000 sqm and 35% site coverage.

9.21 Through the technical consultation a local not-for-profit economic regeneration company[104] suggested (making a cross reference to the Regulation 18B consultation) that rather than the densities in the table above, densities closer to 40% should be used, as these are closer to national norms. Whilst this a reasonable point, it is important that this LPVA is consistent with the Council's wider assumptions, to ensure the modelling is representative of the planned development/

[104] Andrew Frost BA (Hons) PgCert MBA MIRCS MIED of Sea Change Sussex in relation to Various Sites located primarily in Bexhill and its surroundings.

10. Residential Appraisals

10.1 At the start of this chapter, it is important to stress that the results of the appraisals do not, in themselves, determine policy. The results of this study are one of several factors that Rother District Council will consider when settling policy, including the need for infrastructure and the track record in delivering affordable housing and collecting payments under s106.

10.2 The appraisals use the residual valuation approach, they assess the value of a site after considering the costs of development, the likely income from sales and/or rents and a developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. For the proposed development to be viable, it is necessary for this Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin, being the Benchmark Land Value (BLV).

10.3 As set out above, for each development type the Residual Value is calculated. The results are set out and presented for each site and per gross hectare to allow comparison between sites. In the tables in this chapter, the results are colour coded using a traffic light system:

a. **Green Viable** – where the Residual Value per hectare exceeds the BLV per hectare (being the EUV plus the appropriate uplift to provide a landowners' premium).

b. **Amber Marginal** – where the Residual Value per hectare exceeds the EUV but not the BLV. These sites should not be considered as viable when measured against the test set out – however, depending on the nature of the site and the owner, they may come forward.

c. **Red Not-viable** – where the Residual Value does not exceed the EUV.

10.4 A report of this type applies relatively simple assumptions that are broadly reflective of an area to assess viability. The fact that a typology is shown as viable does not necessarily mean that, that type of development will come forward and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is happening on the ground in terms of development.

Base Appraisals

10.5 The initial appraisals are based on the emerging policy options, and are taken as a convenient starting point. The base modelling is based on the following requirements:

a.	Affordable Housing	35%	
		Provided as 35% Social Rent, 35% Affordable Rent, 30% AHO	
b.	Design	20% BNG, Zero Carbon, 100 LPPPD	
		5% of market houses M4(3)a, 5% of affordable housing M4(3)b and the balance as M(4)2	
c.	Developer Contributions	10 to 50 units	£5,000 per unit

50+ Units	£10,000 per unit
CIL	As per adopted (indexed to 2026)

10.6 The base appraisals are included in **Appendix 10**.

Table 10.1a Residual Values – Battle, Rural North and West

				Area (ha)		Units	Residual Value (£)		
				Gross	Net		Gross ha	Net ha	Site
Site 1	Large Greenfield 600	Green	Agricultural	30.00	15.00	600	446,716	893,431	13,401,468
Site 2	Large Greenfield 400	Green	Agricultural	20.00	10.00	400	469,049	938,099	9,380,989
Site 3	Large Greenfield 300	Green	Agricultural	15.00	7.50	300	522,144	1,044,288	7,832,161
Site 4	Large Greenfield 300 LD	Green	Agricultural	17.14	8.57	300	456,876	913,752	7,832,161
Site 5	Large Greenfield 210	Green	Agricultural	10.50	5.25	210	337,238	674,477	3,541,004
Site 6	Large Greenfield 210 LD	Green	Agricultural	12.00	6.00	210	295,084	590,167	3,541,004
Site 7	Greenfield 190	Green	Agricultural	9.50	4.75	190	-63,929	-127,859	-607,330
Site 8	Greenfield 190 LD	Green	Agricultural	10.86	5.43	190	-55,938	-111,877	-607,330
Site 9	Greenfield 70	Green	Agricultural	3.50	1.75	70	-55,729	-111,459	-195,052
Site 10	Greenfield 70 LD	Green	Agricultural	4.00	2.00	70	8,123	16,247	32,494
Site 11	Greenfield 35	Green	Agricultural	1.17	0.88	35	95,884	127,845	111,865
Site 12	Greenfield 35 LD	Green	Agricultural	1.17	0.88	35	95,884	127,845	111,865
Site 13	Greenfield 20	Green	Agricultural	0.76	0.57	20	334,354	445,805	254,746
Site 14	Greenfield 12	Green	Agricultural	0.38	0.34	12	385,056	427,840	146,688
Site 15	Greenfield 9	Green	Agricultural	0.29	0.26	9	530,460	589,400	151,560
Site 16	Greenfield 6	Green	Agricultural	0.19	0.17	6	92,021	102,246	17,528
Site 17	Greenfield 5	Green	Agricultural	0.16	0.14	5	657,933	731,037	104,434
Site 18	Greenfield 3	Green	Agricultural	0.07	0.07	3	662,918	736,575	49,105
Site 19	Greenfield 3 LD	Green	Agricultural	0.10	0.09	3	453,302	503,669	43,172
Site 20	Large Brownfield 250	Brown	PDL	8.33	4.17	250	653,245	1,306,491	5,443,712
Site 21	Brownfield 80	Brown	PDL	1.78	1.33	80	-441,539	-588,719	-784,958
Site 22	Brownfield 60	Brown	PDL	1.33	1.00	60	-386,593	-515,458	-515,458
Site 23	Brownfield 60 LD	Brown	PDL	2.00	1.50	60	-500,036	-666,714	-1,000,071
Site 24	Brownfield 20	Brown	PDL	0.44	0.33	20	286,910	382,547	127,516
Site 25	Brownfield 20 LD	Brown	PDL	0.67	0.50	20	-28,522	-38,029	-19,015
Site 26	Brownfield 12	Brown	PDL	0.22	0.20	12	340,632	378,480	75,696
Site 27	Brownfield 12 LD	Brown	PDL	0.33	0.30	12	1,864	2,071	621
Site 28	Brownfield 6	Brown	PDL	0.11	0.10	6	347,946	386,606	38,661
Site 29	Brownfield 6 LD	Brown	PDL	0.17	0.15	6	127,760	141,956	21,293
Site 30	Large Brown Flats 200	Brown	PDL	2.22	1.67	200	-2,629,182	-3,505,576	-5,842,627
Site 31	Brown Flats 80	Brown	PDL	0.89	0.67	80	-4,861,955	-6,482,607	-4,321,738
Site 32	Brown Flats 40	Brown	PDL	0.53	0.40	40	-3,612,803	-4,817,071	-1,926,828
Site 33	Brown Flats 20	Brown	PDL	0.28	0.27	20	-3,595,375	-3,784,605	-1,009,228
Site 34	Brown Flats 12	Brown	PDL	0.18	0.17	12	-3,117,388	-3,281,461	-562,536

Source: HDH (July 2026)

Table 10.1b Residual Values – Hastings Fringes and Rural East

				Area (ha)		Units	Residual Value (£)		
				Gross	Net		Gross ha	Net ha	Site
Site 1	Large Greenfield 600	Green	Agricultural	30.00	15.00	600	541,630	1,083,259	16,248,887
Site 2	Large Greenfield 400	Green	Agricultural	20.00	10.00	400	563,753	1,127,506	11,275,060
Site 3	Large Greenfield 300	Green	Agricultural	15.00	7.50	300	617,371	1,234,743	9,260,571
Site 4	Large Greenfield 300 LD	Green	Agricultural	17.14	8.57	300	540,200	1,080,400	9,260,571
Site 5	Large Greenfield 210	Green	Agricultural	10.50	5.25	210	437,462	874,924	4,593,351
Site 6	Large Greenfield 210 LD	Green	Agricultural	12.00	6.00	210	382,779	765,558	4,593,351
Site 7	Greenfield 190	Green	Agricultural	9.50	4.75	190	39,653	79,305	376,700
Site 8	Greenfield 190 LD	Green	Agricultural	10.86	5.43	190	34,696	69,392	376,700
Site 9	Greenfield 70	Green	Agricultural	3.50	1.75	70	49,202	98,404	172,208
Site 10	Greenfield 70 LD	Green	Agricultural	4.00	2.00	70	93,742	187,484	374,969
Site 11	Greenfield 35	Green	Agricultural	1.17	0.88	35	248,044	330,726	289,385
Site 12	Greenfield 35 LD	Green	Agricultural	1.17	0.88	35	248,044	330,726	289,385
Site 13	Greenfield 20	Green	Agricultural	0.76	0.57	20	469,905	626,540	358,023
Site 14	Greenfield 12	Green	Agricultural	0.38	0.34	12	543,868	604,298	207,188
Site 15	Greenfield 9	Green	Agricultural	0.29	0.26	9	700,236	778,040	200,068
Site 16	Greenfield 6	Green	Agricultural	0.19	0.17	6	285,010	316,678	54,288
Site 17	Greenfield 5	Green	Agricultural	0.16	0.14	5	814,027	904,474	129,211
Site 18	Greenfield 3	Green	Agricultural	0.07	0.07	3	892,801	992,001	66,133
Site 19	Greenfield 3 LD	Green	Agricultural	0.10	0.09	3	632,100	702,334	60,200
Site 20	Large Brownfield 250	Brown	PDL	8.33	4.17	250	781,148	1,562,296	6,509,566
Site 21	Brownfield 80	Brown	PDL	1.78	1.33	80	-220,921	-294,561	-392,749
Site 22	Brownfield 60	Brown	PDL	1.33	1.00	60	-162,557	-216,743	-216,743
Site 23	Brownfield 60 LD	Brown	PDL	2.00	1.50	60	-335,736	-447,648	-671,472
Site 24	Brownfield 20	Brown	PDL	0.44	0.33	20	512,613	683,484	227,828
Site 25	Brownfield 20 LD	Brown	PDL	0.67	0.50	20	134,024	178,699	89,350
Site 26	Brownfield 12	Brown	PDL	0.22	0.20	12	621,601	690,667	138,133
Site 27	Brownfield 12 LD	Brown	PDL	0.33	0.30	12	191,609	212,899	63,870
Site 28	Brownfield 6	Brown	PDL	0.11	0.10	6	628,914	698,794	69,879
Site 29	Brownfield 6 LD	Brown	PDL	0.17	0.15	6	306,153	340,170	51,026
Site 30	Large Brown Flats 200	Brown	PDL	2.22	1.67	200	-2,235,167	-2,980,223	-4,967,038
Site 31	Brown Flats 80	Brown	PDL	0.89	0.67	80	-4,466,868	-5,955,824	-3,970,549
Site 32	Brown Flats 40	Brown	PDL	0.53	0.40	40	-3,281,306	-4,375,075	-1,750,030
Site 33	Brown Flats 20	Brown	PDL	0.28	0.27	20	-3,277,878	-3,450,398	-920,106
Site 34	Brown Flats 12	Brown	PDL	0.18	0.17	12	-2,818,328	-2,966,661	-508,570

Source: HDH (July 2026)

Table 10.1c Residual Values – Bexhill and Adjacent – inc Strategic Sites

				Area (ha)		Units	Residual Value (£)		
				Gross	Net		Gross ha	Net ha	Site
Site 1	Large Greenfield 600	Green	Agricultural	30.00	15.00	600	59,644	119,288	1,789,325
Site 2	Large Greenfield 400	Green	Agricultural	20.00	10.00	400	76,793	153,586	1,535,856
Site 3	Large Greenfield 300	Green	Agricultural	15.00	7.50	300	103,260	206,520	1,548,903
Site 4	Large Greenfield 300 LD	Green	Agricultural	17.14	8.57	300	90,353	180,705	1,548,903
Site 5	Large Greenfield 210	Green	Agricultural	10.50	5.25	210	-65,901	-131,803	-691,965
Site 6	Large Greenfield 210 LD	Green	Agricultural	12.00	6.00	210	-57,664	-115,328	-691,965
Site 7	Greenfield 190	Green	Agricultural	9.50	4.75	190	-494,891	-989,783	-4,701,467
Site 8	Greenfield 190 LD	Green	Agricultural	10.86	5.43	190	-433,030	-866,060	-4,701,467
Site 9	Greenfield 70	Green	Agricultural	3.50	1.75	70	-526,188	-1,052,375	-1,841,657
Site 10	Greenfield 70 LD	Green	Agricultural	4.00	2.00	70	-382,270	-764,541	-1,529,081
Site 11	Greenfield 35	Green	Agricultural	1.17	0.88	35	-604,703	-806,271	-705,487
Site 12	Greenfield 35 LD	Green	Agricultural	1.17	0.88	35	-604,703	-806,271	-705,487
Site 13	Greenfield 20	Green	Agricultural	0.76	0.57	20	-307,589	-410,119	-234,354
Site 14	Greenfield 12	Green	Agricultural	0.38	0.34	12	-342,624	-380,693	-130,523
Site 15	Greenfield 9	Green	Agricultural	0.29	0.26	9	-255,927	-284,363	-73,122
Site 16	Greenfield 6	Green	Agricultural	0.19	0.17	6	-775,647	-861,830	-147,742
Site 17	Greenfield 5	Green	Agricultural	0.16	0.14	5	-41,984	-46,649	-6,664
Site 18	Greenfield 3	Green	Agricultural	0.07	0.07	3	-334,269	-371,410	-24,761
Site 19	Greenfield 3 LD	Green	Agricultural	0.10	0.09	3	-322,288	-358,098	-30,694
Site 20	Large Brownfield 250	Brown	PDL	8.33	4.17	250	284,031	568,062	2,366,924
Site 21	Brownfield 80	Brown	PDL	1.78	1.33	80	-971,495	-1,295,326	-1,727,102
Site 22	Brownfield 60	Brown	PDL	1.33	1.00	60	-964,709	-1,286,278	-1,286,278
Site 23	Brownfield 60 LD	Brown	PDL	2.00	1.50	60	-910,020	-1,213,360	-1,820,039
Site 24	Brownfield 20	Brown	PDL	0.44	0.33	20	-326,047	-434,729	-144,910
Site 25	Brownfield 20 LD	Brown	PDL	0.67	0.50	20	-456,434	-608,579	-304,290
Site 26	Brownfield 12	Brown	PDL	0.22	0.20	12	-380,072	-422,302	-84,460
Site 27	Brownfield 12 LD	Brown	PDL	0.33	0.30	12	-487,603	-541,781	-162,534
Site 28	Brownfield 6	Brown	PDL	0.11	0.10	6	-338,531	-376,146	-37,615
Site 29	Brownfield 6 LD	Brown	PDL	0.17	0.15	6	-310,815	-345,349	-51,802
Site 30	Large Brown Flats 200	Brown	PDL	2.22	1.67	200	-1,687,401	-2,249,867	-3,749,779
Site 31	Brown Flats 80	Brown	PDL	0.89	0.67	80	-3,913,764	-5,218,352	-3,478,901
Site 32	Brown Flats 40	Brown	PDL	0.53	0.40	40	-2,817,225	-3,756,299	-1,502,520
Site 33	Brown Flats 20	Brown	PDL	0.28	0.27	20	-2,833,397	-2,982,523	-795,340
Site 34	Brown Flats 12	Brown	PDL	0.18	0.17	12	-2,399,658	-2,525,956	-433,021

Site 38	Sth of Barnhorn Road	Green	Agricultural	19.05	11.43	400	231,776	386,293	4,414,778
Site 39	Beeches Farm & Nth of Barnhorn Road	Green	Agricultural	25.71	15.43	540	222,455	370,758	5,720,270
Site 40	Worsham Farm (East)	Green	Agricultural	16.86	10.11	354	244,267	407,111	4,117,641

Source: HDH (July 2026)

10.7 The results vary across the typologies, although this is largely due to the different assumptions around the nature of each typology, as well as by the two price areas. The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land and still make an adequate return. In the following tables the Residual Value is compared with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide the willing landowner to sell the land for development as set out in Chapter 6 above:

Table 10.2a Residual Value v BLV – Battle, Rural North and West

		EUV	BLV	Residual Value
Site 1	Large Greenfield 600	25,000	375,000	446,716
Site 2	Large Greenfield 400	25,000	375,000	469,049
Site 3	Large Greenfield 300	25,000	375,000	522,144
Site 4	Large Greenfield 300 LD	25,000	375,000	456,876
Site 5	Large Greenfield 210	25,000	375,000	337,238
Site 6	Large Greenfield 210 LD	25,000	375,000	295,084
Site 7	Greenfield 190	25,000	375,000	-63,929
Site 8	Greenfield 190 LD	25,000	375,000	-55,938
Site 9	Greenfield 70	25,000	375,000	-55,729
Site 10	Greenfield 70 LD	25,000	375,000	8,123
Site 11	Greenfield 35	25,000	375,000	95,884
Site 12	Greenfield 35 LD	25,000	375,000	95,884
Site 13	Greenfield 20	25,000	375,000	334,354
Site 14	Greenfield 12	75,000	425,000	385,056
Site 15	Greenfield 9	75,000	425,000	530,460
Site 16	Greenfield 6	75,000	425,000	92,021
Site 17	Greenfield 5	75,000	425,000	657,933
Site 18	Greenfield 3	75,000	425,000	662,918
Site 19	Greenfield 3 LD	75,000	425,000	453,302
Site 20	Large Brownfield 250	1,000,000	1,200,000	653,245
Site 21	Brownfield 80	1,000,000	1,200,000	-441,539
Site 22	Brownfield 60	1,000,000	1,200,000	-386,593
Site 23	Brownfield 60 LD	1,000,000	1,200,000	-500,036
Site 24	Brownfield 20	1,000,000	1,200,000	286,910
Site 25	Brownfield 20 LD	1,000,000	1,200,000	-28,522
Site 26	Brownfield 12	1,000,000	1,200,000	340,632
Site 27	Brownfield 12 LD	1,000,000	1,200,000	1,864
Site 28	Brownfield 6	1,000,000	1,200,000	347,946
Site 29	Brownfield 6 LD	1,000,000	1,200,000	127,760
Site 30	Large Brown Flats 200	1,000,000	1,200,000	-2,629,182
Site 31	Brown Flats 80	1,000,000	1,200,000	-4,861,955
Site 32	Brown Flats 40	1,000,000	1,200,000	-3,612,803
Site 33	Brown Flats 20	1,000,000	1,200,000	-3,595,375
Site 34	Brown Flats 12	1,000,000	1,200,000	-3,117,388

Source: HDH (July 2026)

Table 10.2b Residual Value v BLV – Hastings Fringes and Rural East

		EUV	BLV	Residual Value
Site 1	Large Greenfield 600	25,000	375,000	541,630
Site 2	Large Greenfield 400	25,000	375,000	563,753
Site 3	Large Greenfield 300	25,000	375,000	617,371
Site 4	Large Greenfield 300 LD	25,000	375,000	540,200
Site 5	Large Greenfield 210	25,000	375,000	437,462
Site 6	Large Greenfield 210 LD	25,000	375,000	382,779
Site 7	Greenfield 190	25,000	375,000	39,653
Site 8	Greenfield 190 LD	25,000	375,000	34,696
Site 9	Greenfield 70	25,000	375,000	49,202
Site 10	Greenfield 70 LD	25,000	375,000	93,742
Site 11	Greenfield 35	25,000	375,000	248,044
Site 12	Greenfield 35 LD	25,000	375,000	248,044
Site 13	Greenfield 20	25,000	375,000	469,905
Site 14	Greenfield 12	75,000	425,000	543,868
Site 15	Greenfield 9	75,000	425,000	700,236
Site 16	Greenfield 6	75,000	425,000	285,010
Site 17	Greenfield 5	75,000	425,000	814,027
Site 18	Greenfield 3	75,000	425,000	892,801
Site 19	Greenfield 3 LD	75,000	425,000	632,100
Site 20	Large Brownfield 250	1,000,000	1,200,000	781,148
Site 21	Brownfield 80	1,000,000	1,200,000	-220,921
Site 22	Brownfield 60	1,000,000	1,200,000	-162,557
Site 23	Brownfield 60 LD	1,000,000	1,200,000	-335,736
Site 24	Brownfield 20	1,000,000	1,200,000	512,613
Site 25	Brownfield 20 LD	1,000,000	1,200,000	134,024
Site 26	Brownfield 12	1,000,000	1,200,000	621,601
Site 27	Brownfield 12 LD	1,000,000	1,200,000	191,609
Site 28	Brownfield 6	1,000,000	1,200,000	628,914
Site 29	Brownfield 6 LD	1,000,000	1,200,000	306,153
Site 30	Large Brown Flats 200	1,000,000	1,200,000	-2,235,167
Site 31	Brown Flats 80	1,000,000	1,200,000	-4,466,868
Site 32	Brown Flats 40	1,000,000	1,200,000	-3,281,306
Site 33	Brown Flats 20	1,000,000	1,200,000	-3,277,878
Site 34	Brown Flats 12	1,000,000	1,200,000	-2,818,328

Source: HDH (July 2026)

Table 10.2c Residual Value v BLV – Bexhill and Adjacent, inc Strategic Sites

		EUV	BLV	Residual Value
Site 1	Large Greenfield 600	25,000	375,000	59,644
Site 2	Large Greenfield 400	25,000	375,000	76,793
Site 3	Large Greenfield 300	25,000	375,000	103,260
Site 4	Large Greenfield 300 LD	25,000	375,000	90,353
Site 5	Large Greenfield 210	25,000	375,000	-65,901
Site 6	Large Greenfield 210 LD	25,000	375,000	-57,664
Site 7	Greenfield 190	25,000	375,000	-494,891
Site 8	Greenfield 190 LD	25,000	375,000	-433,030
Site 9	Greenfield 70	25,000	375,000	-526,188
Site 10	Greenfield 70 LD	25,000	375,000	-382,270
Site 11	Greenfield 35	25,000	375,000	-604,703
Site 12	Greenfield 35 LD	25,000	375,000	-604,703
Site 13	Greenfield 20	25,000	375,000	-307,589
Site 14	Greenfield 12	75,000	425,000	-342,624
Site 15	Greenfield 9	75,000	425,000	-255,927
Site 16	Greenfield 6	75,000	425,000	-775,647
Site 17	Greenfield 5	75,000	425,000	-41,984
Site 18	Greenfield 3	75,000	425,000	-334,269
Site 19	Greenfield 3 LD	75,000	425,000	-322,288
Site 20	Large Brownfield 250	1,000,000	1,200,000	284,031
Site 21	Brownfield 80	1,000,000	1,200,000	-971,495
Site 22	Brownfield 60	1,000,000	1,200,000	-964,709
Site 23	Brownfield 60 LD	1,000,000	1,200,000	-910,020
Site 24	Brownfield 20	1,000,000	1,200,000	-326,047
Site 25	Brownfield 20 LD	1,000,000	1,200,000	-456,434
Site 26	Brownfield 12	1,000,000	1,200,000	-380,072
Site 27	Brownfield 12 LD	1,000,000	1,200,000	-487,603
Site 28	Brownfield 6	1,000,000	1,200,000	-338,531
Site 29	Brownfield 6 LD	1,000,000	1,200,000	-310,815
Site 30	Large Brown Flats 200	1,000,000	1,200,000	-1,687,401
Site 31	Brown Flats 80	1,000,000	1,200,000	-3,913,764
Site 32	Brown Flats 40	1,000,000	1,200,000	-2,817,225
Site 33	Brown Flats 20	1,000,000	1,200,000	-2,833,397
Site 34	Brown Flats 12	1,000,000	1,200,000	-2,399,658
Site 38	Sth of Barnhorn Road	25,000	250,000	231,776
Site 39	Beeches Farm & Nth of Barnhorn Road	25,000	250,000	222,455
Site 40	Worsham Farm (East)	25,000	250,000	244,267

Source: HDH (July 2026)

10.8 Across the District, many of the appraisals derive a Residual Value that is less than the BLV, suggesting that the cumulative impact of the policies is too high. It is however important to note that the base appraisals include policy requirements that are above those currently sought in the adopted Local Plan. These include 35% of the affordable housing as Social Rent, 20% Biodiversity Net Gain, achieving Zero Carbon, and housing to the Wheelchair Adaptable and the Wheelchair Adaptable / Accessible standards, the wider Accessible and

Adaptable standard as well as the Building safety Levy. All these requirements add to the cost of development, and have an impact on viability.

10.9 The above appraisals include high-level estimates of developer contributions, however the Council's IDP is under review so these may be different to the assumptions derived in due course. The testing is on the basis that developer contributions are in addition to CIL. Whilst this is an appropriate starting point, it is necessary to note that CIL can be (and is likely to be) applied to deliver some of the District's future infrastructure needs.

10.10 In relation to the Strategic Sites. there is no doubt that the delivery of any large site is challenging. Regardless of these results, it is recommended that that the Council and the landowners / site promoters continue to engage, in line with the advice set out in the Harman Guidance (page 23):

> *Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage, rather than waiting until the development management stage. This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.*

10.11 In this context paragraph 10-006 of the PPG is particularly highlighted:

> *... It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan....*
>
> *PPG 10-006-20180724*

10.12 To assist the Council, a range of further appraisals have been run.

Affordable Housing

10.13 A core purpose of this LPVA is to inform, an appropriate affordable housing target, in the context of the wider policy requirements. In the following sections the total amount of affordable housing has been considered, as has the tenure mix.

10.14 The adopted Local Plan seeks 30% affordable housing in Bexhill, the Hastings Fringes and Rye, 35% in Battle and 40% in the remaining rural areas. The adopted policy does not specify a tenure mix ,and it is understood that most affordable housing for rent has been as Affordable Rent.

10.15 The initial modelling is based on 35% affordable housing as 35% Social Rent and 30% as AHO. Sensitivity testing up to 40% affordable housing and varied tenure mixes has been carried out.

Overall Requirement

10.16 A set of appraisals have been run from 0% to 40% affordable housing and with a varied tenure mix, the results of which are set out in **Appendix 11**. This and the other base assumptions are as above, with only the overall level of affordable housing being altered.

10.17 The following table shows the change in the Residual Value, relative to the 35% starting point. Where there is an increase in the Residual Value, this is the additional amount a developer can pay the landowner, where there is a decrease in the residual value, this is the reduction in the maximum amount that the developer can pay a landowner. The results are grouped by types of site.

Table 10.3 Impact of Providing Affordable Housing. £ per ha

Battle, Rural North and West	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
0% -35%	519,991	619,888	961,077	855,318	1,065,959	1,251,522	1,501,327	1,173,877
10%-35%	371,422	443,877	687,863	610,941	767,809	898,190	1,073,160	841,685
20%-35%	222,853	267,866	413,938	366,565	466,035	539,444	644,992	507,715
30%-35%	74,284	90,906	138,140	122,188	156,617	179,815	216,825	169,323
35%-35%	0	0	0	0	0	0	0	0
35%-40%	-74,302	-92,058	-138,608	-122,188	-158,183	-179,815	-218,982	-169,323

Hastings Fringes and Rural East	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
0% -35%	569,896	680,889	1,055,039	924,188	1,163,285	1,367,771	1,698,266	1,349,612
10%-35%	407,069	486,485	756,280	660,134	834,942	981,036	1,220,908	966,268
20%-35%	244,241	292,081	454,828	396,081	505,727	592,447	732,545	582,682
30%-35%	81,414	97,676	152,393	132,027	170,735	197,482	244,182	195,153
35%-35%	0	0	0	0	0	0	0	0
35%-40%	-81,432	-99,649	-152,410	-132,027	-172,579	-197,482	-247,201	-195,153

Bexhill and Adjacent, inc Strategic Sites	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
0% -35%	372,377	442,148	634,270	750,479	953,132	1,065,504	1,954,004	1,595,634
10%-35%	266,616	317,763	453,879	536,057	684,819	761,075	1,411,184	1,140,679
20%-35%	160,855	191,650	272,517	321,634	413,571	456,645	858,953	685,724
30%-35%	54,491	64,084	90,839	107,211	138,664	152,215	286,318	229,745
35%-35%	0	0	0	0	0	0	0	0
35%-40%	-54,522	-64,576	-92,023	-108,342	-139,010	-153,770	-286,318	-231,313

Source: HDH (July 2026)

10.18 This analysis suggests that a reduction of 5% affordable housing leads to an increase in the Residual Value of about £100,000 per ha on greenfield sites and about £150,000 per ha on the brownfield sites. The impact per ha is greater on the brownfield sites as they are higher density. The impact is significantly greater on the flatted development, again due to the higher density.

10.19 Firstly, different tenure mixes are considered as the results are not only sensitive to the amounts of affordable housing, but also to the type (tenure) of affordable housing provided.

Affordable Tenure Mix

10.20 The analysis in the base appraisals (above) assumes that the affordable housing is provided as 35% Social Rent, 35% Affordable Rent, 30% Affordable Home Ownership (as Shared Ownership). This is based on initial discussions with the Council, rather than a mix that includes 10% of all housing as AHO and 25% of affordable housing as First Homes, as was sought by national policy prior to the NPPF and PPG being updated in December 2024. The updated NPPF puts an increased emphasis on Social Rent with paragraph 64 saying '*planning policies should specify the type of affordable housing required (including the minimum proportion of Social Rent homes required)*'. This suggests that the affordable housing mix should include some Social Rent.

10.21 When considering the affordable housing tenure sought, it is necessary to consider the types of affordable housing that are attractive to the housing associations that will acquire and manage them in the future. It is understood that the majority of affordable housing for rent delivered in the RDC area over the last few years has been as Affordable Rent as this tenure better fits into the housing associations' wider business plans and strategies.

10.22 The results of the analysis are included in **Appendix 11** where the impact of different tenures is tested. This analysis is carried out with 35% affordable housing.

Table 10.4 Impact of Varied Affordable Housing Tenure at 35%. £ per ha

Battle, Rural North and West	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
70% SR, 0% AR, 30% AHO	-77,743	-102,749	-122,848	-130,458	-182,201	-166,164	-373,038	-365,511
35% SR, 35% AR. 30% AHO	0	0	0	0	0	0	0	0
0% SR, 70% AR, 30% AHO	77,743	101,340	122,420	130,458	180,206	166,164	368,857	365,315

Hastings Fringes and Rural East	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
70% SR, 0% AR, 30% AHO	-77,743	-100,765	-122,420	-130,458	-180,038	-166,164	-370,774	-365,315
35% SR, 35% AR. 30% AHO	0	0	0	0	0	0	0	0
0% SR, 70% AR, 30% AHO	77,743	98,678	122,420	130,458	178,190	166,164	366,115	365,315

Bexhill and Adjacent, inc Strategic Sites	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
70% SR, 0% AR, 30% AHO	-81,032	-106,934	-125,433	-134,048	-184,892	-167,829	-366,115	-365,315
35% SR, 35% AR. 30% AHO	0	0	0	0	0	0	0	0
0% SR, 70% AR, 30% AHO	79,908	106,106	123,750	130,458	184,046	166,164	366,115	362,940

Source: HDH (July 2026)

10.23 This analysis suggests that, at 35% affordable housing, relative to the base mix, providing all the affordable housing for rent as Affordable Rent, with no Social Rent, has the impact of increasing the Residual Value by about £100,000 per ha on greenfield sites and £150,000 per ha on brownfield sites. These costs are broadly similar to providing 5% affordable housing.

10.24 It is suggested that, based on this analysis, where development viability is found to be challenging at the development management stage, in the first instance, consideration is given to the tenure mix.

Varied Policy Standards

10.25 In Chapters 2 and 8, several areas of higher development standards are set out. These are tested in the following sections.

Towards Zero Carbon

10.26 The Council has aspirations to implement a Zero Carbon / climate change policy and it is exploring the feasibility of introducing a policy that goes above national standards. The base analysis assumes Zero Carbon development and the implementation of a circular economy policy.

10.27 Several further scenarios have been tested, being an option based on the Future Homes Standard, Zero Carbon and Zero Carbon with the draft Waste and Materials policy. In addition, the cost of District Heating is tested. In this context it timely to note that where there are existing District Heating networks (e.g. Sheffield, Stoke-on-Trent or Enfield) developers tend to be keen to connect to networks for straightforward commercial reasons.

Table 10.5 Impact of Varied Construction Standards. £ per ha

Battle, Rural North and West	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
FHS	132,610	206,930	296,126	215,079	372,606	381,732	574,008	582,073
Zero CO2	56,747	89,786	128,872	92,190	160,308	168,515	296,694	299,513
Zero CO2 & Waste and Materials	0	0	0	0	0	0	0	0
Plus District Heating	-82,680	-121,121	-172,764	-140,318	-217,025	-240,699	-478,498	-422,590

Hastings Fringes and Rural East	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
FHS	132,610	203,588	295,083	215,079	368,136	381,732	571,267	581,417
Zero CO2	56,747	87,354	128,872	92,190	158,522	168,515	293,953	299,513
Zero CO2 & Waste and Materials	0	0	0	0	0	0	0	0
Plus District Heating	-82,680	-118,997	-172,153	-140,318	-214,757	-240,699	-476,235	-422,508

Bexhill and Adjacent, inc Strategic Sites	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
FHS	134,825	218,817	299,586	215,079	380,633	381,732	571,267	578,392
Zero CO2	58,635	93,770	130,346	92,190	163,593	168,515	293,953	298,089
Zero CO2 & Waste and Materials	0	0	0	0	0	0	0	0
Plus District Heating	-86,189	-125,837	-176,623	-143,955	-220,520	-244,560	-470,842	-422,508

Source: HDH (July 2026)

10.28 Across the greenfield typologies, not seeking Zero Carbon or implementing the Waste and Materials policies would result in the Residual Value being increased by about £200,000 per ha. This would be similar to the impact of not providing 10% affordable housing.

Biodiversity Net Gain

10.29 As set out in Chapter 8 above, in March 2019 the Government announced that new developments must deliver an overall increase in biodiversity. The base appraisals set out above assume 20% BNG. The impact of seeking additional BNG is tested. In this analysis it is assumed that the requirements for BNG can be met on-site on the greenfield sites, without impacting on site capacity. It is assumed that that the BNG on brownfield sites is off-site.

10.30 The base assumption in the above analysis is that the Council will seek 20% BNG. The impact of seeking 10% BNG has been tested.

Water Efficiency

10.31 The draft policy requires that new homes are designed to a 100 LPPPD standard. This is tighter than the higher Building Regulation standard of 110 Litres Per Person Per Day (LPPPD). The impact of seeking 90 LPPPD, 100 LPPPD and 110 LPPPD has been tested.

Table 10.6 Impact of Additional Biodiversity Net Gain and Tighter Water Standards. £ per ha

Battle, Rural North and West	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
10% BNG	1,447	2,300	3,260	10,917	18,950	19,721	35,074	35,049
20% BNG	0	0	0	0	0	0	0	0
110 LPPPD	5,622	8,200	11,706	9,542	14,641	16,367	32,538	28,731
100 LPPPD	0	0	0	0	0	0	0	0
90LPPPD	-27,284	-39,955	-56,998	-46,305	-71,266	-79,431	-157,905	-139,428
Hastings Fringes and Rural East	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
10% BNG	1,447	2,224	3,260	10,917	18,817	19,721	34,513	35,049
20% BNG	0	0	0	0	0	0	0	0
110 LPPPD	5,622	7,934	11,706	9,542	14,542	16,367	32,017	28,731
100 LPPPD	0	0	0	0	0	0	0	0
90LPPPD	-27,284	-38,814	-56,811	-46,305	-70,773	-79,431	-155,641	-139,428
Bexhill and Adjacent, inc Strategic Sites	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
10% BNG	1,500	2,399	3,297	10,917	19,323	19,721	34,513	35,049
20% BNG	0	0	0	0	0	0	0	0
110 LPPPD	5,829	8,557	11,829	9,542	14,927	16,367	32,017	28,731
100 LPPPD	0	0	0	0	0	0	0	0
90LPPPD	-28,290	-41,526	-57,795	-46,327	-72,439	-79,724	-155,378	-139,428

Source: HDH (June 2026)

10.32 There is a very modest cost saving, of about £2,000 per ha, of seeking 10% BNG on greenfield sites, where it is assumed that the provision will be on-site. The saving on brownfield sites is substantially greater, at around £10,000 per ha.

10.33 The impact of not seeking a 100 LPPPD standard on greenfield sites is about £40,000 per ha and is about double that on the brownfield sites.

Accessible Standards

10.34 The Council has identified a need for Part M4(3)b Wheelchair Accessible standard housing. The base assumption in the above analysis is for 5% of the market units to be M4(3)a Wheelchair Adaptable standard, 5% of the affordable units to be M4(3)b Wheelchair Accessible standard and the balance as M4(2) Accessible and Adaptable standard. Options are tested with both M4(3)a, M4(3)b and M4(2) standards.

Table 10.7 Impact of Accessible Standards. £ per ha

Battle, Rural North and West	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
40% M4(2)	27,483	33,229	0	46,642	48,631	0	159,053	109,562
100% M4(2)	19,347	23,439	0	32,834	34,276	0	111,969	77,128
5% M4(3)a	6,862	8,319	0	11,646	12,163	0	39,715	27,358
10% M4(3)a	-5,490	-6,664	0	-9,317	-9,730	0	-31,772	-21,886
5% M4(3)b	31,915	38,870	0	54,163	57,172	0	184,700	127,229
10% M4(3)b	-44,598	-54,295	0	-75,688	-79,655	0	-258,102	-177,791
Hastings Fringes and Rural East	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
40% M4(2)	27,483	32,083	0	46,642	48,112	0	156,508	109,562
100% M4(2)	19,347	22,609	0	32,834	33,929	0	110,177	77,128
5% M4(3)a	6,862	8,021	0	11,646	12,042	0	39,080	27,358
10% M4(3)a	-5,490	-6,417	0	-9,317	-9,633	0	-31,264	-21,886
5% M4(3)b	31,915	38,126	0	54,163	56,311	0	183,611	127,229
10% M4(3)b	-44,598	-52,975	0	-75,688	-78,627	0	-255,838	-177,791
Bexhill and Adjacent, inc Strategic Sites	Large Green	Greenfield	Small Greenfield	Large Brownfield	Brownfield	Small Brownfield	Large Flats	Flats
40% M4(2)	28,496	34,732	0	46,642	49,777	0	156,508	109,252
100% M4(2)	20,060	24,490	0	32,834	35,042	0	110,177	76,976
5% M4(3)a	7,115	8,687	0	11,646	12,429	0	39,080	27,358
10% M4(3)a	-5,692	-6,949	0	-9,317	-9,944	0	-31,264	-21,886
5% M4(3)b	33,091	40,398	0	55,315	57,804	0	181,745	127,229
10% M4(3)b	-46,241	-56,452	0	-76,839	-80,776	0	-253,972	-177,791

Source: HDH (July 2026)

10.35 The cost varies across the typologies, the impact being more on the higher density formats.

Cumulative Costs of Policy Requirements

10.36 The above analysis considered the impact of higher policy standards individually; however the impact of developer contributions has not been considered. This is important as the delivery of development may require the provision of strategic infrastructure and mitigation measures, The effect of affordable housing and developer contributions is now tested in three scenarios.

Table 10.8 Policy Scenarios for Policy Testing

	Lower Requirements (as per the National Development Management Policies)	**Mid Policy Requirements**	**Higher Requirements** (as per the draft Local Plan)
Biodiversity Net Gain	10%	20%	20%
Carbon and Energy	Future Homes Standard	Zero Carbon Reduced reporting	Zero Carbon with Waste and Materials policy Full reporting
Accessibility	40% M4(2) Accessible & Adaptable	5% M4(3)a Wheelchair Adaptable Ballance M4(2) Accessible & Adaptable	5% M4(3)a Wheelchair Adaptable 5% M4(3)b Wheelchair Accessible Ballance M4(2) Accessible & Adaptable
Water Standard	110 LPPPD	100 LPPPD	100 LPPPD
Affordable Housing	Social Rent 35% Aff Rent 35% AHO 30%	Social Rent 35% Aff Rent 35% AHO 30%	Social Rent 35% Aff Rent 35% AHO 30%
Developer Contributions	CIL as Adopted	CIL as Adopted	CIL as Adopted

Source: HDH (June 2026)

10.37 In the following tables the typologies that are able to bear at least £10,000 per unit in developer contributions, in addition to CIL, are shaded green, and those unable to bear £5,000 per unit are shaded red.

Table 10.9a Varied Affordable Housing and Maximum Levels of Developer Contributions. Battle, Rural North and West. £ per unit

FULL POLICY	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£15,000	£10,000
Greenfield	£20,000	£10,000	£10,000	£5,000	£5,000	£0	Unviable	Unviable	Unviable
Small Greenfield	£35,000	£30,000	£25,000	£25,000	£20,000	£15,000	£10,000	£5,000	£0
Large Brownfield	£25,000	£15,000	£10,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable
Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable

Compromise	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000
Greenfield	£25,000	£20,000	£15,000	£10,000	£10,000	£5,000	£0	£0	Unviable
Small Greenfield	£45,000	£40,000	£35,000	£30,000	£30,000	£25,000	£20,000	£15,000	£10,000
Large Brownfield	£35,000	£30,000	£25,000	£20,000	£10,000	£5,000	£0	Unviable	Unviable
Brownfield	£10,000	£10,000	£5,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£5,000	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable

National DM Policies	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£50,000	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000
Greenfield	£30,000	£25,000	£20,000	£15,000	£10,000	£10,000	£5,000	£0	£0
Small Greenfield	£50,000	£45,000	£35,000	£30,000	£30,000	£25,000	£20,000	£15,000	£10,000
Large Brownfield	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000	£5,000	£0	Unviable
Brownfield	£10,000	£10,000	£10,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£10,000	£5,000	£5,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable

Source: HDH (July 2026)

Table 10.9b Varied Affordable Housing and Maximum Levels of Developer Contributions. Hastings Fringes and Rural East. £ per unit

FULL POLICY	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000
Greenfield	£25,000	£20,000	£15,000	£10,000	£5,000	£5,000	£0	£0	Unviable
Small Greenfield	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000	£5,000
Large Brownfield	£30,000	£25,000	£20,000	£15,000	£10,000	£5,000	Unviable	Unviable	Unviable
Brownfield	£10,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£15,000	£10,000	£5,000	£0	£0	Unviable	Unviable	Unviable	Unviable
Large Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable

Compromise	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£50,000	£50,000	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000
Greenfield	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000	£5,000	£5,000	£0
Small Greenfield	£50,000	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000
Large Brownfield	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000	£0	Unviable
Brownfield	£20,000	£15,000	£10,000	£5,000	£0	£0	Unviable	Unviable	Unviable
Small Brownfield	£20,000	£15,000	£10,000	£5,000	£0	£0	Unviable	Unviable	Unviable
Large Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable

National DM Policies	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£50,000	£50,000	£50,000	£45,000	£45,000	£40,000	£30,000	£25,000	£20,000
Greenfield	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000	£5,000	Unviable
Small Greenfield	£50,000	£50,000	£45,000	£45,000	£35,000	£30,000	£25,000	£20,000	£15,000
Large Brownfield	£45,000	£40,000	£35,000	£30,000	£20,000	£15,000	£10,000	£5,000	£0
Brownfield	£25,000	£20,000	£15,000	£10,000	£5,000	£0	£0	Unviable	Unviable
Small Brownfield	£25,000	£15,000	£15,000	£10,000	£5,000	£0	£0	Unviable	Unviable
Large Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable

Source: HDH (July 2026)

Table 10.9c Varied Affordable Housing and Maximum Levels of Developer Contributions. Bexhill and Adjacent, inc Strategic Sites. £ per unit

FULL POLICY	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£15,000	£10,000	£5,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable
Greenfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Greenfield	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Brownfield	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Sth of Barnhorn Road	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£15,000	£10,000	£5,000
Beeches Farm & Nth of Barnhorn Road	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000	£10,000	£5,000
Worsham Farm (East)	£40,000	£35,000	£30,000	£25,000	£25,000	£20,000	£15,000	£10,000	£5,000

Compromise	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£30,000	£25,000	£20,000	£15,000	£10,000	£10,000	£5,000	£0	Unviable
Greenfield	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Greenfield	£10,000	£5,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable
Large Brownfield	£15,000	£10,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable
Brownfield	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Flats	£5,000	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Sth of Barnhorn Road	£50,000	£45,000	£40,000	£35,000	£35,000	£30,000	£25,000	£20,000	£15,000
Beeches Farm & Nth of Barnhorn Road	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£25,000	£20,000	£15,000
Worsham Farm (East)	£50,000	£45,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000

Table 10.9c Varied Affordable Housing and Maximum Levels of Developer Contributions. Bexhill and Adjacent, inc Strategic Sites. £ per unit - Continued

National DM Policies	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£30,000	£20,000	£15,000	£15,000	£10,000	£10,000	£5,000	£0	£0
Greenfield	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Greenfield	£10,000	£10,000	£5,000	£0	£0	Unviable	Unviable	Unviable	Unviable
Large Brownfield	£15,000	£10,000	£10,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable
Brownfield	£0	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£0	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Flats	£5,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Sth of Barnhorn Road	£50,000	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000
Beeches Farm & Nth of Barnhorn Road	£50,000	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000
Worsham Farm (East)	£50,000	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£20,000

Source: HDH (July 2026)

10.38 The earlier part of this chapter considered the impact of individual policies on development viability, before looking at how the ability to bear affordable housing varied over 3 policy scenarios. It is necessary to bring this together.

Suggested Policy Requirements

10.39 It is clear from the above analysis that, seeking standards over and above those currently sought in the adopted Local Plan will have an adverse impact on viability and would need a reduction in affordable housing to counter the additional costs.

10.40 There is a need for infrastructure funding, however the emerging IDP is currently being refined in tandem with the transport study; once specific transport mitigation schemes are identified and fully costed, it may be necessary to revisit the findings of this report when more detail is available. CIL is a key mechanism for collecting developer contributions from development, however the Strategic Sites need to be able to bear the costs of strategic infrastructure and mitigation if they are to continue to be delivered.

10.41 The consideration of viability in the plan-making process is an iterative process. In the sections above, the ability of development to bear a range of costs has been considered. How this information is brought together will be a matter for the Council (rather than HDH as viability consultants) – bearing in mind the wider evidence base, its own priorities and its requirements. Informed by an informal workshop with officers and members, the following policy preferences have been taken into account:

a. Much of the recently approved development has been policy compliant and has borne the full cost of the required strategic infrastructure and mitigation, and delivered the current affordable housing requirements. The results of the viability appraisals are less good, suggesting that viability in the future will be more challenging and cannot sustain the combined costs of 20% Biodiversity Net Gain, achieving Zero Carbon and housing to the Wheelchair Adaptable and the Wheelchair Accessible standards, as will to the wider Accessible and Adaptable standard. This analysis includes several matters policy requirements that significantly impact on viability:

   The Building Safety Levy is also a new cost that is beyond the Council's control so must be treated as a cost.

b. The Government has announced that the Future Homes Standard will be introduced in 2027, so this is a minimum standard.

c. The delivery of the right type of affordable housing is a priority for the Council. There is a requirement for both Affordable Rent and Social Rent, however seeking Social Rent has an adverse impact on viability.

   Both the December 2024 NPPF and the August 2026 NPPF put an emphasis on Social Rent, so there is an expectation that some is provided.

d. The smaller greenfield sites (non-major development) have capacity to bear affordable housing.

e. New national policy requirements for further increases to Part M of Building Regulations, with at least 40% of new homes to be built to Accessible and Adaptable – (M4(2)) standards have been announced. Whilst the impact of these standards is small, it is necessary to recognise that these are a minimum requirement.

There is a cost of providing Wheelchair Adaptable or Wheelchair Accessible housing, however there is a need for such housing, so some is required.

f. There is a need for developer contributions to fund strategic infrastructure, and to provide appropriate mitigation. In RDC, CIL is the main source of developer contributions.

Allowance is made for strategic infrastructure and mitigation at a higher level than has been sought historically. This is to reflect ESCC's requirements in relation to education and in relation to transport / highways costs. Seeking payments through the s106 regime is restricted by CIL Regulation 122 so these amounts are unlikely to apply in all cases.

g. The Council has ambitions to move towards Zero Carbon development. This impacts the provision of affordable housing.

There is an expectation that new development will be connected to a District Heat Network where one already exists. This is unlikely to adversely impact on viability as connecting to an existing neat network is generally commercially attractive. Having said this, there are no significant existing heat sources within Rother District at the time of writing. The costs of establishing a heat source and initial network are likely to be substantial and have an adverse impact of viability and the ability to bear affordable housing.

h. The viability testing includes a range of greenfield sites, and these have the greatest capacity to bear planning obligations such as affordable housing and developer contributions.

i. Whilst flatted development performs less well than housing development, a relatively small proportion of planned development will be flatted, so it is not considered proportionate to set a flatted development specific affordable housing policy requirement.

j. Brownfield sites do not comprise a significant part of the land supply for future development. The brownfield housing sites are the least viable, so the Council should be cautious about relying on such sites to deliver development. It is likely that it will be necessary to consider viability on brownfield sites at the development management stage.

k. The larger greenfield sites (200 units and larger) perform better, in terms of viability, than the smaller sites. The larger sites have a significantly greater capacity to bear developer contributions and affordable housing.

10.42 The scope of this LPVA includes a review of the current Community Infrastructure Levy (CIL) charges to recommend updated rates and charging zones that are appropriate for the District. Bearing in mind the significant moderation in the other policy obligations, including affordable housing, as set out above, it would be necessary to further reduce the affordable housing requirements and / or other policy obligations to create capacity to review CIL. This is not pursued further.

10.43 Further sets of appraisals have been run based on the following policy requirements:

a.	Affordable Housing	Greenfield Sites 30% (including non-major development), Brownfield Sites 10%	
		Provided as 20% Social Rent, 50% Affordable Rent, 30% AHO	
b.	Design	20% BNG, Zero Carbon, 100 LPPPD	
		5% of all homes M4(3)a, and the balance (95%) as M(4)2	
c.	Developer Contributions	10 to 50 units	£5,000 per unit
		50+ Units	£10,000 per unit
		CIL	As per adopted (indexed to 2026)

10.44 In relation to accessibility standards, the cost of requiring 5% of all homes to meet M4(3)(2)(a), would be broadly similar to that of requiring 5% of new affordable housing to meet the higher 'wheelchair accessible' standard in M4(3)(2)(b). Such a requirement would be interchangeable.

10.45 As well as the above it is assumed that the additional reporting requirements are not carried forward, such whole life reporting, the use of the Home Quality Mark, CAVAT, and the use of non-standard metrics in the relation to zero carbon development, allowing the extra fees allowance to be removed.

10.46 The appraisal results are set out in **Appendix 12** and subject to sensitivity testing in terms of changes in costs and values. These appraisals include the base assumptions for developer contributions. Additionally, in line with national policy, BNG is only sought on sites of 0.2ha and larger.

10.47 If the Council were to follow this suggested policy mix, it would be necessary to be cautious in relying on brownfield sites in the five-year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.

10.48 The modelling includes the Strategic Sites carried forward from the adopted Local Plan. These are shown as viable with 30% affordable housing, with CIL at the adopted rate (£109.01 per sqm) and with £10,000 per unit in developer contributions. The Council can therefore be confident that they continue to be deliverable. Having said this, the delivery of any large-scale site is challenging so it is recommended that the Council continues to engage with the site promoters, particularly around the provision of the strategic infrastructure and mitigation required.

Impact of Change in Values and Costs

10.49 Whatever policies are adopted, the Plan should not be unduly sensitive to future changes in prices and costs. In this report, the analysis is based on the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produces various indices and

forecasts to track and predict how build costs may change over time. The BCIS forecasts an increase in prices of 2.4% over the next year and 7.3% increase over the next 3 years. A range of scenarios is tested with varied increases in build costs.

10.50 As set out in Chapter 4, there is uncertainty in the property market. Several price change scenarios are also tested. In this analysis, it has been assumed all other matters in the base appraisals remain unchanged and the policy requirements are as per the Suggested Policy Requirements heading above. In the appraisals (see **Appendix 12**), only the costs of construction and the value of the market housing are altered.

10.51 The analysis demonstrates that a relatively small fall in values will adversely impact on viability. Conversely, a modest increase in value could have a significant impact in improving viability.

Review

10.52 The direction of the market, as set out in Chapter 4 above, is positive, although this remains uncertain. Bearing in mind RDC's desire to deliver new housing, and the requirements to fund infrastructure, it is recommended that the Council keeps viability under review.

10.53 In this regard it is timely to highlight paragraph 10-009-20180724 of the PPG.

> *How should viability be reviewed during the lifetime of a project?*
>
> *Plans should set out circumstances where review mechanisms may be appropriate, as well as clear process and terms of engagement regarding how and when viability will be reassessed over the lifetime of the development to ensure policy compliance and optimal public benefits through economic cycles. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.*
>
> *Where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time. As the potential risk to developers is already accounted for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project.*
>
> *Paragraph: 009 Reference ID: 10-009-20190509*

10.54 It is recommended that, on sites where the policy requirements are flexed, the Council includes review mechanisms on larger multi-phase sites.

Primary Residence Requirement

10.55 Consideration is being given to introduce a policy to restrict new homes in the Rye and Camber area (and perhaps more widely in the rural areas) from being used as a second home for or for short lets (e.g. Airbnb).

10.56 As set out in Chapter 8 above, introducing a policy that restricts the range of buyers that may purchase a house will reduce demand and that in turn may reduce values which will have an adverse impact on viability. It is difficult to predict what the impact will be, this will depend on the conditions that may be applied, a primary residence clause is likely to have a greater

impact than a local occupancy clause. The sensitivity testing set out in Appendix 12, showing the impact of changes in house prices suggests that, in terms of the number of typologies that are viable, a 5% fall in house prices would have a relatively modest impact on, with only a few additional typologies not deriving a Residual Value that is excess of the BLV. A 10% fall in house prices has a very significant impact, with little development deriving a BLV in excess of the EUV or the BLV.

Varied Benchmark Land Value

10.57 Through the consultation process, the Benchmark Land Value assumption was questioned. In the pre-consultation iteration of this Viability Assessment, the following Benchmark Land Value assumptions were used:

Brownfield Sites:	EUV Plus 20%.	
Greenfield Sites:	Generally	EUV Plus £350,000 per ha.
	Strategic Sites	EUV x 10

10.58 A range of comments were made, some supportive and some suggesting a higher assumption. The base assumptions are unchanged. Bearing in mind the lack of consensus, sensitivity testing has been carried out as set out in **Appendix 12**.

10.59 In the RDC area, when the BLV is increased, most typologies do remain viable. Whilst the BLV assumption was questioned, the analysis shows that if a significantly higher BLV assumption were to be used, the results would not be materially different.

Self-build and Custom Housebuilding

10.60 As set out in Chapter 8 above, Policy HOU10: Self-Build and Custom Housebuilding sets out a requirement for the provision of self-build and / or custom build plots as part of larger schemes. A requirement that seeks at least 5% of homes on housing sites (it is not practical to include such a requirement within flatted development) of 20 and larger to be for self and custom build plots. It is assumed that this policy would be implemented on a 'whole plot' basis, so sites over 20 units would be required to provide 1 plot, sites over 40 units would be required to provide 2 plots, sites over 60 units would be required to provide 3 plots and so on.

10.61 If a developer is to sell a plot as a serviced self-build plot, they would not receive the profit from building the unit, they would however receive the price for the plot. If they were to provide the plot as a custom build plot (i.e. where the developer designs and builds to the buyer's design and specifications) they would receive a payment for the land, the costs of construction and the price paid would incorporate the developer's return. The impact on viability is therefore the balance between the profit foregone and the receipt for the serviced plot. The developer's return per market house (17.5% profit) is generally between £70,000 and £80,000.

10.62 There are several serviced development sites being publicly marketed in the area at the time of this update. As set out in Chapter 6 above, the single plots are being marketed in excess of £100,000 per unit, with many being around £300,000 per plot. Having made enquiries with

local agents, the general consensus is that modest single plots are likely to fetch in excess of £100,000 in the current market, although the price for larger plots, with land for gardens and appropriate for larger family homes are likely to achieve a price that is very much more.

10.63 The modelling in this viability assessment is based on at least 35 units per net ha, with allowance for open space. On this basis, a self-build plot is likely to be about 0.03 ha or so. A plot price of £100,000 would lead to a land value of over £3,500,000 per ha. This is substantially above the BLV and allows scope for the services to be laid on to the plot or plots. It is also well above the developer's return that would be forgone from developing the unit.

10.64 Further, self-build plots are not normally subject to CIL. Based on the above analysis, it is unlikely that a requirement for self-build plots will adversely impact on viability.

10.65 Whilst not strictly a viability point, this opportunity is taken to highlight the practicalities of a self and custom build policy. Such a policy would typically require the developer to market the plots, and if a buyer cannot be found, then for the unit to revert to being delivered as per the rest of the project. When considering the marketing period, it is necessary to ensure that if a buyer is not identified, then there is sufficient time for the plots or plots to be built out by the developer before the site offices and compounds are cleared.

Specialist Housing

10.66 Several types of non-mainstream housing have been tested. In this context it is important to note that the PPG anticipates that it is appropriate to consider the viability of such development at the development management stage.

> *Should viability be assessed in decision taking?*
>
> *Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Policy compliant in decision making means that the development fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.*
>
> *Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.*
>
> *Paragraph: 007 Reference ID: 10-007-20190509*

10.67 Bearing in mind the wording in the PPG it is not necessary (or proportionate) so set separate affordable housing requirements for different types of specialist housing. Policy HOU7 applies the headline affordable housing requirements of Policy HOU2 (30% greenfield / 10% brownfield) to qualifying specialist housing for older people, with flexibility for off-site commuted sums where on-site delivery is impractical. PPG Paragraph 007 provides the procedural route for applicants to submit site-specific viability evidence at the application stage where robust scheme-specific evidence justifies a departure.

10.68 The full appraisals are set out in **Appendix 13**

Older People's Housing

10.69 The Sheltered and Extracare sectors have been tested separately. As for mainstream housing, a set of appraisals have been run, with the policies suggested as set out earlier in this chapter (Affordable housing of 30% on greenfield sites and 10% on brownfield sites). . These include the Building Safety Levy, CIL at the prevailing rates, and a s106 allowance of £2,500 per unit.

10.70 This analysis suggests that both specialist older people's housing can bear affordable housing. Sheltered housing and Extracare housing can bear at least 30% affordable housing, on greenfield sites. Whilst Sheltered housing can bear at least 30% affordable housing on brownfield sites, Extracare housing has the capacity to bear 25% affordable housing.

10.71 Under Policy HOU9: Specialist Housing for Older People, the Council is considering including requiring the delivery Specialist Housing for Older People on larger sites. There are several aspects to such a policy.

10.72 The housing needs of older persons households can be met through a range of solutions. In most cases, the most common of these is remaining in mainstream housing. The Council has recognised this, mandating 5% of all homes M4(3)(2)a, and the balance (95%) as M(4)2 standard housing.

10.73 The delivery of specialist older persons schemes within larger sites. In considering the requirement of an element of allocations to be specialist housing (ie Extracare or Sheltered housing) it is necessary to consider the nature of such schemes and the nature of the allocations. Specialist housing schemes a rarely come forward in schemes of less than 50 units, and are normally somewhat larger than this. It is only likely to be practical to seek provision of affordable housing on the largest sites.

Build to Rent

10.74 The Council does not expect to allocate sites specifically for Build to Rent development, however a flatted scheme and a housing scheme have been modelled, each on greenfield and brownfield sites. As per paragraphs 60-002-20180913 to 10-007-20180913 of the PPG, in this analysis the affordable element is assumed to be 20% Affordable Private Rent, with a value of 80% of market value. The appraisals align with the suggested policy option set out above.

Table 10.10 Specialist Housing, – Residual Value v BLV. £ per ha

		EUV	BLV	Residual Value (£ per gross ha)								
		Affordable Housing		0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Sheltered Green 60	25,000	375,000	6,270,781	5,666,693	5,062,605	4,458,518	3,854,430	3,250,342	2,644,326	2,038,270	1,432,214
Site 2	Sheltered Brown 60	1,000,000	1,200,000	4,915,730	4,305,501	3,695,273	3,085,044	2,474,816	1,864,353	1,252,174	639,996	8,498
Site 3	Extracare Green 60	25,000	375,000	6,865,752	6,148,366	5,430,980	4,713,594	3,996,208	3,278,822	2,559,886	1,840,557	1,121,228
Site 4	Extracare Brown 60	1,000,000	1,200,000	5,400,478	4,677,086	3,953,694	3,230,302	2,506,910	1,783,518	1,058,314	330,572	-428,887
		EUV	BLV	Residual Value (£ per gross ha)								
		Affordable Housing		0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 5	BtR Green Flats 60	25,000	375,000	-3,018,055	-2,980,101	-2,942,148	-2,904,194	-2,866,241	-2,828,287	-2,790,334	-2,752,380	-2,714,426
Site 6	BtR Green Housing 60	25,000	375,000	252,208	258,795	265,383	271,970	278,557	285,144	291,731	298,318	304,905
Site 7	BtR Brown Flats 60	1,000,000	1,200,000	-4,432,997	-4,385,705	-4,338,412	-4,291,120	-4,243,827	-4,196,535	-4,149,243	-4,101,950	-4,054,658
Site 8	BtR Brown Housing 60	1,000,000	1,200,000	19,887	28,871	37,854	46,838	55,822	64,805	73,789	82,773	91,757

Source: HDH (September 2026)

10.75 The results show that whilst Build to Rent housing on larger greenfield sites is likely to be viable with affordable housing (as Affordable Private Rent), Build to Rent development is unlikely to be viable in other situations. The brownfield housing preforms better than the greenfield housing as it is modelled at a higher density,

10.76 The Council should be cautious about relying on Build to Rent schemes to deliver development on brownfield sites, unless there is evidence that such development would be forthcoming. As set out above, the PPG anticipates that viability on such sites will be considered at the development stage.

11. Non-Residential Appraisals

11.1 Based on the assumptions set out previously, a set of development financial appraisals have been run for the non-residential development types.

11.2 As with the residential appraisals, the Residual Valuation approach has been used. Appraisals have been run to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents, and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. For the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability, the same methodology has been used regarding the Benchmark Land Value (EUV 'plus').

11.3 It is important to note that a report of this type applies relatively simple assumptions that are broadly reflective of an area to assess viability. The fact that a site is shown as viable does not necessarily mean that it will come forward, and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is happening on the ground in terms of development, and what planning applications are being determined – and on what basis.

11.4 In the appraisal the costs are based on the BCIS costs, adjusted for Zero Carbon. The detailed appraisal results are set out in **Appendix 14** and summarised in the following sections.

Employment uses

11.5 The table below summarises the results, comparing the Residual Value with the Benchmark Land Value. None of the employment uses are subject to CIL, however the appraisals do include the £2 per sqm allowance for skills and training.

Table 11.1 Employment Appraisal Results

GREENFIELD

		Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small
CIL	£/m2		**0**	**0**	**0**	**0**
RESIDUAL VALUE	**Site**		**-907,244**	**-3,175,460**	**-601,986**	**-502,976**
Existing Use Value	£/ha		75,000	75,000	25,000	75,000
Benchmark Land Value	£/ha		425,000	425,000	375,000	425,000
Residual Value	£/ha		-10,886,927	-14,289,571	-1,203,973	-5,029,760

BROWNFIELD

		Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small
CIL	£/m2	**0**	**0**	**0**	**0**	**0**
RESIDUAL VALUE	**Site**	**-5,540,971**	**-1,039,258**	**-3,689,642**	**-956,013**	**-579,988**
Existing Use Value	£/ha	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Benchmark Land Value	£/ha	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Residual Value	£/ha	-88,655,540	-12,471,096	-16,603,388	-1,912,025	-5,799,878

Source: HDH (July 2026)

11.6 The above results are reflective of the current market in the Rother area and more widely. Office and industrial development are shown as being unviable.

11.7 The analysis in this report is carried out in line with the Harman Guidance, in the context of the NPPF and PPG. It assumes that development takes place for its own sake and is a goal in its own right. The assumption is that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. The Guidance, as set out in Chapters 2 and 3 above, does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long-term view as to the direction of the market based on the prospects of an area and wider economic factors. Much of the development coming forward in the Rother area, and along the South Coast area is 'user led' being brought forward by businesses, or for specific end users, that will use the eventual space for operational uses, rather than for investment purposes.

11.8 It is clear that the delivery of employment uses is challenging in the current market.

12. Findings and Recommendations

12.1 This chapter brings together the findings of this report and provides a non-technical summary of the overall assessment that can be read on a standalone basis. Having said this, a viability assessment of this type is, by its very nature, a technical document that is prepared to address the very specific requirements of the National Planning Policy Framework (NPPF) so it is recommended the report is read in full. As this is a summary chapter, some of the content of earlier chapters is repeated.

12.2 Rother District Council (the Council, RDC) is preparing a new Rother Local Plan (2025-2042). HDH Planning & Development Ltd (HDH) has been appointed to undertake a Local Plan Viability Assessment (LPVA) to identify a robust and deliverable affordable housing policy requirement, and to demonstrate that the proposed site allocations and policy requirements within the emerging Local Plan are viable when considered collectively. Consideration is also given to a review of the current Community Infrastructure Levy (CIL) charges in Rother.

12.3 This LPVA provides evidence to inform the production of appropriate policies and growth options and ensure that growth proposed through the emerging Local Plan is financially viable and deliverable. It contains an assessment of the effect of the most recent iteration of the Local Plan policies, although so are still being refined. This will allow RDC to further engage with stakeholders, to ensure that the new Plan is effective.

12.4 A technical consultation was held in April 2026. Representatives of the main developers (including housing associations), development site landowners, agents, planning agents and consultants working in the area, and neighbouring authorities are invited to comment on an early iteration of this report.

12.5 The National Planning Policy Framework (NPPF) was updated in December 2024, and was then further updated in February 2025. The emerging Local Plan will be examined against the 2024 NPPF, under the transitional arrangements. In August 2026, the Government published a new NPPF. The 2026 NPPF is a fundamental re-write of the national planning policy, making significant changes to the planning system. The methodology used in this report is consistent with the December 2024 NPPF, the CIL Regulations (as amended), the updated PPG, and the 2026 NPPF.

Compliance

12.6 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS) so it is necessary to have regard to RICS Professional Standards and Guidance. There are two main pieces of relevant guidance, being the *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019)* and *Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE* (RICS, 1st edition, March 2021). HDH confirms that the RICS Guidance has been followed.

Viability Testing under the NPPF and Updated PPG

12.7 The effectiveness of Local Plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the extant NPPF. The overall requirement is that *'… policy requirements should be informed by evidence of infrastructure and Affordable Housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106...*'

12.8 This study is based on typologies that are representative of the type of development expected to come forward under the adopted Local Plan.

12.9 The PPG sets out that viability should be tested using the Existing Use Value Plus (EUV Plus) approach:

> *To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).*

12.10 The Benchmark Land Value (BLV) is the amount the Residual Value must exceed for the development to be considered viable.

Viability Guidance

12.11 Neither the NPPF nor the PPG, include step by step specific technical guidance on how to test viability, although the PPG includes guidance in a number of specific areas. There are several sources of guidance and appeal decisions that support the methodology adopted. This study follows the Harman Guidance. In line with the PPG, this study follows the EUV Plus methodology, that is to compare the Residual Value generated by the viability appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV is central to the assessment of viability. It must be set at a level to provide a return to the landowner.

12.12 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

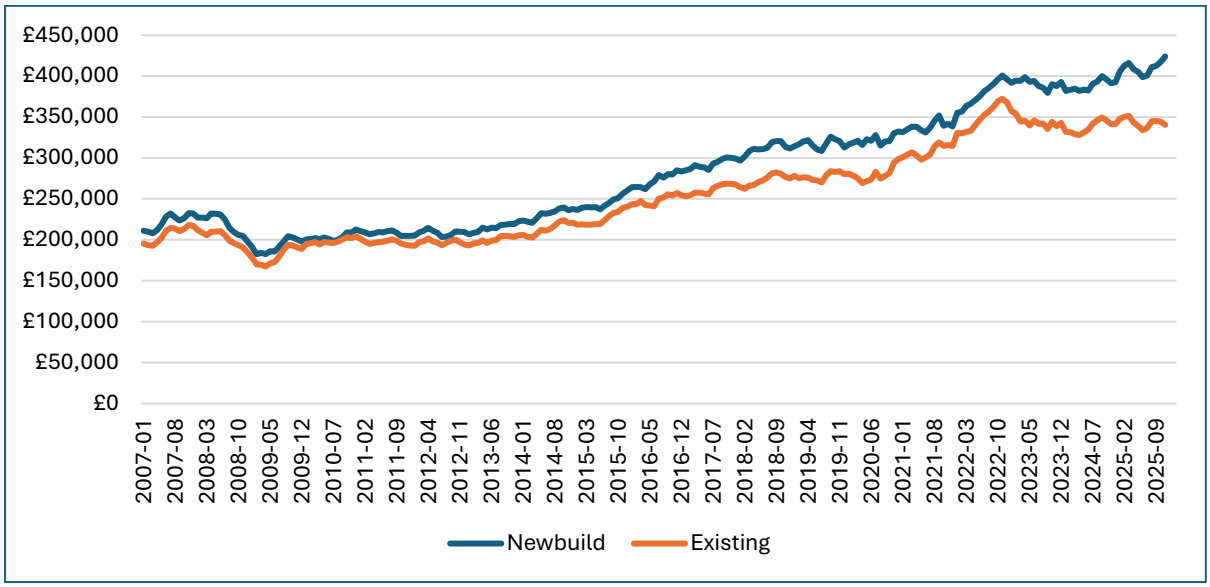
Gross Development Value
(The combined value of the complete development)
LESS
Cost of creating the asset, including a profit margin
(Construction + fees + finance charges)
=
RESIDUAL VALUE

12.13 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).

Residential Market

12.14 An assessment of the housing market was undertaken. The housing market peaked late in 2007 and then fell considerably in the 2007/2008 recession during what became known as the 'Credit Crunch'. Prices in RDC are now about 56% above their November 2007 peak which is a larger increase than that seen across East Sussex (49%), and similar to the wider South East (58%).

Figure 12.1 Change in House Prices. Existing v Newbuild – RDC

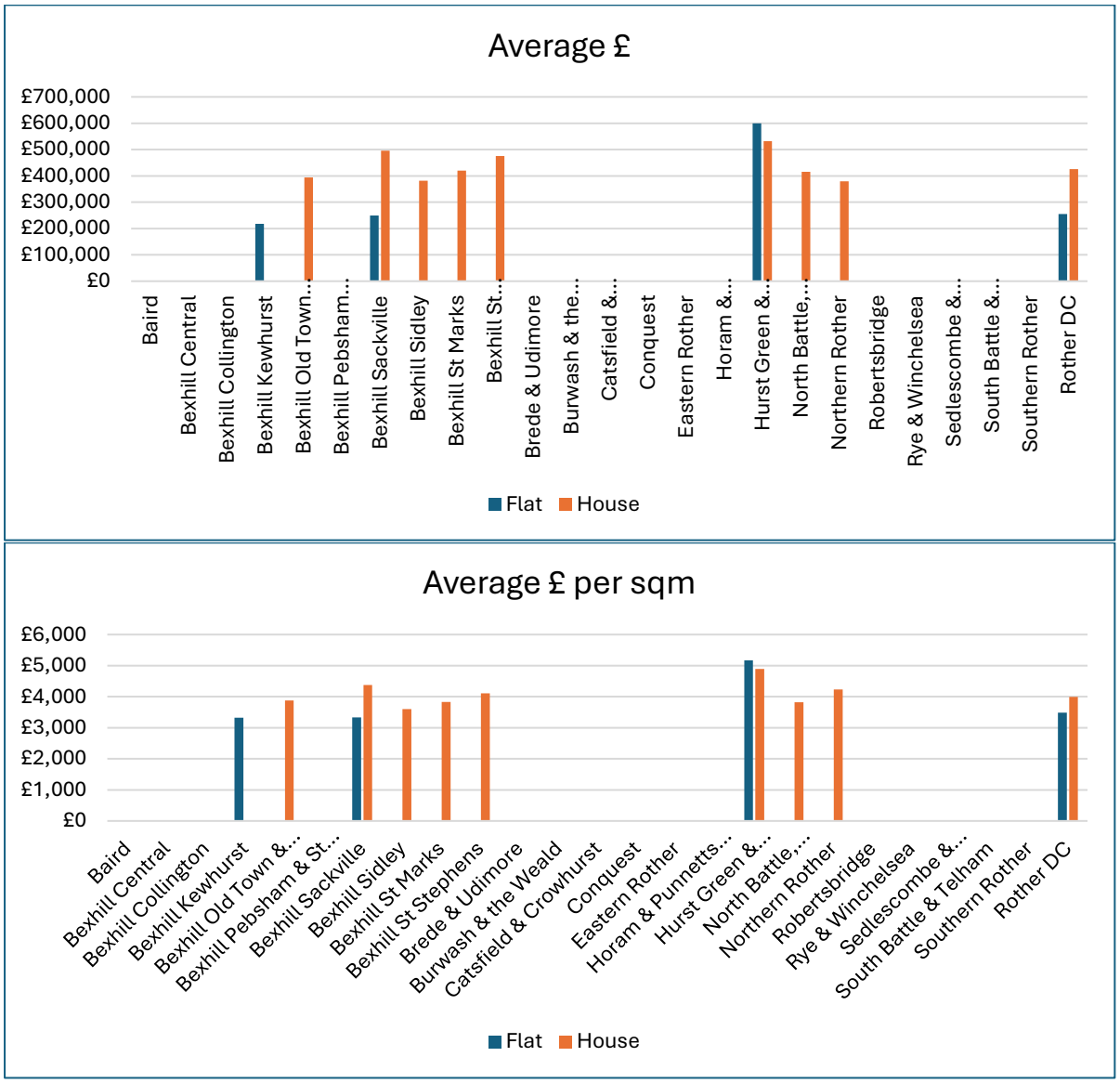


Source: Land Registry (April 2026). Contains public sector information licensed under the Open Government Licence v3.0.

12.15 The Land Registry shows that the average price paid for newbuild homes in RDC (£424,005) is £83,441 (25%) more than the average price paid for existing homes (£340,564).

12.16 A survey of asking prices across the Council area was carried out in March 2026. Data from Landstack was analysed. This brings together data of the transactions recorded by the Land Registry with the floor area and number of bedrooms.

Figure 12.2 Average Prices – Newbuild Properties from January 2022



Source: Landstack (March 2026).

12.17 This data shows that, on average, newbuild houses are about 11% more less expensive than existing houses, and that newbuild flats are about 13% more expensive than existing flats. When considered on a per sqm basis, on average, newbuild houses are about 6% less expensive than existing houses and that newbuild flats are about 6% more expensive than existing flats.

12.18 Based on prices paid, the asking prices from active developments, and informed by the general pattern of all house prices across the assessment area, and the wider data presented, the following price assumptions are adopted.

Table 12.1 2026 Residential Price Assumptions – £ per sqm

Location	Housing Value Assumptions (per sqm)	Flatted Value Assumptions (per sqm)
Rural North, West and East	£4,400	£4,200
Bexhill Urban Area	£3,850	£4,200
Adjacent to Bexhill	£3,850	£4,200

Source: HDH (April 2026)

12.19 Values were also derived for Build to Rent and specialist older people's housing

Affordable Housing

12.20 In this study, it is assumed that affordable housing is constructed by the site developer and then sold to a Registered Provider (RP). The following values are used across the area:

- Social Rent £1,531 per sqm
- Affordable Rent £2,300 per sqm
- Affordable Home Ownership 70% of Market Value.

Non-Residential Market

12.21 The following assumptions are used in relation to employment uses.

Table 12.2 Commercial Values £ per sqm 2026

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices	£200	8.00%	0.5	£2,406	£2,400
Offices - Park	£200	8.00%	0.5	£2,406	£2,400
Office Small	£200	9.00%	0.5	£2,129	£2,130
Industrial - Large	£100	7.50%	1.0	£1,240	£1,240
Industrial - Small	£100	8.00%	1.0	£1,157	£1,157
Logistics	£120	6.00%	1.0	£1,887	£1,900

Source: HDH (April 2026)

Land Values

12.22 In this assessment the following Existing Use Value (EUV) assumptions are used.

Table 12.3 Existing Use Value Land Prices

Previously Developed Land	£1,000,000 per ha
Agricultural	£25,000 per ha
Paddock	£75,000 per ha

Source: HDH (June 2026)

12.23 In the 2022 LPVA iteration of this viability assessment, the following Benchmark Land Value assumptions were used (these are applied on a gross site area):

- Brownfield/Urban Sites EUV Plus 20%.
- Greenfield Sites EUV Plus £350,000 per ha.
- Strategic Sites EUV x 10

Development Costs

12.24 These are the costs and other assumptions required to produce the financial appraisals.

12.25 The construction costs are derived from the Building Cost Information Service (BCIS) data. The cost figure for 'Estate Housing – Generally' for the East Sussex is £1,684 per sqm.

12.26 The appropriate build cost is applied to each house type, with the cost of Estate Housing Detached being applied to detached housing, the costs of Flats being applied to flats and so on. Appropriate costs for non-residential uses are also applied. The lower quartile cost is used for schemes of 200 units and more, where economies of scale can be achieved, and the median cost is used for smaller schemes.

12.27 In addition to the BCIS £ per sqm build cost figures, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs). A scale of allowances for site costs has been developed for the residential sites, ranging from 5% of build costs for the smaller sites and flatted schemes within the urban area, to 15% for the larger greenfield schemes.

12.28 An additional allowance is made for abnormal costs and contingencies.

Fees

12.29 For both residential and non-residential development it is assumed professional fees amount to 8% of build costs.

12.30 A further allowance of 1.5% is assumed for acquisition agents' and legal fees. Stamp Duty is calculated at the prevailing rates. For market and for affordable housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts.

S106 Contributions and the costs of strategic infrastructure

12.31 The Council has implemented CIL and this is the main source of infrastructure funding. CIL is treated as a cost in the appraisals. In addition, the Council seeks Developer Contributions, for strategic infrastructure and mitigation, under the s106 regime.

Financial and Other Appraisal Assumptions

12.32 The appraisals assume interest of 7.5% p.a. for total debit balances. No allowance is made for equity provided by the developer.

Developer's return

12.33 The updated PPG says 'For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies'. The purpose of including a developer's return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property.

12.34 An assumption of 17.5% of the value of market housing and a 6% is applied to the value affordable housing is used. A 15% return is assumed for non-residential development.

Local Plan Policy Requirements

12.35 The specific purpose of this LPVA is to consider the cumulative impact of the policies in the emerging Local Plan. The new Local Plan will replace the adopted Local Plan.

8.177 Initially, a broad range of policies were considered, drawing on the two Regulation 18 documents, both of which have been combined into one unified Local Plan. Through the iterative plan making process, some of the policies have been refined, informed by an earlier iteration of this report, and by the Council's wider evidence base. Many of the policies are either general enabling policies or policies that restrict development to particular areas or situations. These do not directly impact on viability.

12.36 The costs associated with the various policy requirements has been estimated as were the impact recent changes that may be introduced at a national level.

Modelling

12.37 The approach is to model a set of development sites (typologies) that are broadly representative of the type of residential and non-residential development that is likely to come forward under the new Local Plan. The emerging Local Plan does not seek to allocate new strategic sites, however the Strategic Sites being carried forward from the adopted Local Plan are modelled.

Residential Appraisals

12.38 The appraisals use the residual valuation approach – they assess the value of a site after taking into account the costs of development, the likely income from sales and/or rents and a developer's return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the proposed development to be viable, it is necessary for this Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin, being the Benchmark Land Value (BLV).

12.39 Sets of appraisals have been run based on the assumptions provided in the previous chapters of this report, including the affordable housing requirement and developer contributions. Development appraisals are sensitive to changes in price, so appraisals have been run with various changes in the cost of construction and in prices.

12.40 The initial appraisals are based on the emerging Local Plan, being the following requirements. The base modelling is based on the following requirements:

a.	Affordable Housing	35%	
		Provided as 35% Social Rent, 35% Affordable Rent, 30% AHO	
b.	Design	20% BNG, Zero Carbon, 100 LPPPD	
		5% of market houses M4(3)a, 5% of affordable housing M4(3)b and the balance as M(4)2	
c.	Developer Contributions	10 to 50 units	£5,000 per unit
		50+ Units	£10,000 per unit
		CIL	As per adopted (indexed to 2026)

12.41 The results vary across the typologies and Strategic Sites, due to the different assumptions around the nature of each typology, such as additional costs associated with brownfield sites which reduces the Residual Value, and density has a notable impact.

12.42 The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land, and still make an adequate return. The Residual Value exceeds the Benchmark Land Value on some of the greenfield sites, but beyond that, the Residual Value is not only less than the BLV, but it is also less than the EUV, indicating that most development is not viable and is unable to bear the proposed policies.

12.43 To assist the Council, a range of further appraisals have been run with differing policy requirements.

Affordable Housing

12.44 A core purpose of this LPVA is to inforkm an appropriate affordable housing target, in the context of the wider policy requirements. The total amount of affordable housing has been considered, as has the tenure mix. The adopted Local Plan seeks 30% affordable housing in Bexhill, the Hastings Fringes and Rye, 35% in Battle and 40% in the remaining rural areas. The adopted policy does not specify a tenure mix ,and it is understood that most affordable housing for rent has been as Affordable Rent.

12.45 A set of appraisals have been run from 0% to 40% affordable housing and with a varied tenure mix.

12.46 This analysis suggests that a reduction of 5% affordable housing leads to an increase in the Residual Value of about £100,000 per ha on greenfield sites and about £150,000 per ha on the brownfield sites. The impact per ha is greater on the brownfield sites as they are higher density. The impact is significantly greater on the flatted development, again due to the higher density.

12.47 The analysis in the base appraisals assumes that the affordable housing is provided as 35% Social Rent, 35% Affordable Rent, 30% Affordable Home Ownership (as Shared Ownership). Varied mixed have been tested. When considering the affordable housing tenure sought, it is necessary to consider the types of affordable housing that are attractive to the housing associations that will acquire and manage them in the future. It is understood that the majority of affordable housing for rent delivered in the RDC area over the last few years has been as Affordable Rent as this tenure better fits into the housing associations' wider business plans and strategies.

12.48 This analysis suggests that, at 35% affordable housing, relative to the base mix, providing all the affordable housing for rent as Affordable Rent, with no Social Rent, has the impact of increasing the Residual Value by about £100,000 per ha on greenfield sites and £150,000 per ha on brownfield sites. These costs are broadly similar to providing 5% affordable housing.

12.49 It is suggested that, based on this analysis, where development viability is found to be challenging at the development management stage, in the first instance, consideration is given to the tenure mix.

Towards Zero Carbon

12.50 The Council has aspirations to implement a Zero Carbon / climate change policy and it is exploring the feasibility of introducing a policy that goes above national standards. The base analysis assumes Zero Carbon development and the implementation of a circular economy policy.

12.51 Several further scenarios have been tested, being an option based on the Future Homes Standard, Zero Carbon and Zero Carbon with the Waste and Materials policy. In addition, the cost of District Heating is tested. In this context it timely to note that where there are existing District Heating networks (e.g. Sheffield, Stoke-on-Trent or Enfield) developers tend to be keen to connect to networks for straightforward commercial reasons.

12.52 Across the greenfield typologies, not seeking Zero Carbon or implementing the Waste and Materials policies would result in the Residual Value being increased by about £200,000 per ha. This would be similar to the impact of not providing 10% affordable housing.

Biodiversity Net Gain

12.53 The base appraisals assume 20% BNG. The impact of seeking additional BNG is tested. In this analysis it is assumed that the requirements for BNG can be met on-site on the greenfield sites, without impacting on site capacity. It is assumed that that the BNG on brownfield sites is off-site.

12.54 There is a very modest cost saving, of about £2,000 per ha, of seeking 10% BNG on greenfield sites, where it is assumed that the provision will be on-site. The saving on brownfield sites is greater, at around £10,000 per ha.

Water Efficiency

12.55 The draft policy requires that new homes are designed to a 100 LPPPD standard. This is tighter than the higher Building Regulation standard of 110 Litres Per Person Per Day (LPPPD). The impact of seeking 100 LPPPD, 100 LPPPD and 110 LPPPD has been tested.

12.56 The impact of not seeking a 100 LPPPD standard on greenfield sites is about £40,000 per ha and is about double that on the brownfield sites.

Accessible Standards

12.57 The Council has identified a need for Part M4(3)b Wheelchair Accessible standard housing. The base assumption in the above analysis is for 5% of the market units to be M4(3)a Wheelchair Adaptable standard, 5% of the affordable units to be M4(3)b Wheelchair Accessible standard and the balance as M4(2) Accessible and Adaptable standard. Options are tested with both M4(3)a, M4(3)b and M4(2) standards.

12.58 The cost varies across the typologies, the impact being very much more on the higher density formats.

Cumulative Costs of Policy Requirements

12.59 The above analysis considered the impact of higher policy standards individually; however the impact of developer contributions has not been considered. The effect of affordable housing and developer contributions is now tested in three scenarios.

Table 12.5 Policy Scenarios for Policy Testing

	Lower Requirements (as per the National Development Management Policies)	**Mid Policy Requirements**	**Higher Requirements** (as per the draft Local Plan)
Biodiversity Net Gain	10%	20%	20%
Carbon and Energy	Future Homes Standard	Zero Carbon Reduced reporting	Zero Carbon with Waste and Materials policy Full reporting
Accessibility	40% M4(2) Accessible & Adaptable	5% M4(3)a Wheelchair Adaptable Ballance M4(2) Accessible & Adaptable	5% M4(3)a Wheelchair Adaptable 5% M4(3)b Wheelchair Accessible Ballance M4(2) Accessible & Adaptable
Water Standard	110 LPPPD	100 LPPPD	100 LPPPD
Affordable Housing	Social Rent 35% Aff Rent 35% AHO 30%	Social Rent 35% Aff Rent 35% AHO 30%	Social Rent 35% Aff Rent 35% AHO 30%
Developer Contributions	CIL as Adopted	CIL as Adopted	CIL as Adopted

Source: HDH (June 2026)

12.60 In the following tables the typologies that are able to bear at least £10,000 per unit in developer contributions, in addition to CIL, are shaded green, and those unable to bear £5,000 per unit are shaded red.

Table 12.6a Varied Affordable Housing and Maximum Levels of Developer Contributions. Battle, Rural North and West. £ per unit

FULL POLICY	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£15,000	£10,000
Greenfield	£20,000	£10,000	£10,000	£5,000	£5,000	£0	Unviable	Unviable	Unviable
Small Greenfield	£35,000	£30,000	£25,000	£25,000	£20,000	£15,000	£10,000	£5,000	£0
Large Brownfield	£25,000	£15,000	£10,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable
Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable

Compromise	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000
Greenfield	£25,000	£20,000	£15,000	£10,000	£10,000	£5,000	£0	£0	Unviable
Small Greenfield	£45,000	£40,000	£35,000	£30,000	£30,000	£25,000	£20,000	£15,000	£10,000
Large Brownfield	£35,000	£30,000	£25,000	£20,000	£10,000	£5,000	£0	Unviable	Unviable
Brownfield	£10,000	£10,000	£5,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£5,000	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable

National DM Policies	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£50,000	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000
Greenfield	£30,000	£25,000	£20,000	£15,000	£10,000	£10,000	£5,000	£0	£0
Small Greenfield	£50,000	£45,000	£35,000	£30,000	£30,000	£25,000	£20,000	£15,000	£10,000
Large Brownfield	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000	£5,000	£0	Unviable
Brownfield	£10,000	£10,000	£10,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£10,000	£5,000	£5,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable

Source: HDH (July 2026)

Table 12.6b Varied Affordable Housing and Maximum Levels of Developer Contributions. Hastings Fringes and Rural East. £ per unit

FULL POLICY	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000
Greenfield	£25,000	£20,000	£15,000	£10,000	£5,000	£5,000	£0	£0	Unviable
Small Greenfield	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000	£5,000
Large Brownfield	£30,000	£25,000	£20,000	£15,000	£10,000	£5,000	Unviable	Unviable	Unviable
Brownfield	£10,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£15,000	£10,000	£5,000	£0	£0	Unviable	Unviable	Unviable	Unviable
Large Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable

Compromise	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£50,000	£50,000	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000
Greenfield	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000	£5,000	£5,000	£0
Small Greenfield	£50,000	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000
Large Brownfield	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000	£0	Unviable
Brownfield	£20,000	£15,000	£10,000	£5,000	£0	£0	Unviable	Unviable	Unviable
Small Brownfield	£20,000	£15,000	£10,000	£5,000	£0	£0	Unviable	Unviable	Unviable
Large Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable

National DM Policies	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£50,000	£50,000	£50,000	£45,000	£45,000	£40,000	£30,000	£25,000	£20,000
Greenfield	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000	£5,000	Unviable
Small Greenfield	£50,000	£50,000	£45,000	£45,000	£35,000	£30,000	£25,000	£20,000	£15,000
Large Brownfield	£45,000	£40,000	£35,000	£30,000	£20,000	£15,000	£10,000	£5,000	£0
Brownfield	£25,000	£20,000	£15,000	£10,000	£5,000	£0	£0	Unviable	Unviable
Small Brownfield	£25,000	£15,000	£15,000	£10,000	£5,000	£0	£0	Unviable	Unviable
Large Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable

Source: HDH (July 2026)

Table 12.6c Varied Affordable Housing and Maximum Levels of Developer Contributions. Bexhill and Adjacent, inc Strategic Sites. £ per unit

FULL POLICY	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£15,000	£10,000	£5,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable
Greenfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Greenfield	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Brownfield	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Sth of Barnhorn Road	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£15,000	£10,000	£5,000
Beeches Farm & Nth of Barnhorn Road	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000	£10,000	£10,000	£5,000
Worsham Farm (East)	£40,000	£35,000	£30,000	£25,000	£25,000	£20,000	£15,000	£10,000	£5,000

Compromise	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£30,000	£25,000	£20,000	£15,000	£10,000	£10,000	£5,000	£0	Unviable
Greenfield	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Greenfield	£10,000	£5,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable
Large Brownfield	£15,000	£10,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable
Brownfield	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Flats	£5,000	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Sth of Barnhorn Road	£50,000	£45,000	£40,000	£35,000	£35,000	£30,000	£25,000	£20,000	£15,000
Beeches Farm & Nth of Barnhorn Road	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£25,000	£20,000	£15,000
Worsham Farm (East)	£50,000	£45,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000

Table 10.9c Varied Affordable Housing and Maximum Levels of Developer Contributions. Bexhill and Adjacent, inc Strategic Sites. £ per unit - Continued

National DM Policies	0%	5%	10%	15%	20%	25%	30%	35%	40%
Large Green	£30,000	£20,000	£15,000	£15,000	£10,000	£10,000	£5,000	£0	£0
Greenfield	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Greenfield	£10,000	£10,000	£5,000	£0	£0	Unviable	Unviable	Unviable	Unviable
Large Brownfield	£15,000	£10,000	£10,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable
Brownfield	£0	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£0	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Flats	£5,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Sth of Barnhorn Road	£50,000	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000
Beeches Farm & Nth of Barnhorn Road	£50,000	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£15,000
Worsham Farm (East)	£50,000	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£20,000	£20,000

Source: HDH (July 2026)

12.61 The earlier part of this chapter considered the impact of individual policies on development viability, before looking at how the ability to bear affordable housing varied over 3 policy scenarios. It is necessary to bring this together.

Suggested Policy Requirements

12.62 It is clear from the above analysis that, seeking standards over and above those currently sought in the adopted Local Plan will have an adverse impact on viability and would need a reduction in affordable housing to counter the additional costs.

12.63 There is a need for infrastructure funding, however the emerging IDP is currently being refined in tandem with the transport study; once specific transport mitigation schemes are identified and fully costed, it may be necessary to revisit the findings of this report when more detail is available. CIL is a key mechanism for collecting developer contributions from development, however the Strategic Sites need to be able to bear the costs of strategic infrastructure and mitigation if they are to continue to be delivered.

12.64 The consideration of viability in the plan-making process is an iterative process. In the sections above, the ability of development to bear a range of costs has been considered. How this information is brought together will be a matter for the Council (rather than HDH as viability consultants) – bearing in mind the wider evidence base, its own priorities and its requirements. Informed by an informal workshop with officers and members, the following policy preferences have been taken into account:

a. Much of the recently approved development has been policy compliant and has borne the full cost of the required strategic infrastructure and mitigation, and delivered the current affordable housing requirements. The results of the viability appraisals are less good, suggesting that viability in the future will be more challenging and cannot sustain the combined costs of 20% Biodiversity Net Gain, achieving Zero Carbon and housing to the Wheelchair Adaptable and the Wheelchair Accessible standards, as will to the wider Accessible and Adaptable standard. This analysis includes several matters policy requirements that significantly impact on viability:

   The Building Safety Levy is also a new cost that is beyond the Council's control so must be treated as a cost.

b. The Government has announced that the Future Homes Standard will be introduced in 2027, so this is a minimum standard.

c. The delivery of the right type of affordable housing is a priority for the Council. There is a requirement for both Affordable Rent and Social Rent, however seeking Social Rent has an adverse impact on viability.

   Both the December 2024 NPPF and the August 2026 NPPF puts an emphasis on Social Rent, so there is an expectation that some is provided.

d. The smaller greenfield sites (non-major development) have capacity to bear affordable housing.

e. New national policy requirements for further increases to Part M of Building Regulations, with at least 40% of new homes to be built to Accessible and Adaptable – (M4(2)) standards have been announced. Whilst the impact of these standards is small, it is necessary to recognise that these are a minimum requirement.

   There is a cost of providing Wheelchair Adaptable or Wheelchair Accessible housing, however there is a need for such housing, so some is required.

f. There is a need for developer contributions to fund strategic infrastructure, and to provide appropriate mitigation. In RDC, CIL is the main source of developer contributions.

   Allowance is made for strategic infrastructure and mitigation at a higher level than has been sought historically. This is to reflect ESCC's requirements in relation to education and in relation to transport / highways costs. Seeking payments through the s106 regime is restricted by CIL Regulation 122 so these amounts are unlikely to apply in all cases.

g. The Council has ambitions to move towards Zero Carbon development. This impacts the provision of affordable housing.

   There is an expectation that new development will be connected to a District Heat Network where one already exists. This is unlikely to adversely impact on viability as connecting to an existing neat network is generally commercially attractive. Having said this, there are no significant existing heat sources within Rother District at the time of writing. The costs of establishing a heat source and initial network are likely to be substantial and have an adverse impact of viability and the ability to bear affordable housing.

h. The viability testing includes a range of greenfield sites, and these have the greatest capacity to bear planning obligations such as affordable housing and developer contributions.

i. Whilst flatted development performs less well than housing development, a relatively small proportion of planned development will be flatted, so it is not considered proportionate to set a flatted development specific affordable housing policy requirement.

j. Brownfield sites do not comprise a significant part of the land supply for future development. The brownfield housing sites are the least viable, so the Council should be cautious about relying on such sites to deliver development. It is likely that it will be necessary to consider viability on brownfield sites at the development management stage.

k. The larger greenfield sites (200 units and larger) perform better, in terms of viability, than the smaller sites. The larger sites have a significantly greater capacity to bear developer contributions and affordable housing.

12.65 The scope of this LPVA includes a review of the current Community Infrastructure Levy (CIL) charges to recommend updated rates and charging zones that are appropriate for the District. Bearing in mind the significant moderation in the other policy obligations, including affordable housing, as set out above, it would be necessary to further reduce the affordable housing requirements and / or other policy obligations to create capacity to review CIL. This is not pursued further.

12.66 Further sets of appraisals have been run based on the following policy requirements:

a.	Affordable Housing	Greenfield Sites 30% (including non-major development), Brownfield Sites 10%	
		Provided as 20% Social Rent, 50% Affordable Rent, 30% AHO	
b.	Design	20% BNG, Zero Carbon, 100 LPPPD	
		5% of all homes M4(3)a, and the balance (95%) as M(4)2	
c.	Developer Contributions	10 to 50 units	£5,000 per unit
		50+ Units	£10,000 per unit

CIL	As per adopted (indexed to 2026)

12.67 In relation to accessibility standards, the cost of requiring 5% of all homes to meet M4(3)(2)(a), would be broadly similar to that of requiring 5% of new affordable housing to meet the higher 'wheelchair accessible' standard in M4(3)(2)(b). Such a requirement would be interchangeable.

12.68 As well as the above it is assumed that the additional reporting requirements are not carried forward, such whole life reporting, the use of the Home Quality Mark, CAVAT, and the use of non-standard metrics in the relation to zero carbon development.

12.69 The appraisal results are subject to sensitivity testing in terms of changes in costs and values. These appraisals include the base assumptions for developer contributions. Additionally, in line with national policy, BNG is only sought on sites of 0.2ha and larger.

12.70 If the Council were to follow this suggested policy mix, it would be necessary to be cautious in relying on brownfield sites in the five-year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.

12.71 The modelling includes the Strategic Sites carried forward from the adopted Local Plan. These are shown as viable with 30% affordable housing, with CIL at the adopted rate (£109.01 per sqm) and with £10,000 per unit in developer contributions. The Council can therefore be confident that they continue to be deliverable. Having said this, the delivery of any large-scale site is challenging so it is recommended that the Council continues to engage with the site promoters, particularly around the provision of the strategic infrastructure and mitigation required.

12.72 Whatever policies are adopted, the Plan should not be unduly sensitive to future changes in prices and costs. In this report, the analysis is based on the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produces various indices and forecasts to track and predict how build costs may change over time. The BCIS forecasts an increase in prices of 2.4% over the next year and 7.3% increase over the next 3 years. A range of scenarios is tested with varied increases in build costs.

12.73 There is uncertainty in the property market. Several price change scenarios are also tested. In this analysis, it has been assumed all other matters in the base appraisals remain unchanged and the policy requirements are as per the Suggested Policy Requirements heading above. The analysis demonstrates that a relatively small fall in values will adversely impact on viability. Conversely, a modest increase in value could have a significant impact in improving viability.

Primary Residence Requirement

12.74 Consideration is being given to introduce a policy to restrict new homes in the Rye and Camber area (and perhaps more widely in the rural areas) from being used as a second home for or for short lets (e.g. Airbnb).

12.75 As set out in Chapter 8 above, introducing a policy that restricts the range of buyers that may purchase a house will reduce demand and that in turn may reduce values which will have an adverse impact on viability. It is difficult to predict what the impact will be, this will depend on the conditions that may be applied, a primary residence clause is likely to have a greater impact than a local occupancy clause. The sensitivity testing set out in Appendix 12, showing the impact of changes in house prices suggests that, in terms of the number of typologies that are viable, a 5% fall in house prices would have a relatively modest impact on, with only a few additional typologies not deriving a Residual Value that is excess of the BLV. A 10% fall in house prices has a very significant impact, with little development deriving a BLV in excess of the EUV or the BLV.

Self-build and Custom Housebuilding

12.76 Policy HOU10: Self-Build and Custom Housebuilding sets out a requirement for the provision of self-build and / or custom build plots as part of larger schemes. A requirement that seeks at least 5% of homes on housing sites (it is not practical to include such a requirement within flatted development) of 20 and larger to be for self and custom build plots. It is assumed that this policy would be implemented on a 'whole plot' basis.

12.77 If a developer is to sell a plot as a serviced self-build plot, they would not receive the profit from building the unit, they would however receive the price for the plot. If they were to provide the plot as a custom build plot (i.e. where the developer designs and builds to the buyer's design and specifications) they would receive a payment for the land, the costs of construction and the price paid would incorporate the developer's return. The impact on viability is therefore the balance between the profit foregone and the receipt for the serviced plot. It is unlikely that a requirement for self-build plots will adversely impact on viability.

Specialist Housing

12.78 Several types of non-mainstream housing have been tested. In this context it is important to note that the PPG anticipates at paragraph 10-007-20190509 that it is appropriate to consider the viability of such development at the development management stage.

12.79 It is the Council's view that it is not necessary or proportionate to set a separate affordable housing target for each and every type of development. In particular, it is anticipated that viability will be considered at the development stage for older people's housing.

12.80 The Sheltered and Extracare sectors have been tested separately. As for mainstream housing, a set of appraisals have been run, with the policies suggested as set out earlier in this chapter (Affordable housing of 30% on greenfield sites and 10% on brownfield sites).

These include the Building Safety Levy, CIL at the prevailing rates, and a s106 allowance of £2,500 per unit.

12.81 This analysis suggests that both specialist older people's housing can bear affordable housing. Sheltered housing and Extracare housing can bear at least 30% affordable housing, on greenfield sites. Whilst Sheltered housing can bear at least 30% affordable housing on brownfield sites, Extracare housing has the capacity to bear 25% affordable housing.

12.82 The Council is considering including requiring the delivery Specialist Housing for Older People on larger sites. There are several aspects to such a policy.

12.83 The housing needs of older persons households can be met through a range of solutions. In most cases, the most common of these is remaining in mainstream housing. The Council has recognised this, mandating 5% of all homes M4(3)(2)a, and the balance (95%) as M(4)2 standards housing.

12.84 The delivery of specialist older persons schemes within larger sites. In considering the requirement of an element of allocations to be specialist housing (ie Extracare or Sheltered housing) it is necessary to consider the nature of such schemes and the nature of the allocations. Specialist housing schemes a rarely come forward in schemes of less than 50 units, and are normally somewhat larger than this. It is only likely to be practical to seek provision of affordable housing on the largest sites.

12.85 The Council does not expect to allocate sites specifically for Build to Rent development, however a flatted scheme and a housing scheme have been modelled, each on greenfield and brownfield sites. As per paragraphs 60-002-20180913 to 10-007-20180913 of the PPG, in this analysis the affordable element is assumed to be 20% Affordable Private Rent, with a value of 80% of market value. The appraisals align with the suggested policy option set out above.

12.86 The results show that whilst Build to Rent housing on larger greenfield sites is likely to be viable with affordable housing (as Affordable Private Rent), Build to Rent development is unlikely to be viable in other situations. The brownfield housing preforms better than the greenfield housing as it is modelled at a higher density,

12.87 The Council should be cautious about relying on Build to Rent schemes to deliver development on brownfield sites, unless there is evidence that such development would be forthcoming. As set out above, the PPG anticipates that viability on such sites will be considered at the development stage.

Non-Residential Appraisals

12.88 Based on the assumptions set out previously, a set of development financial appraisals have been run for the non-residential development types.

12.89 As with the residential appraisals, the Residual Valuation approach has been used. Appraisals have been run to assess the value of the site after taking into account the costs of

development, the likely income from sales and/or rents, and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. For the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability, the same methodology has been used regarding the Benchmark Land Value (EUV 'plus').

12.90 It is important to note that a report of this type applies relatively simple assumptions that are broadly reflective of an area to assess viability. The fact that a site is shown as viable does not necessarily mean that it will come forward, and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is happening on the ground in terms of development, and what planning applications are being determined – and on what basis.

12.91 In the appraisal the costs are based on the BCIS costs, adjusted for Zero Carbon. None of the employment uses are subject to CIL, however the appraisals do include the £2 per sqm allowance for skills and training.

12.92 The above results are reflective of the current market in the Rother area and more widely. Office and industrial development are shown as being unviable.

12.93 The analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. It assumes that development takes place for its own sake and is a goal in its own right. The assumption is that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. The Guidance, as set out in Chapters 2 and 3 above, does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long-term view as to the direction of the market based on the prospects of an area and wider economic factors. Much of the development coming forward in the Rother area, and along the South Coast area is 'user led' being brought forward by businesses, or for specific end users, that will use the eventual space for operational uses, rather than for investment purposes.

12.94 It is clear that the delivery of employment uses is challenging in the current market.

Conclusions

12.95 This Local Plan Viability Assessment has been carried out in line with the requirements of the National Planning Policy Framework and the Planning Practice Guidance, including incorporating a period of consultation. In terms of property development, the Rother District Council area is active, with a positive market for the right scheme in the right place, however there are real challenges and little development coming forward. The increases in national standards and requirements have an adverse impact on viability.

12.96 The results show that the Council's preferred affordable housing target is unlikely to be deliverable. The results from the built-up area show that the viability of brownfield sites is lower.

12.97 Having considered the results of the various appraisals reporting the impact of the range of policy aspirations and requirements set out above, the following policy requirements are suggested:

a.	Affordable Housing	Greenfield Sites 30% (including non-major development), Brownfield Sites 10%	
		Provided as 20% Social Rent, 50% Affordable Rent, 30% AHO	
b.	Design	20% BNG, Zero Carbon, 100 LPPPD	
		5% of all homes M4(3)a, and the balance (95%) as M(4)2	
c.	Developer Contributions	10 to 50 units	£5,000 per unit
		50+ Units	£10,000 per unit
		CIL	As per adopted (indexed to 2026)

12.98 In relation to accessibility standards, the cost of requiring 5% of all homes to meet M4(3)(2)(a), would be broadly similar to that of requiring 5% of new affordable housing to meet the higher 'wheelchair accessible' standard in M4(3)(2)(b). Such a requirement would be interchangeable.

12.99 As well as the above it is assumed that the additional reporting requirements are not carried forward (such whole life reporting, the use of the Home Quality Mark, CAVAT, and the use of non-standard metrics in the relation to zero carbon development).

12.100 If the Council were to follow this advice, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.

12.101 The modelling includes the Strategic Sites. On the basis of the high level modelling in this LPVA, the sites are deliverable. It is recommended that that the Council engages further with the promoters of the potential strategic sites in line with the advice set out in the Harman Guidance.

12.102 It is clear that the delivery of the employment uses is challenging in the current market. The Council will need to be cautious in relation to setting policy requirements for employment uses that would unduly impact on viability.

Appendix 1 – Project Brief

Introduction

1.1 Rother District Council (RDC) is preparing a new Rother Local Plan (2025-2042) which will replace the currently adopted Local Plan comprising the Core Strategy (2014) and Development and Site Allocations Local Plan (2019). The emerging Local Plan will set the strategic framework for sustainable growth across the district to 2042 and will be subject to a Regulation 19 public consultation, currently planned between July and September 2026.

1.2 RDC wishes to commission suitably qualified consultants to undertake the following work:

- A Local Plan Viability Assessment to identify a robust and deliverable affordable housing policy requirement, and to demonstrate that the proposed site allocations and policy requirements within the emerging Local Plan are viable when considered collectively;
- A review of the current Community Infrastructure Levy (CIL) charges in Rother to recommend updated rates and charging zones that are appropriate for the district;

1.3 These will form proportionate, up-to-date evidence base to support both the future Local Plan Examination and the CIL Charging Schedule Examination.

1.4 The appointed consultants must ensure that a comprehensive and transparent approach is taken, consistent with the latest National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), and any relevant national guidance on housing and infrastructure delivery. All assumptions and methodologies should be justified and capable of withstanding public and independent examination. The methodology must be designed to ensure clear alignment between the affordable housing testing, CIL review, and Whole Plan Viability Assessment, avoiding any duplication or double-counting of costs.

1.5 The consultants will be expected to produce viability assessments that are proportionate, robust, and consistent with national policy and best practice. The outputs will form a key part of the evidence base underpinning the emerging Local Plan and will support the Council in demonstrating that the Plan is **sound**, **deliverable**, and **viable** through the examination process.

Context

Local Plan

2.1 The Council's current timetable for progressing the emerging Rother Local Plan (2020-2040) is as follows:

- Regulation 18 consultation: **30 April to 23 July 2024 (completed)**
- Evidence gathering, stakeholder engagement, and consideration of representations: **ongoing**
- Second Regulation 18 consultation (Focused consultation on proposed site allocations): **January 2026**[105]
- Regulation 19 Pre-submission publication consultation: **July - September 2026**
- Submission to the Secretary of State: **October - December 2026**
- Examination: **January 2027 - September 2027**
- Adoption: **October - December 2027**

2.2 This timetable aims to meet the Government's deadline for local planning authorities to submit new Local Plans under the current planning system by **December 2026**.

2.3 Work is ongoing to update the existing evidence base. This includes the Infrastructure Delivery Plan, Local Plan Transport Assessment, Green Infrastructure Study, Housing and Development Needs

[105] Note that this second Regulation 18 consultation will not re-consult on the policies included in the first Regulation 18 consultation (including policies relating to housing and affordable housing).

Assessment, Gypsy and Traveller Accommodation Needs Assessment and other technical assessments.

2.4 A draft viability assessment of the emerging Rother Local Plan was prepared in March 2024. This assessment, which included affordable housing and CIL testing, concluded that the CIL charging and identified value zones were not aligned. The draft study recommended further work to align the zones and update the Council's CIL Charging Schedule. Given the work was already undertaken, the residential and land value evidence may only require updating rather than a complete re-assessment. However, the update should include a review of Benchmark Land Value assumptions to ensure they remain realistic and reflective of current market conditions.

2.5 Rother currently has an insufficient supply of deliverable housing sites to meet the five-year housing land supply requirement in accordance with the NPPF. As of December 2024, the district has 2.63 years' worth of housing land supply when measured against the standard method Local Housing Need (LHN) figure.

2.6 The LHN figure for Rother, as at the 1st April 2025, is 912 dwellings per annum. However, due to the extent of landscape and environmental constraints within the District, it is highly unlikely that the housing provision in the emerging Local Plan will meet this figure in full. The draft Local Plan which is due to go to consultation in January 2026 (subject to Cabinet approval) anticipates an average supply of 495 dwellings per annum (approximately 54.3% of the LHN figure)

2.7 In addition to housing land supply constraints, RDC recognises that financial viability has been highlighted as a significant issue in relation to several planning applications for housing development in rural areas in recent years. This has often prevented delivery of the policy-compliant proportion of affordable housing. Rising build and land costs are key contributing factors, but CIL contributions represent an additional fixed cost. As CIL payments are non-negotiable, affordable housing is often reduced or lost to ensure the overall viability of schemes.

2.8 Recent changes to Homes England's funding policy direction have resulted in Registered Providers (RPs) focusing on wholly affordable housing developments rather than mixed-tenure schemes achieved through developer contributions. This shift—though it may not be long-term—should be considered in relation to the Council's expectations for affordable housing delivery on private developer sites, particularly for smaller-scale developments.

2.9 To address urgent local housing needs, RDC aims for its Local Plan affordable housing policies to maximise the supply of affordable housing across the District. This is supported by the Council's Housing and Economic Development Needs Assessment (HEDNA) (2024), which justifies that the Council should seek to secure as much affordable housing as financial viability permits. The viability assessment therefore should inform the Local Plan policies to optimise affordable housing delivery across different market areas.

2.10 Affordable housing policies will need to take account of the CIL charging areas (which is to be reviewed) and identified value zones, ensuring that they are proportionate and do not undermine scheme viability. Based on previous findings, it may be appropriate to establish differentiated affordable housing thresholds for greenfield and brownfield sites. The Council would like to explore this approach if necessary to achieve local housing objectives. A draft affordable housing policy was included in the Regulation 18 version of the draft Rother Local Plan (2024) (Policy HOU2 Affordable Housing on page 237), which sets out the proposed principles for delivery but not the percentage requirement. The study now proposed will provide the evidence necessary to define those percentages in the next version of this policy.

2.11 To ensure a robust and logical evidence base, the study should follow this sequenced approach:

- **Stage 1:** Update evidence base and conduct affordable housing viability testing to inform the emerging Local Plan affordable housing policies.
- **Stage 2:** Conduct a draft Whole Plan Viability Assessment using the emerging policies, including draft CIL rates for testing.
- **Stage 3:** Recommend updated CIL rates and charging zones, informed by the findings of the draft Whole Plan Viability Assessment.
- **Stage 4:** Undertake the final comprehensive Whole Plan and CIL Viability Assessment incorporating the recommended CIL rates and any other policy refinements, producing the final evidence for Examination.

2.12 The commissioned study will provide the viability evidence base to support the Council's Regulation 19 submission of the Rother Local Plan (2025-2042) and respond to any issues that arise as part of the public consultation process.

CIL Charges

2.13 The Council's CIL Charging Schedule came into force on 4 April 2016. The current indexed rates can found on the Council's CIL webpage.

2.14 The Council is committed to reviewing the existing CIL charging schedule alongside the production of the new Local Plan, to ensure that infrastructure planning, funding mechanisms, and the Charging Schedule are aligned, and that key infrastructure priorities can be delivered to support growth.

2.15 The appointed consultant is required to make recommendations on updated CIL rates to reflect changes in overall viability levels across different parts of the District.

2.16 Updated CIL rates will be subject to public consultation and will inform the subsequent Local Plan viability testing.

2.17 The final study will also provide the supporting evidence base for the CIL review examination.

Key Aims of the Study

3.1 The Council's key aims of the study are as follows:

1. **Determine an appropriate and deliverable level of affordable housing** across the district, reflecting the needs identified in the Council's Housing and Economic Development Needs Assessment (HEDNA) (2024);
2. **Determine appropriate updated CIL rates and charging zones for public consultation**, informed by viability testing and reflective of local market conditions;
3. **Assess development viability** across a representative range of site typologies and locations, testing the cumulative impact of Local Plan policies, infrastructure costs, and proposed CIL rates to ensure that affordable housing targets and development requirements together do not undermine deliverability;
4. **Provide a clear, evidence-based justification** for the Council's Local Plan policies and CIL charging schedule, capable of withstanding scrutiny at examination; and
5. **Establish a consistent framework** to support future updates or supplementary viability testing at later stages of the Local Plan process.

Outputs Required

4.1 The outputs will be a comprehensive viability assessment of the emerging Rother Local Plan (2025-2042) and an updated CIL charging schedule.

4.2 The final whole plan assessment must test both the overall viability of the Local Plan policies and site allocations, **and** the updated CIL charging schedule, in accordance with the latest NPPF and PPG.

Whole Plan viability assessment

A.1. Affordable housing viability testing

4.3 Specific testing is required to inform and justify affordable housing policies in the Local Plan. The assessment should address the following matters:

Delivery method

4.4 The methodology must be able to take account of the varied methods by which the affordable units may be delivered. This will primarily involve on-site provision by developers as part of mixed-tenure schemes, with or without grant funding where applicable. The assessment should also recognise that other delivery mechanisms (such as land transfer to Registered Providers) are less common locally but may be considered in exceptional cases.

Commuted sum payments

4.5 In line with paragraph 63 of the NPPF and PPG guidance, the Council wishes to explore the potential for commuted sum payments as an alternative to on-site affordable housing delivery in limited and justified circumstances. The consultant should assess the financial viability implications of on-site

provision versus off-site (in-lieu) contributions and provide recommendations on the circumstances where commuted sums may be appropriate.

4.6 The assessment should fundamentally review and establish a new robust, evidence-based methodology for calculating commuted sums. The existing assumption of **£1,030 per sq m of affordable dwellings** (as set out in Financial Contributions for Affordable Housing from Small Sites, December 2016) is considered outdated and should be replaced with a current market-based assessment.

Tenure mix

4.7 The proposed tenure mix for affordable housing is set out in Policy HOU2 Affordable Housing of the Draft Local Plan (Regulation 18 version, 2024) and takes forward recommendations from the HEDNA (2024). The consultant should test the viability implications of alternative tenure mixes, making evidence-based recommendations on an appropriate mix that balances need and viability.

4.8 The consultant should monitor and account for any emerging national policy changes regarding affordable home ownership products and consider the viability implications of a range of potential affordable home ownership tenures that may be relevant to the Rother market.

Affordable housing policy recommendations

4.9 The consultant should provide professional advice on the overall appropriateness, viability, and practicality of the proposed affordable housing tenure mix and delivery mechanisms. This should include commentary on the extent to which the proposed approach will realistically meet identified housing needs within the parameters of viability and deliverability.

A.2. Whole Plan and Site Viability Assessment

4.10 The assessment will include a Whole Plan Viability Assessment to test the deliverability of the Local Plan as a whole. This will involve assessing the combined impact of all emerging policies, proposals, and requirements, considering updated CIL rates where relevant.

4.11 The study will provide a robust and thorough examination of the viability of a representative range of indicative development sites likely to come forward during the plan period. Each site should be assessed against the policies of the Local Plan as a whole. The report should draw clear and defensible conclusions regarding the impact of plan policies on site viability and their implications for delivery, highlighting any constraints or risks to achieving policy-compliant development.

4.12 The study will recommend economically viable, transparent, and defensible policy thresholds and mechanisms that support the aspirations of the Local Plan. This will include testing a range of infrastructure and development cost scenarios (to be agreed with the Council) to identify appropriate levels of developer contributions.

4.13 The study should consider how changes in market conditions or development viability over time may affect delivery and advise on suitable review mechanisms that could be incorporated into the Local Plan to maintain flexibility and resilience.

4.14 The viability methodology must be sufficiently flexible to accommodate reasonable changes to development assumptions or policy requirements. For example, the implications of varying the tenure mix of affordable housing (such as changing some units from social rent to shared ownership) should be capable of being clearly and easily assessed and reported. This will help ensure that the evidence can remain relevant and adaptable as policies or market conditions evolve.

4.15 The assessment should provide evidence to inform and justify a range of Local Plan policies, including but not limited to:

- **Affordable housing policy** – including site thresholds, on-site percentage requirements, and tenure mix (covering a range of affordable tenures such as Social Rent, Affordable Rent, and Intermediate housing);
- **Optional technical standards** – such as Future Homes Standard, water efficiency, space, and accessibility standards, with advice on the viability implications of adopting or omitting such standards;

- **Alternative delivery mechanisms** – such as self-build housing[106] and Community Land Trust development;
- **Indicative site testing** – providing an assessment of a representative range of sites to demonstrate likely deliverability across the plan period.

4.16 The analysis should provide results and recommendations that reflect variations in viability across the district, with a view to updating the CIL charging schedule at the next stage.

Updated Community Infrastructure Levy Charging Schedule

4.17 As a distinct element of the work, the appointed consultant will review the CIL Charging Schedule to recommend appropriate rates and charging zones given current development viability across the District.

4.18 The review should:

- Assess the impact of current CIL rates on residential and non-residential development viability (noting that an earlier review was undertaken and this work may therefore focus on an update rather than a full reassessment);
- Consider variation in land values, market conditions, and site typologies across the district to inform the appropriateness of spatially differentiated rates;
- Test the interaction between updated CIL rates and proposed affordable housing policy targets, to ensure that combined policy and CIL requirements do not compromise deliverability;
- Recommend economically viable and defensible CIL rates and charging zones, justifying any changes or retention of existing rates; and
- Identify differential rates by location, type, or scale of development if supported by evidence.

4.19 The consultant should also consider:

- The potential effect of future market changes on CIL rates and suggest review mechanisms to maintain viability;
- The relationship between CIL and other developer contributions, ensuring cumulative costs do not make development unviable; and
- Clear methodology and assumptions underpinning recommended rates, providing a robust evidence base capable of withstanding independent examination.

4.20 The outputs for the CIL review should include:

- A draft CIL Charging Schedule for public consultation, including recommended rates and charging zones;
- Supporting evidence tables and sensitivity analysis showing the impact of different rates on development viability;
- An explanation of the interactions with the emerging Local Plan affordable housing and other policy requirements; and
- A written report suitable for publication, forming part of the evidence base to support the revised CIL Charging Schedule and the emerging Local Plan.

Iterative Process

5.1 The viability assessment should be an iterative process, undertaken at key stages of Local Plan preparation to ensure that evidence remains up to date and proportionate. The approach should allow for ongoing dialogue between the consultants and the Council, with findings refined as policies and site allocations evolve.

5.2 The assessment will follow the staged process set out below. This sequenced approach aims to ensure that affordable housing targets and CIL rates are developed in a systematic and evidence-based manner. It is designed to ensure that the final CIL rates are informed by a robust understanding of the cumulative impact of all Plan policies.

[106] Although we are not aware of any examples in Rother, to date.

5.3 The precise timing of each stage of testing will be agreed with the Council, ensuring that emerging results can effectively inform plan-making, consultation, and examination preparation.

Stage 1: Updating and Testing Affordable Housing Viability

5.4 The first stage will involve updating and testing affordable housing viability assumptions across the district to inform the emerging Local Plan policies.

Stage 2: Draft Whole Plan and CIL Viability Assessment

5.5 The second stage will involve a draft Whole Plan Viability Assessment using the emerging policies, recommended affordable housing assumption from Stage 1, and for testing purposes, draft CIL rates. This stage is critical for understanding the cumulative impact of all policies.

Stage 3: Reviewing and Recommending Updated CIL Rates

5.6 The third stage will focus on reviewing and recommending updated CIL rates and charging zones, informed by the findings from the Draft Whole Plan Viability Assessment (Stage 2) and other relevant factors.

Stage 4: Final Whole Plan and CIL Viability Assessment

5.7 The final stage will involve a comprehensive Whole Plan and CIL Viability Assessment to test the deliverability of the Local Plan in its entirety. This will incorporate the recommended CIL rates from Stage 3, policy thresholds, and site-specific viability findings to ensure the plan is robust and deliverable.

5.8 The work will follow the sequenced approach outlined above and in Paragraph **2.11**, which is designed to ensure the CIL rates are grounded in a robust understanding of cumulative policy impacts.

5.9 The consultants will review relevant representations received during the CIL draft charging schedule consultation, and Local Plan Regulation 18 consultations and Regulation 19 consultation, identify the key viability-related issues, and provide proportionate responses (detailed responses to every individual representation are not required; the focus should be on addressing the main viability concerns). A draft of the full Local Plan and CIL viability assessment report should be prepared reflecting these findings, followed by a final report to be published alongside the Proposed Submission Consultation Local Plan (Regulation 19).

5.10 It is recognised that the Local Plan timetable may be subject to adjustments or delays, which is not uncommon in plan preparation. The iterative viability assessment process should therefore remain flexible, allowing for the timing and scope of testing to be adapted as needed to align with any changes in plan preparation, consultation, or examination stages. This ensures that viability evidence remains relevant, robust, and capable of informing the Local Plan at each stage.

Stakeholder Engagement

5.11 As part of this commission, the selected consultant must undertake meaningful engagement with the development industry and other relevant organisations or bodies to gather genuine insight and feedback from those with direct experience of development viability and delivery in the district. Engagement efforts should be directed in particular towards developers, land agents, and registered providers. Engagement sessions should be structured to ensure that the proposed methodological approach and emerging findings are transparent, credible, and informed by local market intelligence. Tenderers should propose a list of key stakeholder groups they would engage and describe how they will capture and document this engagement to demonstrate a robust and transparent process.

5.12 Tenderers should set out in their proposals how they intend to design and deliver this engagement in a way that is effective, inclusive, and proportionate, while providing best value for money.

Support at Public Hearings

5.13 The Council expects the selected consultant to act as the expert witness at the Local Plan and CIL Examinations and to respond to the Inspectors' written questions, if required.

5.14 Tenderers should clearly state in part 6 of Appendix C Pricing Schedule their hourly and day rates of preparing for and attending the Local Plan and CIL Examination which will be charged separately. These rates won't be used in the price scoring.

Deliverables and Programme

Key deliverables

6.1 The Council will provide the consultant with the necessary background data, including the existing evidence base, policy drafts, and site information.

6.2 The appointed consultant will be required to deliver the following key deliverables in accordance with the iterative process set out in Paragraphs **2.11** and Section 5:

Stage 1 Report: An affordable housing viability assessment, providing updated evidence and recommendations to inform the emerging Local Plan policies.

Stage 2 Report: A Draft Whole Plan and CIL Viability Assessment, testing the cumulative impact of emerging policies and draft CIL rates.

Stage 3 Output: A report with recommended updated CIL rates and charging zones, forming a draft CIL Charging Schedule suitable for public consultation. A proportionate response to the main viability-related issues raised during public consultations and engagement should be provided.

Stage 4 Output: The final comprehensive Whole Plan and CIL Viability Assessment, incorporating all agreed policy and CIL rates, suitable for publication as part of the Examination evidence base. A proportionate response to the main viability-related issues raised during public consultations should be included in the final report.

Stakeholder Engagement Record: A summary of the engagement process, feedback received, and how it has informed the methodology and findings.

6.3 The Council's review and approval process will be proportionate to the nature of the deliverables. Draft versions of final reports should be submitted for the Council's feedback, with final versions submitted usually within four weeks of receiving the Council's feedback.

Appendix 2 – Summary of Development Management

Site		Tillingham View	Tillingham View	Pond Cottage	Pond Cottage	Fair Lane	Fair Lane	Quayside	Quayside	Singehurst	Singehurst	North Trade Road	North Trade Road	Strand Meadow	Strand Meadow	Ferry Rd	Ferry Rd	Jempsons Trading Estate	Jempsons Trading Estate
Place		Broad Oak, Rye		Jempsons Complex, Peasmarsh		Robertsbridge	Robertsbridge	Rye	Rye	Ticehurst	Ticehurst	Battle	Battle	Burwash	Burwash	Rye	Rye	Rye	Rye
Developer		Cantium Land and Development Ltd		Oak Tree Homes Trust		Geko Developments Ltd		Decimus Property		Rydon Homes		Brookworth Homes		Park Lane Homes				MaCarthy Stone	
Consultant		Turner Morum	Altair	Bespoke Property Consultants	Porter PE	s106 Affordable Housing	Porter PE	Alder King	Altair	Rydon Homes	Altair	DHA Planning	Altair		Altair		Porter PE	Alder King	Altair
Client		Developer	RDC	Developer	RDC	Developer	RDC	Developer	RDC	Developer	RDC	Developer	RDC		RDC		RDC	dev	RDC
Date		Mar-25	Jul-25	Dec-24	Jul-25	Jun-25	Oct-25	May-24	Sep-24	Sep-21	Nov-21	Jan-24	Jun-25		Dec-25		May-24		May-25
Site	ha	1.42		0.32	0.33	0.40	0.38	0.44	0.44	1.05		1.20				1.20	1.46		
		Greenfield with dwelling		Includes refurbishment of Pond Cottage		Former vicarage and church hall		old houses and workshop		small paddock							old school site		
Scheme	Houses	27				10		16		10			20		30		25		
	Flats			10													19		
	Retirement																41		44
	Total	27		10		10											88		
	sqm	3,289		708		962				1,254			2,328		2,664		8,112		2,634
				Specialist older peoples housing															
	Other uses																		
Income	Market	£4,025	£4,295	£3,498		£4,579	£4,800	£4,316	£4,703	£4,412	£4,637	£4,259	£4,354	£4,125	£4,473	£4,750	£4,750		£6,406
	Social Rent				45%			55%											
	Affordable Rent	£1,798																	
		45%	50%		45%	Calculated on 5% yield	Agreed	55%	55%			50%	50%				75%		
	Shared Ownership	£3,541			£3,920	Calculated on 40% sale and 2.75% rent													
		65%	70%		70%		73%	55%	75%			75%	75%				25%		
Development Costs	Construction	BCIS LQ	BCIS LQ	BCIS Median		BCIS UQ	BCIS Median +4%	BCIS MQ		BCIS		BCIS	BCIS		BCIS		BCISMQ	BCIS	BCIS
	Externals	10%	10%	10%		10%	10.00%	523000								10%	10%	10%	
	Contingency	4%	4%	5%	4%	5%	5%	5%	5%	4%	4%	5%	4%			5%	4%	5%	5%
	Garages	£5,000	£5,000							£12,500		£3,273	£3,273						
	Site costs	£1,904,000								£415,000									
	per unit	£70,519																	
	Abnormals	In site costs		£20,000 refurb of Pond Cottage		£50,000 demolition		£0		£670,000		£788,896	£788,896			£0		£877,284	
Developer Contributions	CIL	As due	As due			As due	As due	As due	As due	£296,980	£296,980	£562,118	£562,118	£633,312		£174.27 psm	£187	£521,593	£532,775
	S106			None	None			£207,573	£207,573		£54,163				£27,573	None	None	£236,000	
Fees	Professional	8%	8%	10%	10%	10%	10%	10%	8%	8%	8%	10%	8%		10%	5%	8%	10%	8%
	Sales	3% / 0.5%	3%		3%	2.50%	2.5% + £800	3% +0.75% for tfr to HA	3% +£600	3%	3%	3% +3750	3%		2.5% +£750	3%	3%/6% +£500	5% +£750	accepted if 17.5% profit
	Acquisition	1.50%		1.50%	1.50%		1.75%	1.75%	1.50%			1.75%	1.50%				1.75%	1.75%	1.50%
Finance	Profit	20% / 6%	17.5% / 6%	12%	6%	17.50%	17.5% / 6%	18.5% / 6%	17.5% / 6%	17.50%	17.50%	20%/ 6%	17.5% / 6%		20%	20% /6%	17.5% /6%	20%	20%
	Interest	7%	7.50%	7.50%		7.50%	6.00%	8%	7%	5.50%	5.50%	8.50%	7%	10%	9.75%	8.50%	8.50%	8%	8%
Land	EUV				£150,000			£2,823,877				£30,000						£2,823,877	
	per ha											£25,000						£326,045	
	BLV			£180,000	£180,000	£1,060,000	£832,000	£871,774	£466,161	£525,000	£525,000	£600,000	£100,000	£489,527	£489,527	£1,200,000	£1,200,000	£730,086	£730,086
	per ha	£500,000	£134,000	£450,000				£326,052											
		Plus existing dwelling	EUV +15%	EUV +25%	EUV +25%	EUV +15%	EUV +15%	EUV+20%											
	SDLT	4.23%			As calculated			As calculated	As calculated			As calculated	As calculated					As calculated	As calculated

Appendix 3 – Consultees

Invitees

Simon Drummond-Hay	VA consultant
Graeme Quinnell	Internal - Housing
Amy Fearn	Internal - Housing
Matthew Worsley	Internal - DM
Asma Choudhury	Internal - DM
Sarah Shepherd	Internal - DM
Holly Harrison	Internal - Policy
Erik Nilsen	Internal - Policy
Thom Hoang	Internal - Policy
Ben Yates	Internal - Policy
Tim Searle	Internal - Policy
David Chambers	Internal - Policy
Julia Edwards	Internal - Policy
Aaron Sams	Internal - CIL & S106
Edward Rumary	Internal - CIL & S106
Rick Bhatia	Developing RPs
Julian Wilkinson	
R E	
Jamie Sullivan	Developers, Landowners, Planning Consultants
Rhys Tupper	
Sophie Wallis	
Tom Watson	Developers, Landowners, Planning Consultants
Helen Broadview	Developers, Landowners, Planning Consultants
Matt	Developers, Landowners, Planning Consultants
Rachel Kenchington	Developers, Landowners, Planning Consultants
John Mcsweeney	Developers, Landowners, Planning Consultants
Matt	Developers, Landowners, Planning Consultants
N Radcliffe	Developers, Landowners, Planning Consultants
Ollie Fountain	Developers, Landowners, Planning Consultants
Joseph Pearson	Developers, Landowners, Planning Consultants
Nick Whistler	Developers, Landowners, Planning Consultants
Sarah	Developers, Landowners, Planning Consultants
Marjorie Centeno	Developers, Landowners, Planning Consultants
Sophie Centeno	Developers, Landowners, Planning Consultants
Andrew Frost	Developers, Landowners, Planning Consultants
Asher Ross	Developers, Landowners, Planning Consultants
Ashley Wynn	Developers, Landowners, Planning Consultants
Andrew Motley	ESCC
Lisa Simmonds	ESCC
Ian Bailey	Adjoining LPA
Simon Cater	Homes England
Chris Bearton	Homes England
Jonny Sharp	Developers, Landowners, Planning Consultants
Megan Davies	Developers, Landowners, Planning Consultants
Ethan Etheridge	Developers, Landowners, Planning Consultants
Patrick Good	Developers, Landowners, Planning Consultants
Isabella Mash	Developers, Landowners, Planning Consultants
Caroline Norris	Developers, Landowners, Planning Consultants
Edward	Developers, Landowners, Planning Consultants
James Hammond	Adjoining LPA
Tondra Thom	Developers, Landowners, Planning Consultants
Gary Kenchington	Individual

Appendix 4 – Consultation Presentation

The pages in this appendix are not numbered.

Rother District Council

Local Plan Viability Assessment

Technical Consultation

23rd April 2026

Please use the chat icon to ask questions or leave comments

Please raise a hand to ask a question or to make a comment

To avoid sound interference please mute your microphone

Planning & Development

1

1

Agenda

NPPF, PPG and Guidance
- December 2024 NPPF / Draft December 2025 NPPF

Methodology

Harman Guidance / RICS Guidance / PPG

Main Assumptions
- Prices
- Costs
- Commercial prices

Modelling

The Viability Test

Moving Forward

2

Pre-consultation draft

- A draft report has been prepared for circulation.
- It is an early working draft setting out
  - the proposed methodology
  - modelling
  - assumptions
- Does not include results
  - it is inevitable that some of inputs will change as a result of the consultation.
- It is important that responses submitted through this consultation are supported by evidence. Comments that simply observe a particular assumption is too low or too high are not helpful in establishing the correct assumption.

Please support responses with evidence, or alternatively point to sources of evidence, that HDH can draw on to justify the changes made in the next iteration of this viability assessment.

3

Local Plan Update

- Development
  - New allocations
- New policies to
  - respond to updated evidence
- Respond to national changes
  - Future Homes Standard / Future Building Standard
  - Biodiversity Net Gain
  - Accessible and Adaptable (M4(2))
  - Building Safety Levy
- Review of CIL (adopted in 2016)

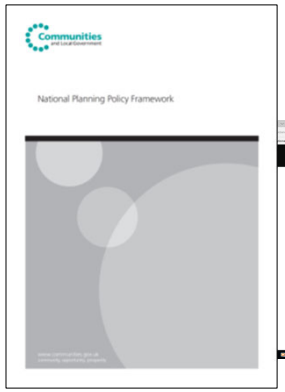
4

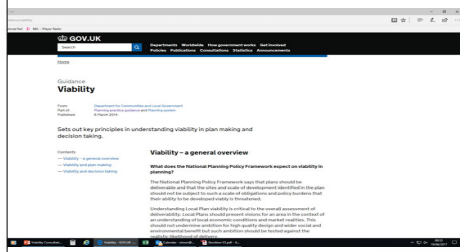
Key issue

- Delivery of Planned Development
- Reduced scope for viability testing at the Development Management stage.
  - Based on '*changes since the plan was brought into force*' and '*should be based upon and refer back to the viability assessment that informed the plan*'
- Scope to review CIL

5

The Old

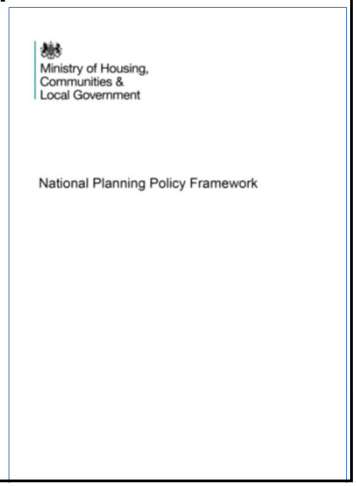




6

... much updated

- March 2012
- December 2016
- December 2018
- February 2019
- July 2021
- September 2023
- December 2023 (x2)
- December 2024
- (February 2025)



7

A new Government….

Matthew Pennycook

8

… all change? – or not…

- December 2024 NPPF
  - Standard Method fundamentally changed
- Impacting viability
  - New emphasis on Social Rent
  - 10% Affordable Home Ownership cancelled
  - 25% of affordable as First Homes cancelled
  - Greenbelt reform – does not apply here
- Infrastructure Levy dropped
- Viability Guidance still under review
- Building Safety Levy confirmed

9

December 2025, Draft NPPF … more change to come…

- Standardised national Development Management policies
  - Minimum 40% Accessible and Adaptable
  - Mandate Future Homes Standard
  - More Social Rent
  - Restrictions to going beyond national requirements
  - New 'medium' development site threshold
- Changes to developers' return and BLV to come?

10

The big change in 2018...

2012 NPPF

173

... To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

174

the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle

PPG 2018 / 2019

10-009-20190509

... ensure policy compliance and optimal public benefits through economic cycles...

10-010-20180724

and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

11

2012 NPPF – Footnote 11

11 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

2024 NPPF – glossary

***Deliverable**: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- *a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- *b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

12

PPG Viability in plan-making

- 10-003 – based on 'Typologies'
- 10-004 – use average costs and values
- 10-005 – test strategic sites – if appropriate
- 10-006 – consultation

13

PPG Standardised inputs

- 10-010
  - *viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*
- 10-011
  - *average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data*

14

Standard Viability Test - Residual Value

STEP 1

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

RESIDUAL VALUE

STEP 2

Residual Value v Existing Use Value

15

15

PPG Land Value 10-013

Benchmark Land Value (BLV)

=

Existing Use Value (EUV) 'plus a premium for the landowner'

16

PPG BLV – 10-014

- Based on EUV
- Allow for a premium to the landowner
- Reflect abnormal costs, site specific infrastructure and fees
- Be informed by market evidence from policy compliant schemes
  - *In plan making, the landowner premium should be tested and balanced against emerging policies.*

17

PPG Landowners' Premium

10-016

- The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.

18

PPG Developers' Return

- 10-018
  - *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. … A lower figure may be more appropriate in consideration of delivery of affordable housing …*

19

Abnormal and IDP Costs

- Normal abnormals v abnormal abnormals
- Site Infrastructure Costs

'These costs should be taken into account when defining benchmark land value'.

Are reflected in a lower land price! But when is it too low?

20

Issues – for this project

- Cumulative impact of policy
- Greater emphasis on plan making stage
- Reduced scope for viability at application stage
- Greater transparency
- Strategic Sites - deliverable?
- Scope to review CIL

21

Harman / RICS

22

Mandatory RICS Guidance – so what?

- mandatory for Chartered Surveyors
- with objectivity, impartially and without interference and with reference to all appropriate available sources of information
- include instructions
- no performance-related or contingent fees
- presumption is that a viability assessment should be published in full
- a non-technical summary
- incudes appropriate sensitivity testing
- responsible for sub-contractors / specialists
- (value engineering)

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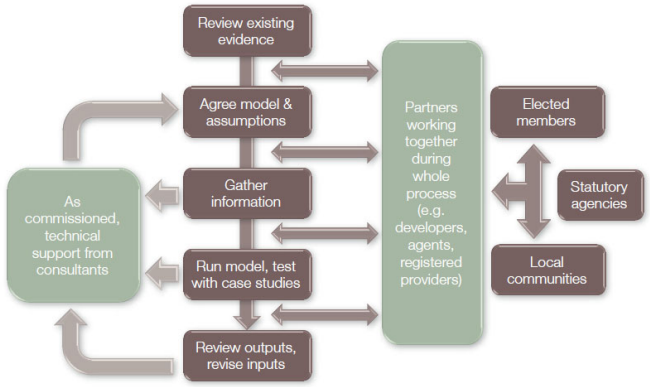
Engagement Phases



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Methodology

- Data Gathering
  - Values
  - Costs
  - Land
- Modelling
  - Typologies
  - Residential, employment, retail
- Appraisals
  - Residual Value v EUV Plus

Standard Viability Test - Residual Value

STEP 1

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

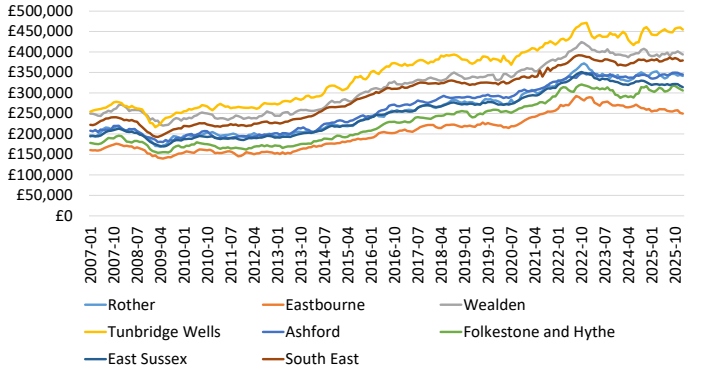
RESIDUAL VALUE

STEP 2

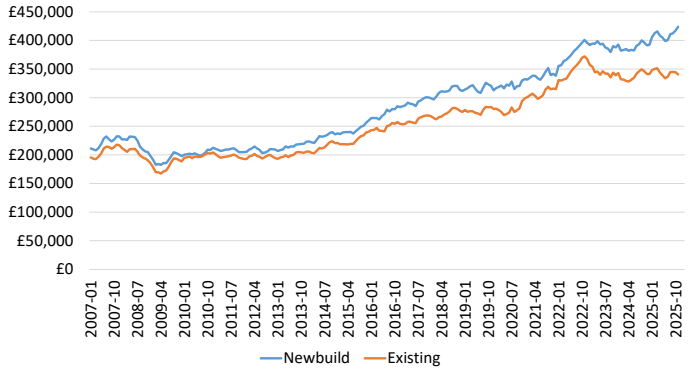
Residual Value v Existing Use Value

Key Assumptions

Average House Prices



Newbuild v Existing



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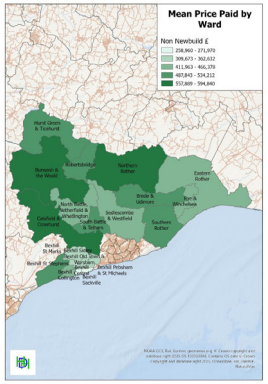
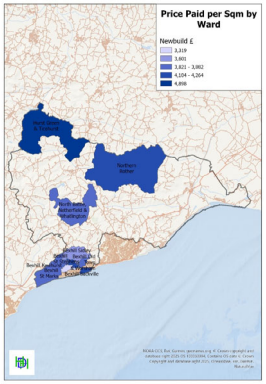
Average House Prices

Non Newbuild By Ward £

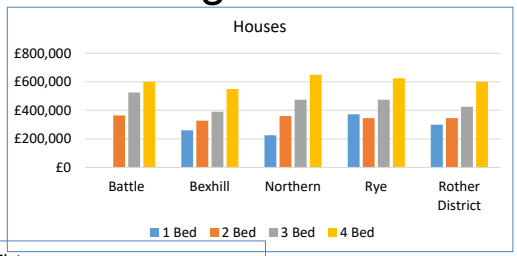


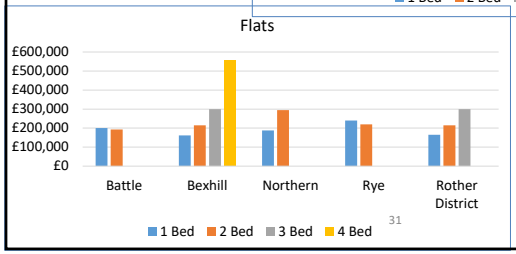
Newbuild by Ward £ / sqm



30

Median Asking Prices





31

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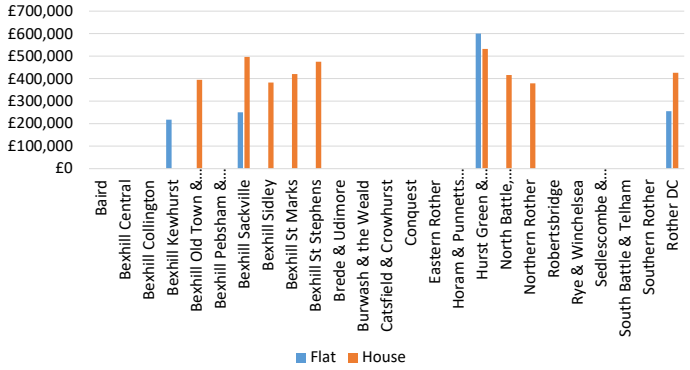
Newbuild Price Paid Data £



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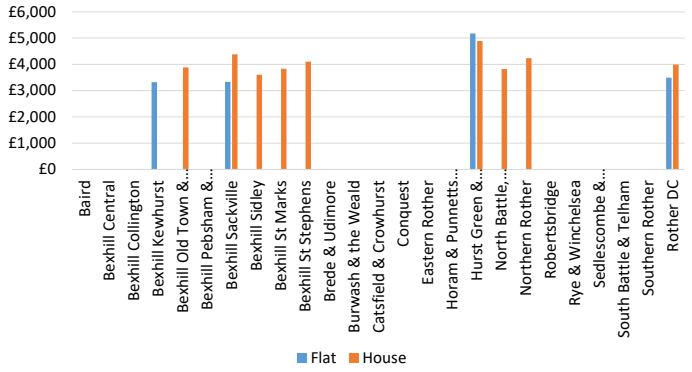
Price Paid Data by Ward
Newbuild £ per sqm



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Newbuild Asking Prices

		Detached	FOG	Semi-detached	Terraced	All
Battle						
Conquerors Gate	£	£748,333		£525,000		£692,500
	£/sqm	£5,046		£4,730		£4,967
High St	£	£875,000				£875,000
	£/sqm	£4,654				£4,654
Highview House	£	£995,000				£995,000
	£/sqm					
	£	**£823,000**		**£525,000**		**£773,333**
	£/sqm	**£4,948**		**£4,730**		**£4,904**
Bexhill Town						
Seabourne Rd	£	£487,500				£487,500
	£/sqm	£3,228				£3,228
	£	**£487,500**				**£487,500**
	£/sqm	**£3,228**				**£3,228**
Crowborough						
Meadow View	£	£502,500		£445,000		£473,750
	£/sqm	£4,340		£4,363		£4,351
	£	**£502,500**		**£445,000**		**£473,750**
	£/sqm	**£4,340**		**£4,363**		**£4,351**
East of Hastings						
Beach End	£	£1,995,000				£1,995,000
	£/sqm	£7,793				£7,793
Bradshaw Close	£	£725,000				£725,000
	£/sqm					
	£	**£1,360,000**				**£1,360,000**
	£/sqm	**£7,793**				**£7,793**
Etchingham						
Ashwood	£				£466,667	£466,667
	£/sqm				£4,242	£4,242
	£				**£466,667**	**£466,667**
	£/sqm				**£4,242**	**£4,242**
Northeast Bexhill						
The Gateway	£	£481,360		£368,855		£418,358
	£/sqm	£3,981		£4,146		£4,074
	£	**£481,360**		**£368,855**		**£418,358**
	£/sqm	**£3,981**		**£4,146**		**£4,074**
West Bexhill						
Clavering Park	£	£693,245	£344,995	£427,120	£396,495	£579,514
	£/sqm	£5,063		£4,844	£4,874	£4,981
	£	**£693,245**	**£344,995**	**£427,120**	**£396,495**	**£579,514**
	£/sqm	**£5,063**		**£4,844**	**£4,874**	**£4,981**
Westfield						
Westfield	£	£679,667				£679,667
	£/sqm	£4,011				£4,011
	£	**£679,667**				**£679,667**
	£/sqm	**£4,011**				**£4,011**
Rother DC	**£**	**£664,412**	**£344,995**	**£399,837**	**£438,598**	**£552,428**
	£/sqm	**£4,604**		**£4,410**	**£4,495**	**£4,526**

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Price Assumptions (£ per sqm)

Location	Housing Value Assumptions (per sqm)	Flatted Value Assumptions (per sqm)
Rural North, West and East	£4,400	£4,200
Bexhill Urban Area	£3,850	£4,200
Adjacent to Bexhill	£3,850	£4,200

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Build to Rent

Houses	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/month)		£1,200	£1,600	£2,000
Gross Rent (£/annum)		£14,400	£19,200	£24,000
Net Rent (£/annum)		£11,520	£15,360	£19,200
Value		£230,400	£307,200	£384,000
sqm		70	84	97
£ per sqm		£3,291	£3,657	£3,959
Flats	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/month)	£880	£1,100	£1,300	
Gross Rent (£/annum)	£10,560	£13,200	£15,600	
Net Rent (£/annum)	£8,448	£10,560	£12,480	
Value	£168,960	£211,200	£249,600	
sqm	50	70	84	
£ per sqm	£3,379	£3,017	£2,971	

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Affordable Housing

- Social Rent
  – £1,531 per sqm
- Affordable Rent
  – £3,200 per sqm
- Shared Ownership
  – 70% OMV, 50% Share; Rent 2.75%

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Older Peoples Housing

Battle	Area (sqm)	£	£ per sqm
3 bed semi-detached		455,000	
1 bed Sheltered	50	341,250	6,825
2 bed Sheltered	75	455,000	6,067
1 bed Extracare	65	426,563	6,563
2 bed Extracare	80	568,750	7,109
Bexhill			
3 bed semi-detached		360,000	
1 bed Sheltered	50	270,000	5,400
2 bed Sheltered	75	360,000	4,800
1 bed Extracare	65	337,500	5,192
2 bed Extracare	80	450,000	5,625
Rye			
3 bed semi-detached		465,000	
1 bed Sheltered	50	348,750	6,975
2 bed Sheltered	75	465,000	6,200
1 bed Extracare	65	435,938	6,707
2 bed Extracare	80	581,250	7,266
Ticehurst			
3 bed semi-detached		400,000	
1 bed Sheltered	50	300,000	6,000
2 bed Sheltered	75	400,000	5,333
1 bed Extracare	65	375,000	5,769
2 bed Extracare	80	500,000	6,250

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Non-Residential Values

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices	£200	8.00%	0.5	£2,406	£2,400
Offices - Park	£200	8.00%	0.5	£2,406	£2,400
Office Small	£200	9.00%	0.5	£2,129	£2,130
Industrial - Large	£100	7.50%	1.0	£1,240	£1,240
Industrial - Small	£100	8.00%	1.0	£1,157	£1,157
Logistics	£120	6.00%	1.0	£1,887	£1,900
Retail (Centre)	£300	6.60%	1.0	£4,264	£4,250
Retail (Elsewhere)	£200	10.00%	1.0	£1,818	£1,820
Supermarket	£375	6.50%	1.0	£5,417	£5,400
Retail Warehouse	£300	6.25%	1.0	£4,518	£4,700

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Land Registry PPD

Site	Date	ha	All Units	Aff %	s106 £ per unit	£/ha	£/unit
Worsham Farm - Land North of Wrestwood Road, Bexhill	Dec-15	57	1050	30%	£2,969	£447,368	£24,286
London Rd, Land to the west of Lillybank Farm, Ticehurst	May-17	3.385	50	34%	£1,034	£208,726	£14,131
Westfield Down - Land at, Main Road, Westfield	Apr-19	1.2	39	100%		£1,166,667	£35,897
Land at Grove Farm, George Hill, Robertsbridge	Feb-19	0.94	30	40%	£167	£1,531,915	£48,000
Corner Farm, High Street, Flimwell	Mar-16	1.484	28	36%		£1	£0
Land South of North Trade Road, Battle	Mar-19	1.423	25	36%	£870	£456,395	£25,978
Preston Hall Farm, Watermill Lane, Bexhill	Aug-18	1.78	139	30%	£3,699	£2,396,067	£30,683
Strand Meadow - Land to the south west of, Burwash	Jul-17	1.882	13	38%	£6,946	£119,554	£17,308
Banky Field, Ticehurst	Oct-15	3.593	40	40%	£2,826	£960,340	£86,263
Land north of North Trade Road, Battle	Mar-19	0.962	20	35%	£100	£2,234,927	£107,500
Gate Cottage - Land at, The Street, Sedlescombe	Jul-22	0.368	8	38%	£2,317	£1,032,609	£47,500
Land East of, Foundry Close, Hurst Green	Apr-20	0.808	20	100%		£1,361,386	£55,000
Land off Main Road, Icklesham	Jun-19	0.694	15	100%		£226,945	£10,500
Hillbury Field, High Street, Ticehurst	Jan-17	2.149	30	40%	£90	£308,981	£22,133
Land at Blackfriars, Marley Lane, Battle	Apr-25	15.016	57	100%	£6,070	£36,428	£9,596
Tollgates - Land at, Battle	Jan-19	3.669	32	100%	£16	£593,296	£68,025
Land off Turkey Road, Bexhill	Sep-24	3.872	89	30%	£1,313	£916,839	£39,888
The Paddock, Sedlescombe	May-25	4.601	21	19%	£16,701	£7,937	£1,739
Land south of Barnhorn Road, Bexhill	Nov-18	1.746	29	31%		£572,738	£34,483

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Existing Use Value £/ha

- Agricultural Land £25,000/ha
- Paddock Land £75,000/ha
- PDL £1,000,000/ha

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Development Costs 1

- Construction BCIS
  - Generally Median
  - > 200 units Lower Q
- Site Costs 10% to 15%
- Brownfield +5%
- Fees 8% + 2%
- Contingencies 2.5% / 5%

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Development Costs 2

- Interest 7.5%
- Developer's Return 17.5% Market Housing
  6% Affordable
- Sales 2.5% + 1%

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Starting Policies

Affordable Housing	35% provided as 35% Social Rent, 35% Affordable Rent, 30% AHO
Design	30% BNG, 97% M(4)2 and 3% M4(3), Zero Carbon, 110 LPPPD
Developer Contributions	10 to 50 units - £5,000 per unit 50+ Units - £10,000 per unit CIL - As per adopted (indexed to 2026)

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Modelling

				Current Use	Units	Area Ha				Density Units/ha		Density
						Total	Gross	Net	%	Gross	Net	m2/ha
1	Large Greenfield 600	Green	Wider Rother	Agricultural	600	30.000	30.000	15.000	50.0%	20.00	40.00	3,550
2	Large Greenfield 400	Green	Wider Rother	Agricultural	400	20.000	20.000	10.000	50.0%	20.00	40.00	3,536
3	Large Greenfield 300	Green	Wider Rother	Agricultural	300	15.000	15.000	7.500	50.0%	20.00	40.00	3,569
4	Large Greenfield 300 LD	Green	Wider Rother	Agricultural	300	17.143	17.143	8.571	50.0%	17.50	35.00	3,123
5	Large Greenfield 210	Green	Wider Rother	Agricultural	210	10.500	10.500	5.250	50.0%	20.00	40.00	3,546
6	Large Greenfield 210 LD	Green	Wider Rother	Agricultural	210	12.000	12.000	6.000	50.0%	17.50	35.00	3,103
7	Greenfield 190	Green	Wider Rother	Agricultural	190	9.500	9.500	4.750	50.0%	20.00	40.00	3,533
8	Greenfield 190 LD	Green	Wider Rother	Agricultural	190	10.857	10.857	5.429	50.0%	17.50	35.00	3,092
9	Greenfield 70	Green	Wider Rother	Agricultural	70	3.500	3.500	1.750	50.0%	20.00	40.00	3,526
10	Greenfield 70 LD	Green	Wider Rother	Agricultural	70	4.000	4.000	2.000	50.0%	17.50	35.00	2,771
11	Greenfield 35	Green	Wider Rother	Agricultural	35	1.167	1.167	0.875	75.0%	30.00	40.00	3,512
12	Greenfield 35 LD	Green	Wider Rother	Agricultural	35	1.167	1.167	0.875	75.0%	30.00	40.00	3,512
13	Greenfield 20	Green	Wider Rother	Agricultural	20	0.762	0.762	0.571	75.0%	26.25	35.00	3,113
14	Greenfield 12	Green	Wider Rother	Agricultural	12	0.381	0.381	0.343	90.0%	31.50	35.00	2,953
15	Greenfield 9	Green	Wider Rother	Agricultural	9	0.286	0.286	0.257	90.0%	31.50	35.00	3,136
16	Greenfield 6	Green	Wider Rother	Agricultural	6	0.190	0.190	0.171	90.0%	31.50	35.00	4,703
17	Greenfield 5	Green	Wider Rother	Agricultural	5	0.159	0.159	0.143	90.0%	31.50	35.00	2,809
18	Greenfield 3	Green	Wider Rother	Agricultural	3	0.074	0.074	0.067	90.0%	40.50	45.00	2,419
19	Greenfield 3 LD	Green	Wider Rother	Agricultural	3	0.095	0.095	0.086	90.0%	31.50	35.00	3,106
20	Large Brownfield 250	Brown	Wider Rother	PDL	250	8.333	8.333	4.167	50.0%	30.00	60.00	5,088
21	Brownfield 80	Brown	Wider Rother	PDL	80	1.778	1.778	1.333	75.0%	45.00	60.00	5,081
22	Brownfield 60	Brown	Wider Rother	PDL	60	1.333	1.333	1.000	75.0%	45.00	60.00	5,083
23	Brownfield 60 LD	Brown	Wider Rother	PDL	60	2.000	2.000	1.500	75.0%	30.00	40.00	3,548
24	Brownfield 20	Brown	Wider Rother	PDL	20	0.444	0.444	0.333	75.0%	45.00	60.00	5,138
25	Brownfield 20 LD	Brown	Wider Rother	PDL	20	0.667	0.667	0.500	75.0%	30.00	40.00	3,558
26	Brownfield 12	Brown	Wider Rother	PDL	12	0.222	0.222	0.200	90.0%	54.00	60.00	5,113
27	Brownfield 12 LD	Brown	Wider Rother	PDL	12	0.333	0.333	0.300	90.0%	36.00	40.00	3,442
28	Brownfield 6	Brown	Wider Rother	PDL	6	0.111	0.111	0.100	90.0%	54.00	60.00	4,975
29	Brownfield 6 LD	Brown	Wider Rother	PDL	6	0.167	0.167	0.150	90.0%	36.00	40.00	2,583
30	Large Brown Flats 200	Brown	Wider Rother	PDL	200	2.222	2.222	1.667	75.0%	90.00	120.00	8,969
31	Brown Flats 80	Brown	Wider Rother	PDL	80	0.889	0.889	0.667	75.0%	90.00	120.00	8,942
32	Brown Flats 40	Brown	Wider Rother	PDL	40	0.533	0.533	0.400	75.0%	75.00	100.00	7,383
33	Brown Flats 20	Brown	Wider Rother	PDL	20	0.281	0.281	0.267	95.0%	71.25	75.00	5,727
34	Brown Flats 12	Brown	Wider Rother	PDL	12	0.180	0.180	0.171	95.0%	66.50	70.00	5,125

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A Pragmatic Viability Test

We are NOT trying to replicate a particular business model
Test should be broadly representative

'*Existing use value* plus'
– reality checked against market value

- Will EUV Plus provide landowner's premiums?
- Land owner's have expectations (*life changing?*)
- Will land come forward?

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Benchmark Land Value?

- **Brownfield Site**

  EUV + 20%

- **Greenfield Sites**

  Generally EUV + £350,000/ha
  Strategic Sites? EUV x10

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Very Early Results

- Subject change to reflect the consultation
- For illustrative purposes only

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RV v BLV

			EUV	BLV	Residual Value
Site 1	Large Greenfield 600	Wider Rother	25,000	375,000	548,716
Site 2	Large Greenfield 400	Wider Rother	25,000	375,000	572,883
Site 3	Large Greenfield 300	Wider Rother	25,000	375,000	629,640
Site 4	Large Greenfield 300 LD	Wider Rother	25,000	375,000	550,935
Site 5	Large Greenfield 210	Wider Rother	25,000	375,000	446,865
Site 6	Large Greenfield 210 LD	Wider Rother	25,000	375,000	391,007
Site 7	Greenfield 190	Wider Rother	25,000	375,000	-6,259
Site 8	Greenfield 190 LD	Wider Rother	25,000	375,000	-5,477
Site 9	Greenfield 70	Wider Rother	25,000	375,000	5,252
Site 10	Greenfield 70 LD	Wider Rother	25,000	375,000	67,530
Site 11	Greenfield 35	Wider Rother	25,000	375,000	183,612
Site 12	Greenfield 35 LD	Wider Rother	25,000	375,000	239,784
Site 13	Greenfield 20	Wider Rother	25,000	375,000	450,313
Site 14	Greenfield 12	Wider Rother	75,000	425,000	496,569
Site 15	Greenfield 9	Wider Rother	75,000	425,000	507,017
Site 16	Greenfield 6	Wider Rother	75,000	425,000	41,623
Site 17	Greenfield 5	Wider Rother	75,000	425,000	640,832
Site 18	Greenfield 3	Wider Rother	75,000	425,000	623,397
Site 19	Greenfield 3 LD	Wider Rother	75,000	425,000	528,980
Site 20	Large Brownfield 250	Wider Rother	1,000,000	1,200,000	819,520
Site 21	Brownfield 80	Wider Rother	1,000,000	1,200,000	-273,986
Site 22	Brownfield 60	Wider Rother	1,000,000	1,200,000	-222,583
Site 23	Brownfield 60 LD	Wider Rother	1,000,000	1,200,000	-341,851
Site 24	Brownfield 20	Wider Rother	1,000,000	1,200,000	525,235
Site 25	Brownfield 20 LD	Wider Rother	1,000,000	1,200,000	117,289
Site 26	Brownfield 12	Wider Rother	1,000,000	1,200,000	567,416
Site 27	Brownfield 12 LD	Wider Rother	1,000,000	1,200,000	140,535
Site 28	Brownfield 6	Wider Rother	1,000,000	1,200,000	372,286
Site 29	Brownfield 6 LD	Wider Rother	1,000,000	1,200,000	82,672
Site 30	Large Brown Flats 200	Wider Rother	1,000,000	1,200,000	-1,716,470
Site 31	Brown Flats 80	Wider Rother	1,000,000	1,200,000	-3,961,070
Site 32	Brown Flats 40	Wider Rother	1,000,000	1,200,000	-2,868,893
Site 33	Brown Flats 20	Wider Rother	1,000,000	1,200,000	-2,867,469
Site 34	Brown Flats 12	Wider Rother	1,000,000	1,200,000	-92,354,362

Moving Forward

- Circulate presentation and questionnaire
- Circulate rough and ready first draft of report

- Comments by:

Midday, Thursday 21st May 2026

to

planning.strategy@rother.gov.uk

Appendix 5 – Summary of Price paid data

2022, 2023, 2024, 2025, 2026

Non-Newbuild

	Bungalow		**Detached**		**Flat**		**Semi-detached**		**Terraced**	
Row Labels	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm
BATTLE	£475,753	£4,880	£693,172	£4,404	£211,557	£3,438	£432,129	£4,139	£339,675	£3,981
BEXHILL-ON-SEA	£426,889	£4,632	£561,803	£3,952	£224,242	£3,227	£365,435	£3,800	£302,305	£3,484
ETCHINGHAM	£437,167	£4,767	£819,103	£4,707	£216,623	£3,265	£433,821	£4,311	£353,763	£3,847
HASTINGS	£473,648	£4,613	£660,180	£4,243	£209,698	£3,325	£375,961	£3,900	£333,062	£4,051
HEATHFIELD	£378,000	£4,942	£977,143	£5,433			£512,000	£4,477		
PEVENSEY	£390,000	£4,337	£545,000	£2,843					£340,500	£4,143
ROBERTSBRIDGE	£530,647	£5,086	£752,050	£4,477	£218,909	£3,524	£437,378	£4,468	£358,976	£4,315
RYE	£469,556	£4,978	£675,781	£4,382	£243,821	£3,935	£434,170	£4,235	£413,100	£4,344
ST LEONARDS-ON-SEA	£467,250	£4,672	£670,679	£4,386			£440,000	£3,762	£380,000	£4,274
WADHURST	£536,650	£4,727	£808,365	£4,631	£288,159	£3,698	£437,574	£4,584	£415,051	£4,359
WINCHELSEA	£404,767	£4,650	£694,811	£4,281	£263,214	£3,898	£512,762	£4,179	£556,309	£4,453
Grand Total	**£444,013**	**£4,710**	**£645,409**	**£4,200**	**£225,277**	**£3,304**	**£402,746**	**£4,052**	**£352,551**	**£3,894**

Newbuild

	Bungalow		**Detached**		**Flat**		**Semi-detached**		**Terraced**	
Row Labels	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm
BATTLE	£242,247	£3,413	£442,695	£3,551			£426,765	£4,143	£308,250	£4,015
BEXHILL-ON-SEA	£517,500	£4,951	£469,550	£3,646	£220,900	£3,321	£376,985	£4,056	£332,526	£4,195
ROBERTSBRIDGE							£512,500	£3,016		
RYE			£425,000	£4,775			£374,458	£4,287	£318,333	£4,138
WADHURST	£550,000	£5,370	£719,400	£5,135	£600,000	£5,175	£494,006	£4,834	£386,005	£4,618
Grand Total	**£456,812**	**£4,671**	**£478,633**	**£3,738**	**£255,364**	**£3,489**	**£398,349**	**£4,139**	**£338,241**	**£4,246**

2022

Non-Newbuild

	Bungalow		**Detached**		**Flat**		**Semi-detached**		**Terraced**	
Row Labels	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm
BATTLE	£495,662	£4,887	£703,084	£4,426	£216,763	£3,554	£427,554	£4,274	£364,940	£3,995
BEXHILL-ON-SEA	£456,545	£4,937	£588,542	£4,246	£227,536	£3,300	£372,643	£3,936	£323,875	£3,552
ETCHINGHAM	£422,857	£4,817	£808,348	£4,656	£194,661	£3,115	£471,650	£4,227	£326,308	£3,690
HASTINGS	£498,227	£4,876	£620,196	£4,763	£173,000	£3,537	£384,588	£4,022	£361,667	£3,953
HEATHFIELD	£211,000	£4,144	£1,030,000	£6,259						
PEVENSEY									£280,000	£3,889
ROBERTSBRIDGE	£518,857	£5,150	£756,182	£4,835	£196,333	£3,656	£455,375	£4,640	£337,000	£4,166
RYE	£469,172	£4,856	£630,726	£4,432	£251,132	£3,481	£440,653	£4,433	£434,454	£4,270
ST LEONARDS-ON-SEA	£470,000	£4,700	£650,000	£4,866					£380,000	£4,274
WADHURST	£520,000	£4,261	£703,167	£4,200	£298,333	£3,745	£435,701	£4,643	£451,808	£4,360
WINCHELSEA	£443,944	£4,770	£648,786	£4,150	£333,750	£4,339	£477,600	£4,232	£470,157	£4,604
Grand Total	**£467,495**	**£4,894**	**£645,208**	**£4,406**	**£227,548**	**£3,337**	**£411,876**	**£4,198**	**£366,531**	**£3,878**

Newbuild

	Bungalow		**Detached**		**Flat**		**Semi-detached**		**Terraced**	
Row Labels	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm
BATTLE	£242,247	£3,413	£384,552	£3,456			£394,808	£4,030	£308,250	£4,015
BEXHILL-ON-SEA			£457,177	£3,544	£221,556	£3,327	£351,771	£4,007	£338,651	£4,051
Grand Total	**£242,247**	**£3,413**	**£429,598**	**£3,510**	**£221,556**	**£3,327**	**£365,675**	**£4,014**	**£326,959**	**£4,037**

2023

Non-Newbuild

	Bungalow		**Detached**		**Flat**		**Semi-detached**		**Terraced**	
Row Labels	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm
BATTLE	£472,579	£5,107	£717,656	£4,365	£191,947	£3,240	£404,091	£4,168	£340,918	£3,957
BEXHILL-ON-SEA	£440,191	£4,733	£560,099	£3,999	£225,487	£3,208	£349,964	£3,783	£297,539	£3,446
ETCHINGHAM	£450,000	£4,564	£894,715	£4,680	£222,500	£3,207	£356,300	£4,153	£391,375	£3,189
HASTINGS	£461,714	£4,573	£747,295	£4,269	£246,583	£3,240	£373,291	£3,874	£348,028	£4,669
HEATHFIELD			£585,000	£4,031			£484,000	£4,892		
PEVENSEY									£482,000	£4,551
ROBERTSBRIDGE	£627,500	£3,587	£781,333	£4,389	£222,500	£2,503	£409,063	£4,324	£375,333	£4,352
RYE	£472,237	£5,114	£730,048	£4,390	£228,528	£4,285	£440,000	£4,314	£407,629	£4,458
ST LEONARDS-ON-SEA	£673,500	£3,621	£641,667	£3,878						
WADHURST	£480,671	£5,301	£865,000	£4,714	£319,000	£3,694	£415,371	£4,404	£327,571	£4,359
WINCHELSEA	£408,708	£4,434	£756,556	£4,825	£257,667	£3,861	£387,000	£3,990	£732,500	£3,853
Grand Total	**£451,559**	**£4,797**	**£673,325**	**£4,224**	**£225,273**	**£3,314**	**£382,124**	**£4,015**	**£355,843**	**£3,905**

Newbuild

	Bungalow		**Detached**		**Flat**		**Semi-detached**		**Terraced**	
Row Labels	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm
BATTLE			£617,122	£3,835			£516,500	£4,435		
BEXHILL-ON-SEA	£515,000	£5,310	£513,345	£3,744	£215,000	£3,259	£383,368	£4,124	£288,328	£4,653
ROBERTSBRIDGE							£512,500	£3,016		
RYE			£425,000	£4,775			£381,063	£4,760		
WADHURST	£550,000	£5,397	£764,500	£5,169			£519,050	£4,637	£381,333	£5,050
Grand Total	**£532,500**	**£5,353**	**£555,951**	**£3,926**	**£215,000**	**£3,259**	**£444,241**	**£4,277**	**£319,330**	**£4,785**

2024

Non-Newbuild

	Bungalow		**Detached**		**Flat**		**Semi-detached**		**Terraced**	
Row Labels	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm
BATTLE	£467,283	£4,722	£659,932	£4,529	£222,308	£3,700	£451,219	£3,903	£314,058	£3,957
BEXHILL-ON-SEA	£408,357	£4,447	£550,921	£3,865	£230,968	£3,212	£376,154	£3,701	£295,375	£3,394
ETCHINGHAM	£459,500	£4,715	£792,238	£4,830	£235,000	£3,489	£430,845	£4,377	£347,682	£3,869
HASTINGS	£445,619	£4,254	£577,167	£3,964	£223,417	£3,507	£370,833	£3,862	£304,500	£3,974
HEATHFIELD			£1,067,500	£4,894						
PEVENSEY	£390,000	£4,337	£520,000	£2,843					£300,000	£3,989
ROBERTSBRIDGE	£460,000	£5,167	£819,821	£4,206	£292,500	£3,991	£426,792	£4,615	£381,800	£4,458
RYE	£495,333	£4,810	£668,040	£4,359	£264,231	£4,246	£463,273	£4,176	£403,939	£4,262
ST LEONARDS-ON-SEA	£415,000	£4,072	£782,375	£4,484			£440,000	£3,762		
WADHURST	£597,257	£4,545	£911,850	£4,749	£226,583	£3,579	£484,115	£4,819	£460,875	£4,335
WINCHELSEA	£402,885	£4,952	£663,333	£4,017	£227,000		£597,619	£4,269	£369,800	£5,771
Grand Total	**£431,398**	**£4,536**	**£638,328**	**£4,131**	**£233,550**	**£3,339**	**£418,335**	**£3,984**	**£346,719**	**£3,899**

Newbuild

	Bungalow		**Detached**		**Flat**		**Semi-detached**		**Terraced**	
Row Labels	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm
BATTLE							£380,000	£4,178		
BEXHILL-ON-SEA	£530,000	£4,933	£460,569	£3,738			£445,400	£4,122	£375,000	£4,032
RYE							£365,750	£4,243	£325,000	£4,225
WADHURST	£550,000	£5,343	£708,125	£5,126	£600,000	£5,175	£485,658	£4,900	£389,579	£4,405
Grand Total	**£536,667**	**£5,070**	**£517,154**	**£4,055**	**£600,000**	**£5,175**	**£439,921**	**£4,322**	**£375,171**	**£4,282**

2025

Non-Newbuild

	Bungalow		**Detached**		**Flat**		**Semi-detached**		**Terraced**	
Row Labels	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm
BATTLE	£431,000	£4,623	£680,793	£4,334	£227,304	£3,329	£456,792	£4,197	£324,626	£3,906
BEXHILL-ON-SEA	£400,837	£4,383	£546,872	£3,702	£204,284	£3,092	£354,909	£3,731	£284,909	£3,508
ETCHINGHAM	£420,833	£4,929	£786,147	£4,646	£243,250	£3,456	£447,389	£4,561	£374,250	£4,813
HASTINGS	£467,262	£4,484	£718,111	£3,983	£209,625	£2,856	£370,286	£3,739	£319,545	£3,729
HEATHFIELD	£545,000	£5,740					£540,000	£4,062		
PEVENSEY			£570,000							
ROBERTSBRIDGE	£615,375	£5,246	£669,036	£4,447	£200,000	£2,945	£402,500	£3,919	£359,300	£4,363
RYE	£445,041	£5,218	£724,000	£4,291	£220,929	£3,850	£394,272	£4,001	£404,514	£4,389
ST LEONARDS-ON-SEA	£387,500	£5,469	£596,250	£4,282						
WADHURST	£553,750	£4,282	£768,774	£4,977			£394,286	£4,275	£355,714	£4,398
WINCHELSEA	£338,582	£4,333	£769,200	£4,088	£175,000	£3,129			£652,000	£3,440
Grand Total	**£418,304**	**£4,574**	**£630,303**	**£4,012**	**£207,413**	**£3,154**	**£384,689**	**£3,918**	**£337,674**	**£3,887**

Newbuild

	Bungalow		**Detached**		**Flat**		**Semi-detached**		**Terraced**	
Row Labels	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm
BEXHILL-ON-SEA	£495,000	£4,629	£529,950	£4,345			£389,950	£4,484	£342,463	£4,205
RYE							£381,667	£4,030	£305,000	£3,965
WADHURST									£375,000	£4,811
Grand Total	**£495,000**	**£4,629**	**£529,950**	**£4,345**			**£383,738**	**£4,144**	**£341,642**	**£4,266**

2026

Non-Newbuild

	Bungalow		**Detached**		**Flat**		**Semi-detached**		**Terraced**	
Row Labels	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm	Average of Price	Average of Price £ per sqm
BATTLE			£705,000	£4,670					£323,750	£4,884
BEXHILL-ON-SEA	£341,000	£4,781	£495,333	£3,676	£248,317	£3,662	£447,000	£3,520	£299,950	£3,159
ETCHINGHAM							£375,000	£4,749		
HASTINGS			£700,000	£2,823	£199,950	£3,128				
ROBERTSBRIDGE			£625,000	£4,168			£710,000	£4,410		
RYE	£310,000	£2,795	£612,500	£4,698			£610,000	£3,709	£225,000	£4,893
Grand Total	**£330,667**	**£4,119**	**£592,625**	**£4,011**	**£236,225**	**£3,484**	**£550,400**	**£4,097**	**£293,113**	**£4,455**

Newbuild

NO NEWBUILD DATA FOR 2026

Appendix 6 – Residential Newbuild Asking Prices

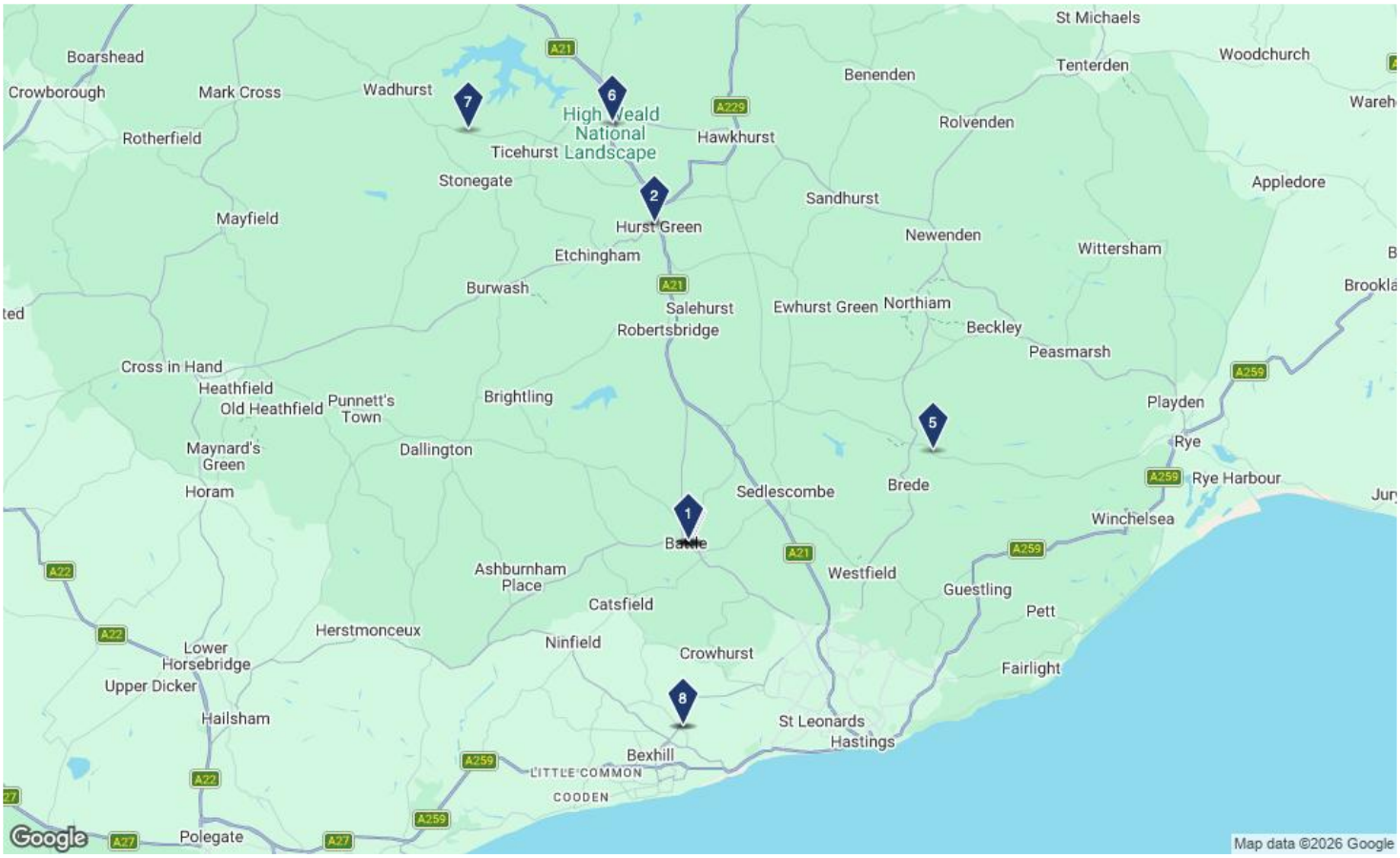
Developer / Agent	Development	Address	Address	Postcode	Name	Beds	D/F/S/T	M2	Price	£/M2
Bellway	Highwoods View		Bexhill-on-Sea	TN39 5HY						
Bellway	Clavering Park		Bexhill-on-Sea	TN39 4TW	Saddler	2	FOG		£344,995	
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Coiner	2	S	78	£392,995	£5,038
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Coiner	2	S	78	£395,995	£5,077
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Coiner	2	S	78	£395,995	£5,077
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Coiner	2	T	78	£395,995	£5,077
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Bradbury	2	S	85	£395,995	£4,659
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Bradbury	2	S	85	£395,995	£4,659
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Bradbury	2	T	85	£396,995	£4,671
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Coppersmith	3	S	104	£474,995	£4,567
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Coppersmith	3	S	104	£474,995	£4,567
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Blemmere	3	S	96	£489,995	£5,104
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Fuller	3	D	94	£502,995	£5,351
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Durley	4	D	108	£589,995	£5,463
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Durley	4	D	108	£614,995	£5,694
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Philosopher	4	D	139	£679,995	£4,892
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Philosopher	4	D	139	£682,995	£4,914
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Philosopher	4	D	139	£682,995	£4,914
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Philosopher	4	D	139	£689,995	£4,964
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Minster	4	D	136	£682,995	£5,022
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Minster	4	D	136	£682,995	£5,022
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Falconer	4	D	148	£720,995	£4,872
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Falconer	4	D	148	£725,995	£4,905
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Falconer	4	D	148	£725,995	£4,905
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Falconer	4	D	148	£725,995	£4,905
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Napier	5	D	151	£789,995	£5,232
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Napier	5	D	151	£793,995	£5,258
	Clavering Park		Bexhill-on-Sea	TN39 4TW	Sandbank	5	D	170	£798,995	£4,700
Bovis	The Gateway		Bexhill-on-Sea	TN40 2GS	Chestnut	4	D	126	£484,995	£3,849
	The Gateway		Bexhill-on-Sea	TN40 2GS	Beech	3	S	104	£369,995	£3,558
	The Gateway		Bexhill-on-Sea	TN40 2GS	Beech	3	S	104	£369,995	£3,558
	The Gateway		Bexhill-on-Sea	TN40 2GS	Willow	4	D	134	£449,995	£3,358
	The Gateway		Bexhill-on-Sea	TN40 2GS	Aspen	4	D	127	£479,995	£3,779
	The Gateway		Bexhill-on-Sea	TN40 2GS	Briar	4	D	139	£524,995	£3,777
	The Gateway		Bexhill-on-Sea	TN40 2GS	Birch	5	D	167	£599,995	£3,593
	Meadow View	Walshes Road	Crowborough	TN6 3GF	Peony	4	D	126	£535,000	£4,246

	Meadow View	Walshes Road	Crowborough	TN6 3GF	Cypress	3	S	102	£445,000	£4,363
	Meadow View	Walshes Road	Crowborough	TN6 3GF	Cypress	3	S	102	£445,000	£4,363
	Meadow View	Walshes Road	Crowborough	TN6 3GF	Orchid	4	D	106	£470,000	£4,434
Charles Church	The Oaks	Fryatts Way	Bexhill-on-Sea	TN39 4LW						
Countryside	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Nutmeg	3	S	102	£399,995	£3,922
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Saffron	4	D	127	£489,995	£3,858
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Saffron	4	D	127	£484,995	£3,819
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Nutmeg	3	S	102	£409,995	£4,020
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Angelica	3	S	91	£364,995	£4,011
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Saffron	4	D	127	£485,000	£3,819
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Saffron	4	D	127	£485,000	£3,819
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Sage	3	D	80	£405,000	£5,063
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Sage	3	D	80	£405,000	£5,063
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Nutmeg	3	S	102	£400,000	£3,922
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Sage	3	S	80	£372,000	£4,650
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Sage	3	S	80	£372,000	£4,650
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Sage	3	S	80	£371,000	£4,638
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Sage	3	S	80	£370,000	£4,625
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Sage	3	S	80	£370,000	£4,625
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Angelica	3	S	91	£365,000	£4,011
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Sage	3	S	80	£319,000	£3,988
	The Gateway	Swan Gardens	Bexhill-on-Sea	TN20 2GA	Sage	3	S	80	£310,000	£3,875
Freeman Forman	Ashwood	Burwash	Etchingham	TN19	Silver Birch	3	T	110	£450,000	£4,091
	Ashwood	Burwash	Etchingham	TN19	Ashgate View	3	T	110	£475,000	£4,318
	Ashwood	Burwash	Etchingham	TN19	Field View	3	T	110	£475,000	£4,318
Greystones	Seabourne Rd	Seabourne Rd	Bexhill-on-Sea	TN40 2GS		4	D	151	£475,000	£3,146
Greystones	Seabourne Rd	Seabourne Rd	Bexhill-on-Sea	TN40 2GS		4	D	151	£500,000	£3,311
Brookworth Homes	Conquerors Gate	Campion Close	Battle	TN33 0HN		3	S	111	£525,000	£4,730
	Conquerors Gate	Campion Close	Battle	TN33 0HN		3	D	127	£635,000	£5,000
	Conquerors Gate	Campion Close	Battle	TN33 0HN		4	D	163	£790,000	£4,847
	Conquerors Gate	Campion Close	Battle	TN33 0HN		4	D	155	£820,000	£5,290
Wyatt Hughes	Westfield	Westfield	Hastings	TN35 4SL		4	D	160	£629,500	£3,934
	Westfield	Westfield	Hastings	TN35 4SL		4	D	164	£659,500	£4,021
	Westfield	Westfield	Hastings	TN35 4SL		5	D	184	£750,000	£4,076
PCM	Bradshaw Close	Winchelsea Rd	Guestling	TN35 4LW		4	D		£725,000	
Campbells	High St	High St	Battle	TN33		4	D	188	£875,000	£4,654
	Highview House	North Trade Road	Battle	TN33 0HN		5	D		£995,000	
PCM	Beach End	Pett Level Rd	Pett Level	TN35		4	D	256	£1,995,000	£7,793

Appendix 7 - CoStar Non-Residential Data

The pages in this appendix are not numbered.

Map, Summary, and List of Leases



Lease Activity Summary Statistics

Rent Attributes	Deals	Low	Average	Median	High
Asking Rent per m²	8	£88.34	£138.89	£117.00	£199.13
Achieved Rent per m²	2	£199.13	£199.13	£199.13	£199.13
Effective Rent per m²	-	-	-	-	-
Asking Rent Discount	2	0.0%	0.0%	0.0%	0.0%
Improvement Allowance per m²	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	10	1	21	6	77
Lease Size	12	27 m²	81 m²	68 m²	178 m²
Term	3	1.0	3.0	3.0	5.0
Floor	12	GRND	1	1	2

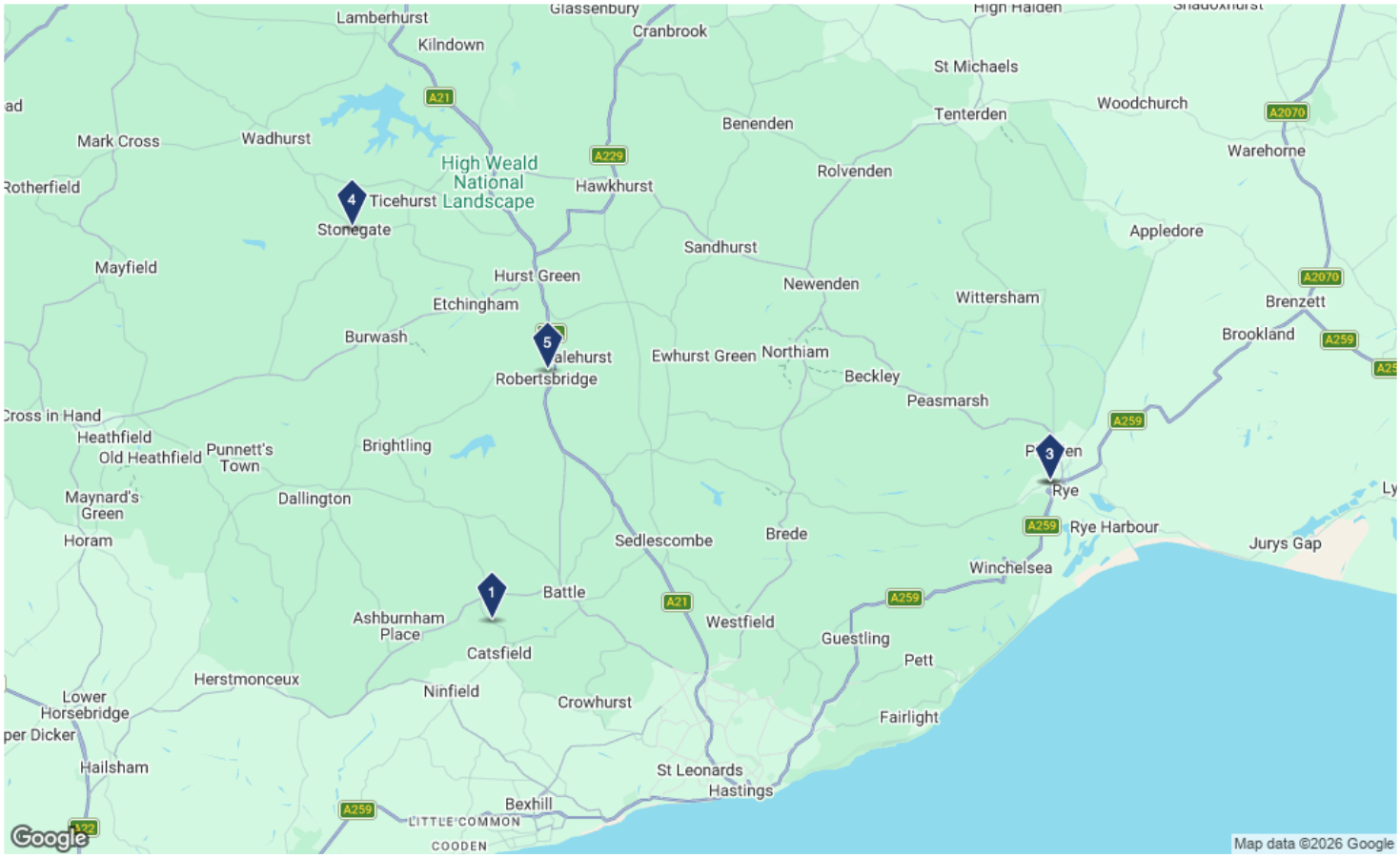
Lease Activity List

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	m² Leased	Rent
1	17-18 High St	★★☆☆☆	1	Office	February 2026	Direct	27	-

Lease Activity List (Continued)

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	m² Leased	Rent
2	The Chapel, Station Rd	★★☆☆☆	GRND	Office	January 2026	Direct	160	£106.24/m² FRI Asking
3	17-18 High St	★★☆☆☆	1	Office	August 2025	Direct	34	-
4	17-18 High St	★★☆☆☆	1	Office	August 2025	Direct	27	-
5	Old Broad Oak Farm Business Centre Udimore Rd	★★☆☆☆	GRND	Office	July 2025	Direct	68	£199.02/m² Asking
6	Hastings Rd	★★★☆☆	GRND-1	Office	May 2025	Direct	128	-
7	Wallcrouch Business Centre High St	★★★☆☆	GRND	Office	April 2025	Direct	90	£127.77/m² Asking
8	Highweald House Glovers Ln	★★★★☆	1	Office	March 2025	Direct	178	£199.13/m² FRI Achieved
9	Highweald House Glovers Ln	★★★★☆	1	Office	March 2025	Direct	59	£199.13/m² FRI Achieved
10	73-73A High St	★★☆☆☆	1	Office	October 2024	Direct	68	£102.15/m² FRI Asking
11	81 High St	★★☆☆☆	2	Office	August 2024	Direct	83	£91.28/m² FRI Asking
12	81 High St	★★☆☆☆	1-2	Office	December 2023	Direct	50	£91.28/m² Asking

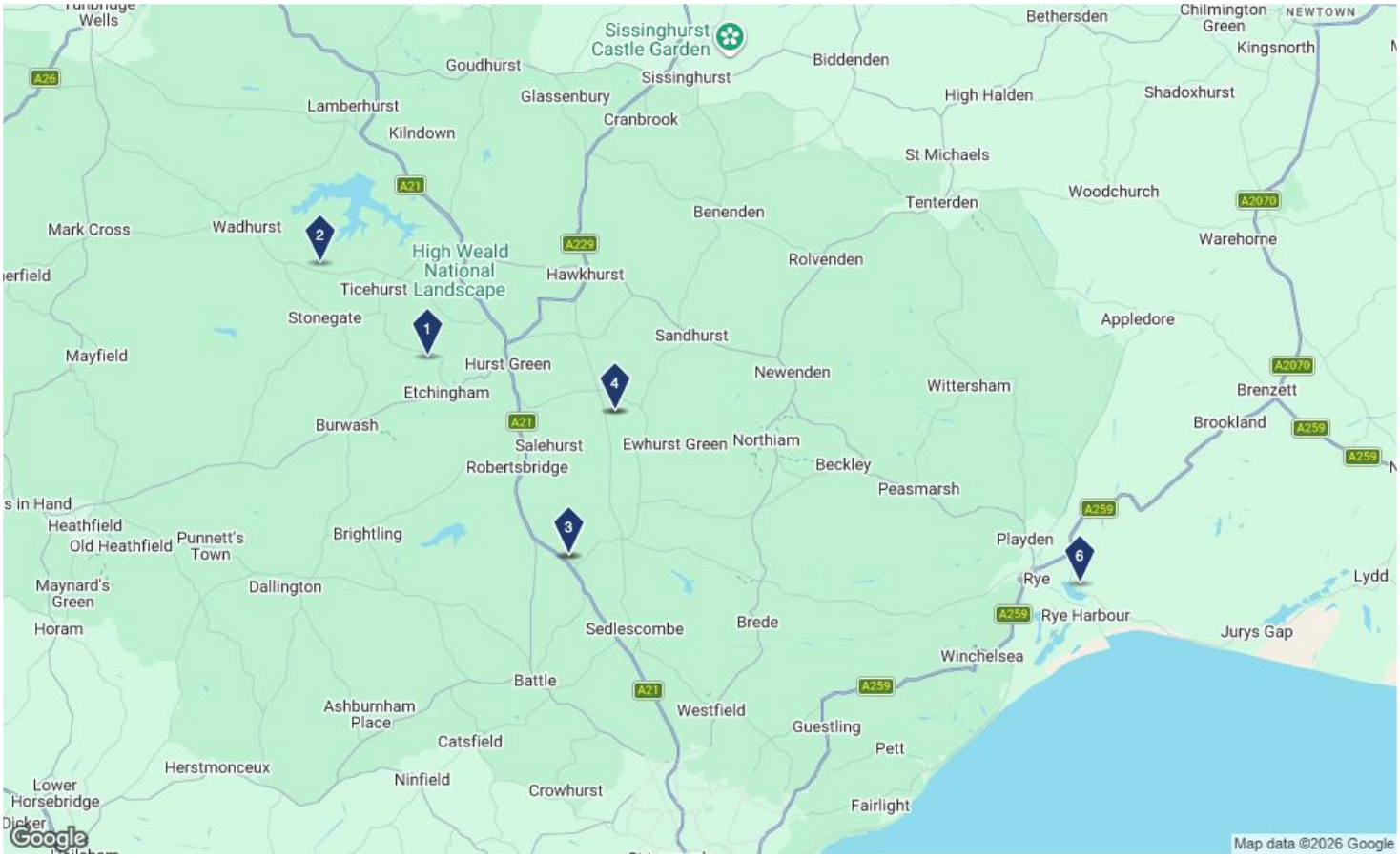
Map with One Line Comp Info Report



Sale Comps List

	Property Name Address	City	Type	Size	Sale Information
1	Ruskin House Warren Close	Catsfield	Office ★★★★☆	984 m²	Sold: £800,000 (£813.21/m²)
2	Old Granary: Suite 1 48 Ferry Rd	Rye	Office Unit ★★★☆☆	31 m²	Sold: £82,000 (£2,642.64/m²)
3	Old Granary: Suite 2 48 Ferry Rd	Rye	Office Unit ★★★☆☆	33.9 m²	Sold: £110,000 (£3,243.92/m²)
4	The Barn at Stonegate Cottenden Rd	Wadhurst	Office ★☆☆☆☆	174 m²	Sold: £305,000 (£1,751.86/m²)
5	6 Abbey Mews	Robertsbridge	Office ★★★☆☆	95 m²	Sold: £145,000 (£1,518.32/m²)

Map, Summary, and List of Leases



Lease Activity Summary Statistics

Rent Attributes	Deals	Low	Average	Median	High
Asking Rent per m²	7	£43.06	£72.41	£64.15	£108.07
Achieved Rent per m²	4	£56.19	£68.30	£65.93	£85.14
Effective Rent per m²	-	-	-	-	-
Asking Rent Discount	4	-6.6%	8.7%	6.2%	29.0%
Improvement Allowance per m²	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	6	0	3	2	6
Lease Size	7	120 m²	254 m²	243 m²	374 m²
Term	5	3.0	4.6	5.0	6.0
Floor	7	GRND	GRND	GRND	GRND

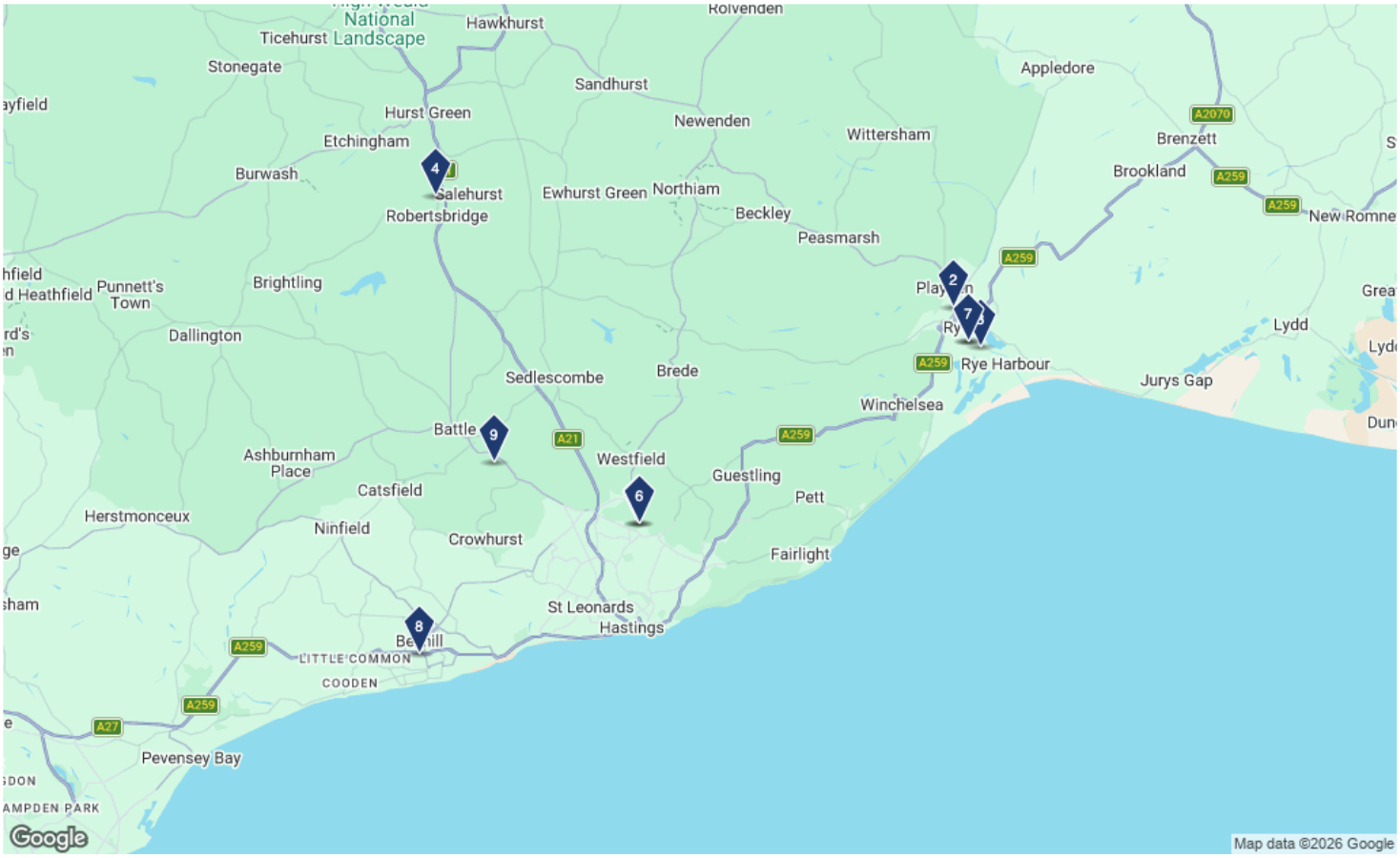
Lease Activity List

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	m² Leased	Rent
1	Unit 1 New House Farmyard, Sheep Street Ln	★★☆☆☆	GRND	Industrial	January 2026	Direct	120	£108.07/m² FRI Asking

Lease Activity List (Continued)

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	m² Leased	Rent
2	Wallcrouch Business Centre High St	★★★☆☆	GRND	Industrial	November 2025	Direct	188	£85.14/m² FRI Achieved
3	Vinehall Business Centre Unit 12 Vinehall Rd	★★☆☆☆	GRND	Industrial	August 2025	Direct	372	£64.58/m² FRI Achieved
4	Bodiam Business Park Junction Rd	★★☆☆☆	GRND	Light industrial	February 2025	Direct	243	£43.06/m² Asking
5	Vinehall Business Centre Vinehall Rd	★★★☆☆	GRND	Light industrial	January 2025	Direct	334	£67.27/m² FRI Achieved
6	Links End Camber Rd	★★★☆☆	GRND	Industrial	November 2024	Direct	374	£56.19/m² FRI Achieved
7	Bodiam Business Park Junction Rd	★★☆☆☆	GRND	Light industrial	August 2024	Direct	147	£51.13/m² FRI Asking

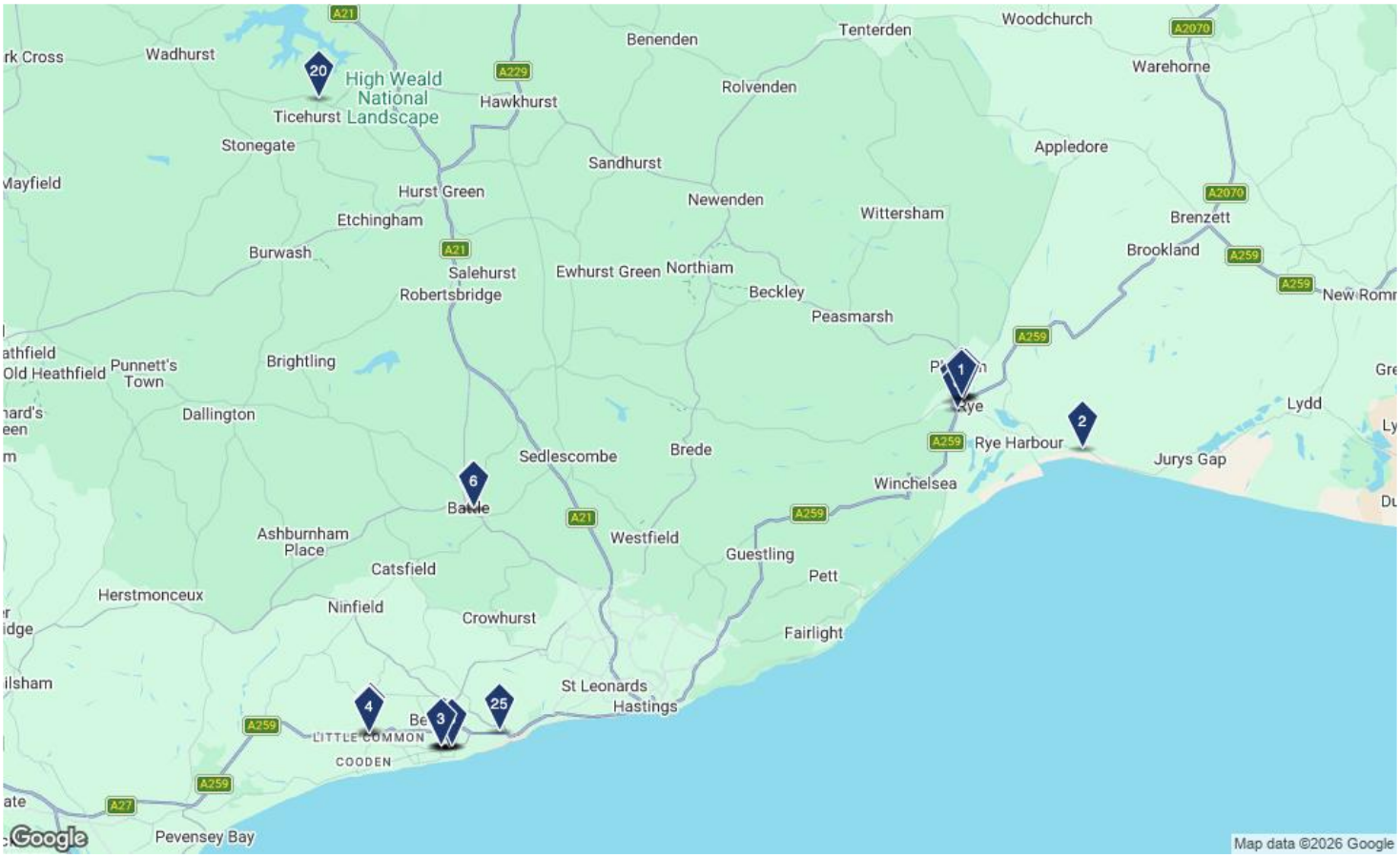
Map with One Line Comp Info Report



Sale Comps List

	Property Name Address	City	Type	Size	Sale Information
1	Industrial Unit: Suite 19 Rye Harbour Rd	Rye	Light industrial Unit ★★☆☆☆	108 m²	Sold: £75,000 (£694.74/m²)
2	Railway Arches Landgate Bridge	Rye	Light industrial ★★☆☆☆	282 m²	Sold: Not Disclosed
3	Chase Rye Harbour Rd	Rye	Manufacturing ★★☆☆☆	2,150 m²	Sold: £1,000,000 (£465.18/m²)
4	The Mill & Oast House Northbridge St	Robertsbridge	Light industrial ★☆☆☆☆	2,152 m²	Sold: £3,300,000 (£1,533.44/m²)
5	Multi-Property Sale 440 The Ridge	Hastings	Industrial ★★☆☆☆	599 m²	Sold: Not Disclosed
6	Multi-Property Sale Woodlands Way	Hastings	Industrial ★★☆☆☆	1,165 m²	Sold: Not Disclosed
7	Industrial Unit: Suite 20 Rye Harbour Rd	Rye	Industrial Unit ★★☆☆☆	108 m²	Sold: £75,000 (£694.74/m²)
8	10 Beeching Rd	Bexhill On Sea	Industrial ★★☆☆☆	1,735 m²	Sold: £1,170,000 (£674.47/m²)
9	Hastings Rd	Battle	Warehouse ★★★☆☆	530 m²	Sold: £290,000 (£547.18/m²)

Map, Summary, and List of Leases



Lease Activity Summary Statistics

Rent Attributes	Deals	Low	Average	Median	High
Asking Rent per m²	17	£47.36	£223.85	£210.22	£387.50
Achieved Rent per m²	15	£52.67	£216.33	£235.02	£384.14
Effective Rent per m²	2	£170.39	£204.03	£204.03	£237.67
Asking Rent Discount	11	-11.2%	-0.6%	-0.0%	4.0%
Improvement Allowance per m²	-	-	-	-	-
Months Free Rent	3	3.0	6.0	3.0	12.0

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	14	1	3	2	14
Lease Size	26	25 m²	101 m²	60 m²	568 m²
Term	17	3.0	6.1	5.0	15.0
Floor	26	BSMT	GRND	GRND	GRND

Lease Activity List

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	m² Leased	Rent
1	5A Market Rd	★★☆☆☆	GRND	Retail	March 2026	Direct	44	£271.93/m² FRI Achieved

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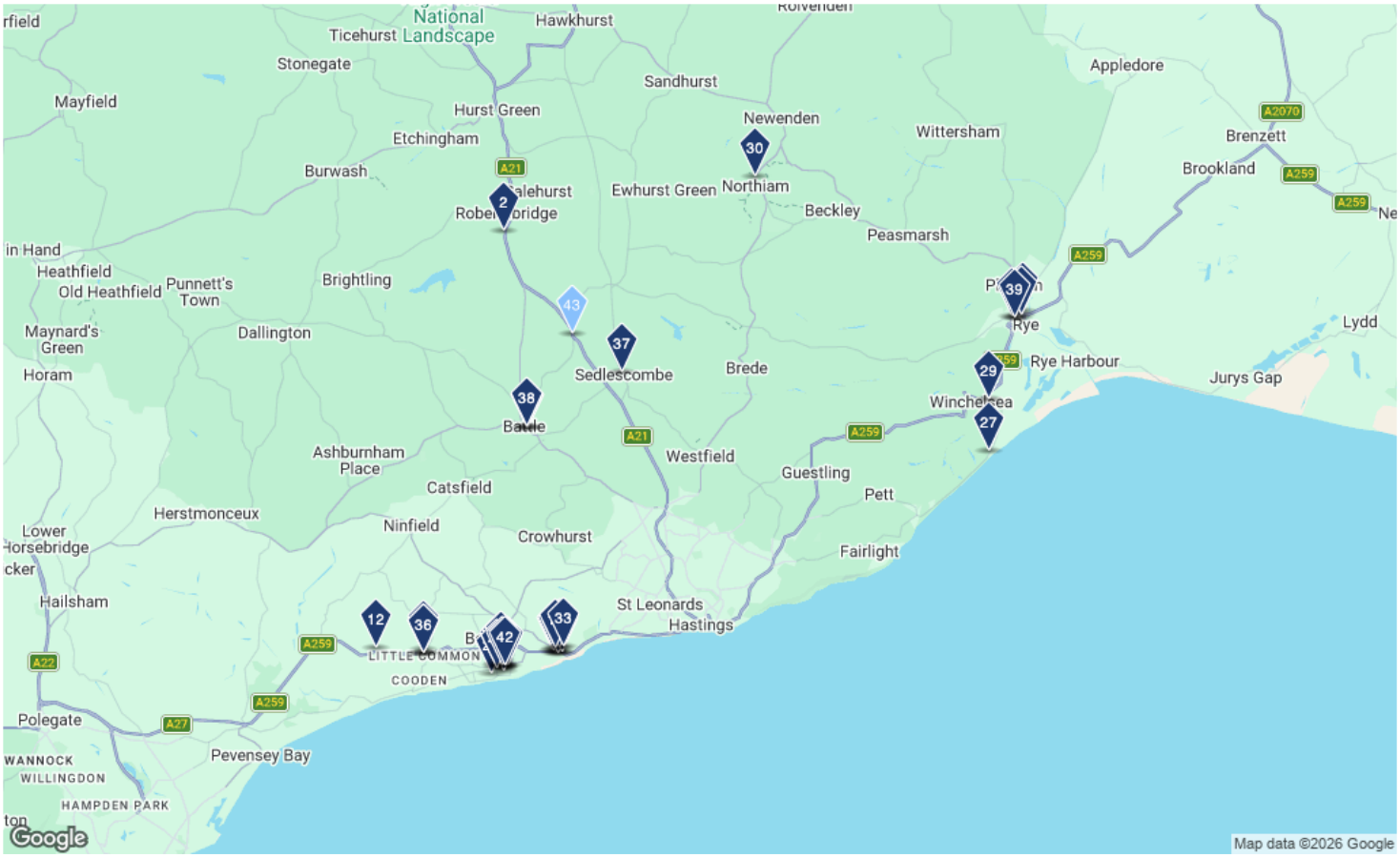
Lease Activity List (Continued)

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	m² Leased	Rent
2	Kiosk Unit, Car Park Old Lydd Rd	★★★☆☆	GRND	Retail	January 2026	Direct	40	£210.22/m² Asking
3	7 Sackville Rd	★★☆☆☆	GRND	Retail	December 2025	Direct	73	£123.41/m² Achieved
4	44-46C Cooden Sea Rd	★★★☆☆	GRND	Retail	December 2025	Direct	37	£259.63/m² FRI Achieved
5	24 St Leonards Rd	★★☆☆☆	GRND	Retail	October 2025	Direct	90	-
6	79-80 High St	★★☆☆☆	GRND	Retail	September 2025	Direct	51	-
7	22 Lion St	★★★☆☆	GRND	Retail	August 2025	Direct	25	£384.14/m² IRI Achieved
8	24 Winchelsea Rd	★★☆☆☆	GRND	Retail	June 2025	Direct	380	£52.67/m² Achieved
9	106 High St	★★★☆☆	GRND	Retail	May 2025	Direct	60	£333.25/m² Achieved
10	24 Devonshire Rd	★★★☆☆	GRND	Retail	May 2025	Direct	85	£235.02/m² FRI Achieved
11	32-36 Cooden Sea Rd	★★★☆☆	GRND	Retail	March 2025	Direct	44	-
12	55 Western Rd	★★★☆☆	GRND	Retail	March 2025	Direct	68	£237.67/m² FRI Effective
13	61 Cinque Ports Street	★★★☆☆	GRND	Retail	March 2025	Direct	43	£279.58/m² FRI Achieved
14	10 Western Rd	★★☆☆☆	GRND	Retail	February 2025	Direct	151	£125.61/m² FRI Asking
15	16 Sackville Rd	★★★☆☆	GRND	Retail	February 2025	Direct	72	£170.39/m² FRI Effective
16	8 High St	★★★☆☆	GRND	Retail	February 2025	Direct	53	£271.47/m² FRI Asking
17	50 Western Rd	★★☆☆☆	GRND	Retail	February 2025	Direct	35	£387.50/m² Asking
18	9 Cooden Sea Rd	★★★☆☆	GRND	Retail	January 2025	Direct	112	£142.92/m² FRI Achieved
19	46 Sackville Rd	★★☆☆☆	GRND	Retail	October 2024	Direct	60	-
20	Church St	★★☆☆☆	GRND	Retail	June 2024	Direct	58	£208.28/m² Asking
21	22 Lion St	★★★☆☆	GRND	Retail	May 2024	Direct	25	£384.14/m² Achieved
22	Strand Quay	★★★☆☆	GRND	Retail	January 2024	Direct	45	£266.87/m² FRI Achieved
23	24 St Leonards Rd	★★☆☆☆	GRND	Retail	January 2024	Direct	90	£189.88/m² Asking
24	Devonshire House Devonshire Rd	★★☆☆☆	BSMT, GRND	Retail	December 2023	Direct	166	£102.23/m² FRI Achieved
25	Units 4 - 7B Ravenside Retail & Leisure Park	★★★☆☆	GRND	Retail	September 2023	Direct	568	-
26	11A High St	★★★☆☆	GRND	Retail	July 2023	Direct	147	£122.09/m² FRI Achieved

Map with One Line Comp Info Report



Sale Comps List

	Property Name Address	City	Type	Size	Sale Information
1	8 Market St	Rye	Retail ★★★☆☆	225 m²	Sold: £370,000 (£1,647.08/m²)
2	Browns Farm Shop Battle Road	Robertsbridge	Retail ★★☆☆☆	86 m²	Sold: £170,000 (£1,980.37/m²)
3	12 Cinque Ports St	Rye	Retail ★★★☆☆	75 m²	Sold: Not Disclosed
4	Unit 3 Ravenside Retail & Leisure Park	Bexhill On Sea	Retail ★★★☆☆	5,915 m²	Sold: £15,200,086 (£2,569.69/m²)
5	Wickes Ravenside Retail & Leisure Park	Bexhill On Sea	Retail ★★★☆☆	3,066 m²	Sold: £11,741,377 (£3,829.10/m²)
6	Unit 1 Ravenside Retail & Leisure Park	Bexhill On Sea	Retail ★★★☆☆	3,971 m²	Sold: £11,176,151 (£2,814.14/m²)
7	Units 4 - 7B Ravenside Retail & Leisure Park	Bexhill On Sea	Retail ★★★☆☆	3,153 m²	Sold: £8,405,285 (£2,665.70/m²)
8	Units 2A-2B Ravenside Retail & Leisure Park	Bexhill On Sea	Retail ★★★☆☆	2,953 m²	Sold: £8,317,870 (£2,816.91/m²)
9	Unit 10 Ravenside Retail & Leisure Park	Bexhill On Sea	Retail ★★★☆☆	2,239 m²	Sold: £6,383,261 (£2,850.99/m²)

Sale Comps List (Continued)

	Property Name Address	City	Type	Size	Sale Information
10	McDonalds Ravenside Retail & Leisure Park	Bexhill On Sea	Retail ★★☆☆☆	683 m²	Sold: £2,702,346 (£3,956.45/m²)
11	KFC Ravenside Retail & Leisure Park	Bexhill On Sea	Retail ★★☆☆☆	269 m²	Sold: £1,065,940 (£3,956.44/m²)
12	Barnhorn Rd	Bexhill On Sea	Retail ★★☆☆☆	168 m²	Sold: £720,122 (£4,296.51/m²)
13	54 Western Rd	Bexhill On Sea	Retail ★★☆☆☆	201 m²	Sold: Not Disclosed
14	Retail Unit: Suite Unit3 - 82 74-84 Fishmarket Rd	Rye	Retail Unit ★★☆☆☆	21.6 m²	Sold: £100,000 (£4,639.62/m²)
15	38 Devonshire Rd	Bexhill On Sea	Retail ★★★☆☆	612 m²	Sold: £255,000 (£416.89/m²)
16	Retail Unit: Suite 79 79-80 High St	Battle	Retail Unit ★★☆☆☆	67.6 m²	Sold: Not Disclosed
17	24 Devonshire Rd	Bexhill On Sea	Retail ★★★☆☆	85 m²	Sold: £380,000 (£4,465.38/m²)
18	Devonshire House Devonshire Rd	Bexhill On Sea	Retail ★★☆☆☆	278 m²	Sold: £396,000 (£1,422.73/m²)
19	Devonshire Rd	Bexhill On Sea	Retail ★★★☆☆	645 m²	Sold: Not Disclosed
20	19 Egerton Rd	Bexhill	Retail ★★★☆☆	204 m²	Sold: £485,000 (£2,372.95/m²)
21	111 High St	Rye	Retail ★★☆☆☆	99 m²	Sold: £420,000 (£4,260.93/m²)
22	22 Devonshire Rd	Bexhill On Sea	Retail ★★★☆☆	424 m²	Sold: £357,000 (£841.59/m²)
23	9 Sackville Rd	Bexhill On Sea	Retail ★★☆☆☆	256 m²	Sold: £393,000 (£1,534.35/m²)
24	62 Devonshire Rd	Bexhill On Sea	Retail ★★☆☆☆	290 m²	Sold: £360,000 (£1,242.79/m²)
25	10 Cooden Sea Rd	Bexhill On Sea	Retail ★★★☆☆	202 m²	Sold: £350,000 (£1,732.92/m²)
26	11-13 High St	Battle	Retail ★★★☆☆	260 m²	Sold: Not Disclosed
27	Pett Level Rd	Winchelsea	Retail ★★★☆☆	151 m²	Sold: £260,000 (£1,716.17/m²)
28	30 St. Leonards Rd	Bexhill On Sea	Retail ★★★☆☆	382 m²	Sold: Not Disclosed
29	Sea Rd	Winchelsea	Retail ★★★☆☆	28 m²	Sold: £122,500 (£4,357.87/m²)
30	Stonecourt Mews	Rye	Retail ★★★☆☆	214 m²	Sold: £420,000 (£1,962.52/m²)
31	Sainsburys 1 Buckhurst Pl	Bexhill On Sea	Retail ★★★☆☆	2,639 m²	Sold: £9,650,000 (£3,657.33/m²)
32	Murco Service Station Buckhurst Rd	Bexhill On Sea	Retail ★★☆☆☆	86 m²	Sold: £1,300,000 (£15,078.75/m²)
33	2 Lewis Av	Bexhill	Retail ★★★☆☆	70 m²	Sold: £228,000 (£3,257.14/m²)

Sale Comps List (Continued)

	Property Name Address	City	Type	Size	Sale Information
34	Retail Unit: Suite Unit 1 40-42 Cooden Sea Rd	Bexhill On Sea	Retail Unit ★★★☆☆	59 m²	Sold: £100,000 (£1,695.10/m²)
35	Retail Unit: Suite Unit 3 40-42 Cooden Sea Rd	Bexhill On Sea	Retail Unit ★★★☆☆	56 m²	Sold: Not Disclosed
36	Retail Unit: Suite Unit 2 40-42 Cooden Sea Rd	Bexhill On Sea	Retail Unit ★★★☆☆	37 m²	Sold: Not Disclosed
37	The St	Battle	Retail ★★★☆☆	78 m²	Sold: £398,000 (£5,089.51/m²)
38	14 High St	Battle	Retail ★★★☆☆	153 m²	Sold: Not Disclosed
39	29-30 High St	Rye	Retail ★★☆☆☆	125 m²	Sold: £662,000 (£5,278.30/m²)
40	31 Sackville Rd	Bexhill On Sea	Retail	46 m²	Sold: Not Disclosed
41	14-16 Devonshire Rd	Bexhill On Sea	Retail ★★☆☆☆	882 m²	Sold: £950,000 (£1,077.07/m²)
42	16 St. Leonards Rd	Bexhill On Sea	Retail ★★★☆☆	100 m²	Sold: £40,000 (£398.66/m²)
43	The Royal Oak Woodmans Green Road	Battle	Retail ★★★☆☆	399 m²	-

Appendix 8 – Land Registry Development Land Data

Planning Ref	Site	Date	Brief Description	ha	All Units	Aff Units	Aff %	Other development	s106 £ per unit	Commenced	LR Title	Date Sold	Price Paid	Notes	£/ha	£/unit
RR/2015/1514/P	Rock Lane - Land at, Guestling	Dec-15	26 residential dwellings (4 x 1 bedroom flats, 15 x 3 bedroom dwellings, 3 x 2 bedroom dwellings and 4 x 4 bedroom dwellings) with associated access	0.89	26	7	27%	Residential only	£1,170	Completed	ESX376280	01/08/2016	no price data			
RR/2015/1760/P	Worsham Farm - Land North of Wrestwood Road, Bexhill	Dec-15	Outline for demolition of farm buildings and development of residential-led mixed-use urban extension of up to 1,050 dwellings (30% affordable); up to 7,000sqm business floorspace; and associated development incuding a two-form entry primary school and nursery; up to 2,100sqm and supporting uses within A1-A5 and D1, and associated infrastructure including utility services on approximately 57 hectares of land, with all matters reserved.	57	1050	315	30%	Residential only	£2,969	Commenced	ESX427663	28/07/2023	£25,500,000	Vistry Homes Ltd, but part of larger site	£447,368	£24,286
RR/2015/2248/P	Roselands, The Street, Sedlescombe	Apr-16	The demolition and redevelopment of Roselands to provide 10 x 1 bed old persons units and 5 x 2 bed and 2 x 3 bed houses with associated parking and refuse and bin stores.		17	17	100%	Residential only		Completed	ESX228059	21.12.2022	no price data	Southern Housing		
RR/2015/3125/P	Land North of Barnhorn Road, Bexhill	Apr-17	Reserved matters for 275 dwellings with associated landscaping and infrastructure.	25.582	103	103	100%	Residential only	£105	Completed	ESX381080	28/02/2017	no price data	BDW Trading Ltd		
RR/2015/3125/P	Land North of Barnhorn Road, Bexhill	Apr-20	Reserved matters for 275 dwellings with associated landscaping and infrastructure.		16	5	31%	Residential only		Completed						
RR/2015/3125/P	Land North of Barnhorn Road, Bexhill	Apr-21	Reserved matters for 275 dwellings with associated landscaping and infrastructure.		163	51	31%	Residential only		Commenced						
RR/2016/4/P	The Maltings, Peasmarsh	Nov-16	Demolition and redevelopment of The Maltings and bungalows to provide 12 x 2 bed houses, 4 x 3 bed houses and 1 x 2 bed bungalow and 19 x 1 bed units for Older Persons (HOPS) with associated parking, bin and refuse.		36	36	100%	Residential only		Completed	ESX85410	21/12/2022	no price data	Southern Housing		
RR/2017/1136/P	London Rd, Land to the west of Lillybank Farm, Ticehurst	May-17	50 dwellings - details of the landscaping and appearance, layout and scale.	3.385	50	17	34%	Residential only	£1,034	Completed	ESX405609	15/04/2020	£706,536	Millwood Designer Homes	£208,726	£14,131
RR/2017/1293/P	Westfield Down - Land at, Main Road, Westfield	Apr-19	Approval of reserved matters	1.2	39	39	100%	Residential only		Completed	ESX410932, ESX410931	13/03/2023	£1,400,000	Southern Housing, Inc larger adjoining piece of land	£1,166,667	£35,897
RR/2017/1629/P	Land at Grove Farm, George Hill, Robertsbridge	Feb-19	Outlinefor 24 dwellings and associated development	0.94	30	12	40%	Residential only	£167	Not Commenced	ESX430839	26/01/2024	£1,440,000	Inc VAT. AK Robertsbridge Ltd	£1,531,915	£48,000

RR/2017/1831/P	Corner Farm, High Street, Flimwell	Mar-16	Reserved matters for village hall, 25 dwellings, and associated development.	1.484	28	10	36%	Residential only		Completed	ESX387945	10/02/2025	£1	Scheme built out. This is for roads etc to Aspcet Management Company. Rest in multiple ownerships	£1	£0
RR/2017/2390/P	Land South of North Trade Road, Battle	Mar-19	Outline for 25 dwellings including affordable housing.	1.423	25	9	36%	Residential only	£870	Not Commenced	ESX416173	28/10/2021	£649,450	Dandara	£456,395	£25,978
RR/2017/2441/P	Preston Hall Farm, Watermill Lane, Bexhill	Aug-18	139 dwellings (including 30% affordable)	1.78	139	42	30%	Residential only	£3,699	Completed	ESX394269	28/09/2018	£4,265,000		£2,396,067	£30,683
RR/2017/582/P	Strand Meadow - Land to the south west of, Burwash	Jul-17	Residential development	1.882	13	5	38%	Residential only	£6,946	Not Commenced	ESX136123, ESX17634	18/09/2023	£225,000		£119,554	£17,308
RR/2018/2209/P	Banky Field, Ticehurst	Oct-15	Reserved matters for 40 dwellings and associated works.	3.593	40	16	40%	Residential only	£2,826	Completed	ESX387920	18/12/2017	£3,450,500	Southern Housing	£960,340	£86,263
RR/2018/2209/P	Banky Field, Ticehurst	Jan-19	Approval of reserved matters pursuant to outline permission RR/2014/1652/P for the erection of 40 dwellings and associated access and landscaping works - details of the site layout, scale, appearance of dwellings and landscaping.		24	24	100%	Residential only		Completed						
RR/2018/2666/P	Land north of North Trade Road, Battle	Mar-19	Outline: Erection of 20 dwellings including 7 affordable with access onto North Trade Road.	0.962	20	7	35%	Residential only	£100	Not Commenced	ESX416087	27/07/2023	£2,150,000	Imperium	£2,234,927	£107,500
RR/2019/1332/P	Gate Cottage - Land at, The Street, Sedlescombe TN33 0QP	Jul-22	Outline: Residential development of 8 dwellings including new access and access road.	0.368	8	3	38%	Residential only	£2,317	Not Commenced	ESX45922, ESX3793	19/01/2007	£380,000		£1,032,609	£47,500
RR/2019/2194/P	Land East of, Foundry Close, Hurst Green	Apr-20	Residential development of 20 houses, associated parking and landscaping on vacant land.	0.808	20	20	100%	Residential only		Commenced	ESX416271	14/12/2021	£1,100,000	Southern Housing	£1,361,386	£55,000
RR/2019/243/P	Land off Main Road, Icklesham	Jun-19	15 local needs affordable dwellings.	0.694	15	15	100%	Residential only		Completed	ESX433980, ESX416037	07/12/2021	£157,500	Icklesham Parish Community Land Trust Ltd leased to Hastoe Housing assoc	£226,945	£10,500
RR/2019/2818/P	Hillbury Field, High Street, Ticehurst	Jan-17	Reserved matters relating to 30 dwellings.	2.149	30	12	40%	Residential only	£90	Commenced	ESX340922	21/05/2021	£664,000	Fernham Homes	£308,981	£22,133
RR/2019/604/P	Land at Blackfriars, Marley Lane, Battle	Apr-25	Outline for up to 220 dwellings and associated works.	15.016	57	57	100%	Residential only	£6,070	Commenced	ESX438146, ESX98080	07/03/2025	£547,000	Rother DC Housing Company Ltd, 2nd plot owned by Rother DC	£36,428	£9,596
RR/2020/165/P	Tollgates - Land at, Battle	Jan-19	Reserved matters for 63 dwellings.	3.669	32	32	100%	Residential only	£16	Completed	ESX414403	31/03/2021	£2,176,802	Optivo (Community Benefit Society)	£593,296	£68,025
RR/2021/1656/P	Land at Fryatts Way, Bexhill	Dec-25	Erection of 210 dwellings (including up to 30% affordable housing), and associated ancillary works.		210	63	30%	Residential only	£16,010	Not Commenced	ESX443660	02/03/2026	no price data	Persimmon Homes Ltd		

RR/2021/2545/P	Watermill Lane - Land off, Bexhill	Mar-23	Erection of up to 80 residential dwellings (including 30% affordable housing), and associated ancillary works.		80	24	30%	Residential only		Not Commenced	ESX15553, ESX44696	24/02/2008	£80,000	larger plot has differrent owner with no price ,no date		
RR/2021/2798/P	London Road - Land West of, Hurst Green	Apr-23	26no. dwellings with associated works.		26	10	38%	Residential only	£2,467	Not Commenced	ESX257006	21/03/2024	£1,800,000	Greymoor Homes		
RR/2021/2947/P	Former Putting Green Site - Land at, Old Lydd Road, Camber	Mar-23	Erection of 10no. dwellings.	0.2	10	4	40%	Residential only		Not Commenced	ESX275074	19/03/2004	no price data	Rother DC		
RR/2022/1584/P	Land at Mayo Lane, Bexhill	Mar-23	Outline for up to 130 dwellings (including 30% affordable housing).	6.06	130	39	30%	Residential only		Not Commenced	ESX145363	10/05/1988	no price data	Mayo Land Co but Gladman registered a charge in 2022		
RR/2022/2131/P	Land off Turkey Road, Bexhill	Sep-24	89 residential dwellings (including affordable housing), and necessary works	3.872	89	27	30%	Residential only	£1,313	Not Commenced	SX46706	28/11/2024	£3,550,000	Bellway Homes	£916,839	£39,888
RR/2022/2364/P	Kiteye Farm, Ninfield Road, TN39 5DD	Mar-23	Outline for the demolition of Kiteye Farm and associated outbuildings and the erection of up to 250 residential dwellings (including 30% affordable housing).		250	75	30%	Residential only		Not Commenced	ESX421718, ESX44696, ESX270736	28/09/2022 , 26/06/1979 ,	no price, no price, £72,500	all 3 have charge regisitered for Gladman		
RR/2022/2619/P	The Paddock, Sedlescombe	May-25	21 no. dwellings including 4 affordable units.	4.601	21	4	19%	Residential only	£16,701	Not Commenced	ESX248288	11/01/2001	£36,520		£7,937	£1,739
RR/2022/2836/P	Land south of Barnhorn Road, Bexhill	Nov-18	Removal of condition 5 to remove the requirement for the provision of affordable housing.	1.746	29	9	31%	Residential only		Commenced	SX154286	03/06/2024	£1,000,000	Park Lane Investment	£572,738	£34,483

Appendix 9 – BCIS Data

Results: Rebased to East Sussex (108; sample 130) Edit
£/m2 study
Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 27-Jun-26

Building function (Maximum age of projects)	£/m² gross internal floor area					
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest
New build						
282. Factories						
Generally (20)	1,487	330	810	1,161	1,703	5,480
Up to 500m2 GFA (20)	2,019	1,172	1,328	1,565	2,317	4,414
500 to 2000m2 GFA (20)	1,500	330	812	1,362	1,636	5,480
Over 2000m2 GFA (20)	1,300	494	735	1,003	1,337	5,104
282.1 Advance factories						
Generally (15)	1,202	494	967	1,186	1,539	1,851
Up to 500m2 GFA (15)	1,445	1,172	1,199	1,439	1,565	1,851
500 to 2000m2 GFA (15)	1,356	906	1,144	1,530	1,576	1,626
Over 2000m2 GFA (15)	871	494	737	897	1,006	1,212
284. Warehouses/stores						
Generally (15)	1,140	502	786	986	1,223	3,699
Up to 500m2 GFA (15)	1,726	840	1,112	1,322	1,997	3,699
500 to 2000m2 GFA (15)	1,093	592	849	1,033	1,207	2,050
Over 2000m2 GFA (15)	1,025	502	749	877	1,178	2,916
320. Offices						
Generally (15)	2,808	1,311	2,357	2,782	3,140	4,883
Air-conditioned						
Generally (15)	2,637	1,788	2,357	2,621	3,042	3,158
1-2 storey (15)	2,501	2,110	2,351	2,405	2,576	3,121
3-5 storey (15)	2,758	1,788	-	3,042	-	3,158
6 storey or above (20)	2,985	2,265	2,732	2,852	2,956	4,261
Not air-conditioned						
Generally (15)	2,785	1,311	2,281	2,839	3,343	4,166
1-2 storey (15)	2,914	1,801	2,407	2,842	3,493	4,166
3-5 storey (20)	2,545	1,311	1,850	2,445	2,917	4,401
6 storey or above (25)	3,121	2,426	-	3,225	-	3,609
341.1 Retail warehouses						
Generally (25)	1,273	651	968	1,135	1,352	3,669
Up to 1000m2 (25)	1,347	905	991	1,155	1,292	3,669
1000 to 7000m2 GFA (25)	1,297	651	1,024	1,144	1,467	2,608
7000 to 15000m2 (25)	944	917	-	-	-	970
Over 15000m2 GFA (30)	1,055	917	-	-	-	1,192
344. Hypermarkets, supermarkets						
Generally (35)	2,121	878	1,473	1,902	2,862	3,719
Up to 1000m2 (35)	2,727	1,913	-	-	-	3,540
1000 to 7000m2 GFA (35)	2,100	878	1,356	1,892	2,864	3,719
7000 to 15000m2 (35)	1,802	-	-	-	-	-
Over 15000m2 GFA (35)	2,351	-	-	-	-	-
345. Shops						
Generally (30)	2,159	1,013	1,188	1,721	2,590	5,561
1-2 storey (30)	2,189	1,013	1,170	1,665	2,699	5,561
3-5 storey (30)	1,777	-	-	-	-	-
447. Care homes for the elderly						
Generally (20)	2,486	1,503	1,994	2,373	2,760	4,813
Up to 500m2 GFA (30)	2,405	2,280	-	-	-	2,529
500 to 2000m2 GFA (20)	2,800	1,559	1,639	2,503	3,466	4,772
Over 2000m2 GFA (20)	2,432	1,503	2,023	2,364	2,713	4,813

810.1 Estate housing						
Generally (15)	1,763	866	1,489	1,684	1,932	6,026
Single storey (15)	2,016	1,166	1,684	1,935	2,196	6,026
2-storey (15)	1,702	866	1,463	1,648	1,875	3,620
3-storey (15)	1,798	1,086	1,524	1,725	2,000	3,583
4-storey or above (15)	3,648	1,785	2,921	3,261	4,854	5,421
810.11 Estate housing detached (15)	2,409	1,292	1,812	2,057	2,767	6,026
810.12 Estate housing semi detached						
Generally (15)	1,779	1,030	1,504	1,720	1,952	3,890
Single storey (15)	1,977	1,282	1,721	1,952	2,139	3,890
2-storey (15)	1,722	1,030	1,492	1,663	1,889	2,986
3-storey (15)	1,706	1,286	1,357	1,618	1,972	2,490
810.13 Estate housing terraced						
Generally (15)	1,761	1,036	1,456	1,662	1,907	5,421
Single storey (15)	1,958	1,234	1,664	1,898	2,350	2,776
2-storey (15)	1,695	1,036	1,451	1,616	1,833	3,620
3-storey (15)	1,784	1,086	1,527	1,707	1,977	3,583
4-storey or above (15)	5,137	4,854	-	-	-	5,421
816. Flats (apartments)						
Generally (15)	2,109	1,088	1,728	1,975	2,404	6,978
1-2 storey (15)	2,025	1,189	1,676	1,886	2,319	3,910
3-5 storey (15)	2,071	1,088	1,717	1,961	2,347	4,278
6 storey or above (15)	2,444	1,483	1,994	2,344	2,728	6,978
843. Supported housing						
Generally (15)	2,270	1,126	1,829	2,072	2,525	5,428
Single storey (15)	2,844	1,592	2,090	2,560	2,914	5,428
2-storey (15)	2,304	1,391	1,837	2,147	2,696	3,898
3-storey (15)	2,079	1,126	1,815	1,937	2,267	4,747
4-storey or above (15)	2,266	1,384	1,815	2,097	2,335	4,290
852. Hotels (15)	3,121	1,599	2,501	3,251	3,802	4,178
853. Motels (25)	2,096	1,775	-	2,235	-	2,277
856.2 Students' residences, halls of residence, etc (15)	2,678	1,503	2,314	2,681	2,938	4,223

Appendix 10 – Appraisals – Residential Development

The pages in this appendix are not numbered.

APP 10a. Battle, Rural North and Wes Cover

Rother DC - LPVA - April 2026

Battle, Rural North and West

07/10/2026
11:44

Large Greenfield 600

1

UNITS	**600**	Social Rent	35.00%	% of Aff	73.5	74
Affordable	35%	210 Affordable Re	35.00%		73.5	73
		Shared Owne	30.00%		63	63
		First Homes	0.00%		0	0
					210	210

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	30.000	Sub Area	Wider Rother
Net:Gross	50.0%		Gross	30.000 ha	Green Brov	Green
			Net	15.000 ha	Use	Agricultural

	Beds	m2	Circulation	Market 390		Rounded	m2	m2	Circulation	Social Rent 74		Rounded	m2	Affordable Rent 73		Rounded	m2	Shared Ownership 63		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	97.50	98	7,350	70	0.0%	30%	22.20	22	1,540	30%	21.90	22	1,540	45%	28.35	29	2,030	45%	0.00	0	0
Terrace	3	95	0.0%	20%	78.00	78	7,410	84	0.0%	10%	7.40	7	588	10%	7.30	7	588	15%	9.45	9	756	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	117.00	117	12,285	93	0.0%	5%	3.70	4	372	5%	3.65	4	372	15%	9.45	9	837	15%	0.00	0	0
Semi	4	120	0.0%	5%	19.50	20	2,400	106	0.0%	5%	3.70	4	424	5%	3.65	4	424	5%	3.15	3	318	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	39.00	39	5,265	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	19.50	20	2,900	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	19.50	18	1,013	50	12.5%	50%	37.00	37	2,081	50%	36.50	36	2,025	20%	12.60	13	731	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**390.00**	390	**38,623**			**100%**	**74.00**	74	**5,005**	**100%**	**73.00**	73	**4,949**	**100%**	**63.00**	63	**4,672**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	12,460	19,714,212
Terrace	3		1,582		1,582	9,342	14,780,912
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	13,866	22,522,821
Semi	4		1,624		1,624	3,566	5,792,325
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	5,265	10,303,394
Det	5		1,957		1,957	2,900	5,675,184
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	5,850	10,647,117
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						53,249	89,435,966
							1,680 £/m2

Occupants	Count	Population per unit	
1 bed	104	2.40	250
2 bed	171	2.40	410
3 bed	235	2.40	564
4 bed	70	2.40	168
5 bed	20	2.40	48
		Residents	**1,440**

ha/1000 residents	
0.80	Parks and gardens
0.60	Amenity Greenspace
1.80	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
5.3500	**ha**

Open Space Required			
		77,040	m2
		7.704	ha
Gross - Net		15.000	ha
Shortfall / Surplus		7.296	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		390	38,623	99.03	38,510	98.74
Social Rent		74	5,005	67.64	4,774	64.51
Affordable Rent		73	4,949	67.79	4,724	64.71
Shared Ownership		63	4,672	74.16	4,591	72.87
First Homes		0	0	74.16	0	72.87
Total		600	**53,249**		**52,599**	
per ha			3,550		3,507	

#

Large Greenfield 400

2

					Rounded
UNITS	**400**	Social Rent	35.00%	49	49
Affordable	35%	140 Affordable Re	35.00%	49	49
		Shared Owne	30.00%	42	42
		First Homes	0.00%	0	0
				140	140

% of Aff

Modelling			Area ha			Characteristics	
Density	40	units/ha	Total	20.000		Sub Area	Wider Rother
Net:Gross	50.0%		Gross	20.000	ha	Green Brov	Green
			Net	10.000	ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	260		Rounded	m2	m2	Circulation	49		Rounded	m2	49		Rounded	m2	42		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	65.00	65	4,875	70	0.0%	30%	14.70	15	1,050	30%	14.70	15	1,050	45%	18.90	20	1,400	45%	0.00	0	0
Terrace	3	95	0.0%	20%	52.00	52	4,940	84	0.0%	10%	4.90	5	420	10%	4.90	5	420	15%	6.30	6	504	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	78.00	78	8,190	93	0.0%	5%	2.45	2	186	5%	2.45	2	186	15%	6.30	6	558	15%	0.00	0	0
Semi	4	120	0.0%	5%	13.00	13	1,560	106	0.0%	5%	2.45	2	212	5%	2.45	2	212	5%	2.10	2	212	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	26.00	26	3,510	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	13.00	13	1,885	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	13.00	13	731	50	12.5%	50%	24.50	25	1,406	50%	24.50	25	1,406	20%	8.40	8	450	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**260.00**	260	**25,691**			**100%**	**49.00**	49	**3,274**	**100%**	**49.00**	49	**3,274**	**100%**	**42.00**	42	**3,124**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	8,375	13,250,925
Terrace	3		1,582		1,582	6,284	9,942,545
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	9,120	14,813,798
Semi	4		1,624		1,624	2,196	3,567,007
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	3,510	6,868,930
Det	5		1,957		1,957	1,885	3,688,870
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	3,994	7,268,705
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						35,364	59,400,779
							1,680 £/m2

Occupants		Population	
	Count	per unit	
1 bed	71	2.40	170
2 bed	115	2.40	276
3 bed	156	2.40	374
4 bed	45	2.40	108
5 bed	13	2.40	31
		Residents	**960**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		20,640	m2
		2.064	ha
Gross - Net		10.000	ha
Shortfall / Surplus		7.936	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		260	25,691	98.81	25,610	98.50
Social Rent		49	3,274	66.82	3,118	63.63
Affordable Rent		49	3,274	66.82	3,118	63.63
Shared Ownership		42	3,124	74.38	3,074	73.19
First Homes		0	0	74.38	0	73.19
Total		**400**	**35,364**		**34,920**	
per ha			3,536		3,492	

#

Large Greenfield 300

3

						Rounded
UNITS	**300**	Social Rent	35.00%	% of Aff	36.75	37
Affordable	35%	105 Affordable Re	35.00%		36.75	36
		Shared Owne	30.00%		31.5	32
		First Homes	0.00%		0	0
					105	105

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	15.000	Sub Area	Wider Rother
Net:Gross	50.0%		Gross	15.000	ha Green Brov	Green
			Net	7.500	ha Use	Agricultural

	Beds	m2	Circulation	Market 195		Rounded	m2	m2	Circulation	Social Rent 37		Rounded	m2	Affordable Rent 36		Rounded	m2	Shared Ownership 32		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	48.75	49	3,675	70	0.0%	30%	11.10	11	770	30%	10.80	11	770	45%	14.40	14	980	45%	0.00	0	0
Terrace	3	95	0.0%	20%	39.00	39	3,705	84	0.0%	10%	3.70	4	336	10%	3.60	4	336	15%	4.80	5	420	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	58.50	59	6,195	93	0.0%	5%	1.85	2	186	5%	1.80	2	186	15%	4.80	5	465	15%	0.00	0	0
Semi	4	120	0.0%	5%	9.75	10	1,200	106	0.0%	5%	1.85	2	212	5%	1.80	2	212	5%	1.60	2	212	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	19.50	20	2,700	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	9.75	10	1,450	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	9.75	8	450	50	12.5%	50%	18.50	18	1,013	50%	18.00	17	956	20%	6.40	6	338	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**195.00**	195	**19,375**			**100%**	**37.00**	37	**2,517**	**100%**	**36.00**	36	**2,460**	**100%**	**32.00**	32	**2,415**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	6,195	9,801,729
Terrace	3		1,582		1,582	4,797	7,589,813
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	7,032	11,422,218
Semi	4		1,624		1,624	1,836	2,982,252
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	2,700	5,283,792
Det	5		1,957		1,957	1,450	2,837,592
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,756	5,016,430
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						26,766	44,933,826
							1,679 £/m2

Occupants	Count	Population per unit	
1 bed	49	2.40	118
2 bed	85	2.40	204
3 bed	120	2.40	288
4 bed	36	2.40	86
5 bed	10	2.40	24
		Residents	**720**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		15,480	m2
		1.548	ha
Gross - Net		7.500	ha
Shortfall / Surplus		5.952	ha

Summary		Units	Construction m2	Average	Saleable m2	Average
Market		195	19,375	99.36	19,325	99.10
Social Rent		37	2,517	68.01	2,404	64.97
Affordable Rent		36	2,460	68.34	2,354	65.39
Shared Ownership		32	2,415	75.45	2,377	74.28
First Homes		0	0	75.45	0	74.28
Total		**300**	**26,766**		**26,460**	
per ha			3,569		3,528	

#

Large Greenfield 300 LD								Rounded
4	UNITS	**300**		Social Rent	35.00%	% of Aff	36.75	37
	Affordable	35%	105	Affordable Re	35.00%		36.75	36
				Shared Owne	30.00%		31.5	32
				First Homes	0.00%		0	0
							105	105

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	17.143		Sub Area	Wider Rother
Net:Gross	50.0%		Gross	17.143	ha	Green Brov	Green
			Net	8.571	ha	Use	Agricultural

	Beds	m2	Circulation	**Market**			
				195		Rounded	m2
Terrace	2	75	0.0%	25%	48.75	49	3,675
Terrace	3	95	0.0%	20%	39.00	39	3,705
Terrace	4	110	0.0%		0.00	0	0
Semi	2	85	0.0%		0.00	0	0
Semi	3	105	0.0%	30%	58.50	59	6,195
Semi	4	120	0.0%	5%	9.75	10	1,200
Det	3	110	0.0%		0.00	0	0
Det	4	135	0.0%	10%	19.50	20	2,700
Det	5	145	0.0%	5%	9.75	10	1,450
Bungalow	2	70	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0
Flat to5	1	50	12.5%	5%	9.75	8	450
Flat to5	2	65	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0
				100%	**195.00**	**195**	**19,375**

	Beds	m2	Circulation	**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
				37		Rounded	m2	36		Rounded	m2	32		Rounded	m2	0		Rounded	m2
Terrace	2	70	0.0%	30%	11.10	11	770	30%	10.80	11	770	45%	14.40	14	980	45%	0.00	0	0
Terrace	3	84	0.0%	10%	3.70	4	336	10%	3.60	4	336	15%	4.80	5	420	15%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	93	0.0%	5%	1.85	2	186	5%	1.80	2	186	15%	4.80	5	465	15%	0.00	0	0
Semi	4	106	0.0%	5%	1.85	2	212	5%	1.80	2	212	5%	1.60	2	212	5%	0.00	0	0
Det	3	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	50%	18.50	18	1,013	50%	18.00	17	956	20%	6.40	6	338	20%	0.00	0	0
Flat to5	2	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**37.00**	**37**	**2,517**	**100%**	**36.00**	**36**	**2,460**	**100%**	**32.00**	**32**	**2,415**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	6,195	9,801,729
Terrace	3		1,582		1,582	4,797	7,589,813
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	7,032	11,422,218
Semi	4		1,624		1,624	1,836	2,982,252
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	2,700	5,283,792
Det	5		1,957		1,957	1,450	2,837,592
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,756	5,016,430
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalov	2		1,819		1,819	0	0
						26,766	44,933,826

1,679 £/m2

Occupants		Population	
	Count	per unit	
1 bed	49	2.40	118
2 bed	85	2.40	204
3 bed	120	2.40	288
4 bed	36	2.40	86
5 bed	10	2.40	24
		Residents	**720**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		15,480	m2
		1.548	ha
Gross - Net		8.571	ha
Shortfall / Surplus		7.023	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		195	19,375	99.36	19,325	99.10
Social Rent		37	2,517	68.01	2,404	64.97
Affordable Rent		36	2,460	68.34	2,354	65.39
Shared Ownership		32	2,415	75.45	2,377	74.28
First Homes		0	0	75.45	0	74.28
	Total	**300**	**26,766**		**26,460**	
	per ha		3,123		3,087	

#

Large Greenfield 210

5

						Rounded
UNITS	**210**	Social Rent	35.00%	% of Aff	25.725	26
Affordable	35%	73.5 Affordable Re	35.00%		25.725	26
		Shared Owne	30.00%		22.05	22
		First Homes	0.00%		0	0
					73.5	74

Modelling			Area ha			Characteristics	
Density	40	units/ha	Total	10.500		Sub Area	Wider Rother
Net:Gross	50.0%		Gross	10.500	ha	Green Brov	Green
			Net	5.250	ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	136.5		Rounded	m2	m2	Circulation	26		Rounded	m2	26		Rounded	m2	22		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	34.13	34	2,550	70	0.0%	30%	7.80	8	560	30%	7.80	8	560	45%	9.90	11	770	45%	0.00	0	0
Terrace	3	95	0.0%	20%	27.30	27	2,565	84	0.0%	10%	2.60	3	252	10%	2.60	3	252	15%	3.30	3	252	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	40.95	41	4,305	93	0.0%	5%	1.30	1	93	5%	1.30	1	93	15%	3.30	3	279	15%	0.00	0	0
Semi	4	120	0.0%	5%	6.83	7	840	106	0.0%	5%	1.30	1	106	5%	1.30	1	106	5%	1.10	1	106	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	13.65	14	1,890	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	6.83	7	1,015	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.83	6	338	50	12.5%	50%	13.00	13	731	50%	13.00	13	731	20%	4.40	4	225	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**136.50**	**136**	**13,503**			**100%**	**26.00**	**26**	**1,742**	**100%**	**26.00**	**26**	**1,742**	**100%**	**22.00**	**22**	**1,632**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	4,440	7,024,968
Terrace	3		1,582		1,582	3,321	5,254,486
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	4,770	7,748,006
Semi	4		1,624		1,624	1,158	1,880,963
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	1,890	3,698,654
Det	5		1,957		1,957	1,015	1,986,314
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,025	3,685,541
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						18,619	31,278,932
							1,680 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	2.40	86
2 bed	61	2.40	146
3 bed	82	2.40	197
4 bed	24	2.40	58
5 bed	7	2.40	17
		Residents	**504**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		10,836	m2
		1.084	ha
Gross - Net		5.250	ha
Shortfall / Surplus		4.166	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		136	13,503	99.28	13,465	99.01
Social Rent		26	1,742	67.01	1,661	63.88
Affordable Rent		26	1,742	67.01	1,661	63.88
Shared Ownership		22	1,632	74.18	1,607	73.05
First Homes		0	0	74.18	0	73.05
Total		**210**	**18,619**		**18,394**	
per ha			3,546		3,504	

#

Large Greenfield 210 LD

6 UNITS **210** Social Rent 35.00% % of Aff 25.725 26
Affordable 35% 73.5 Affordable Re 35.00% 25.725 26
Shared Owne 30.00% 22.05 22
First Homes 0.00% 0 0
73.5 74

Modelling
Density 35 units/ha
Net:Gross 50.0%

Area ha
Total 12.000
Gross 12.000 ha
Net 6.000 ha

Characteristics
Sub Area Wider Rother
Green Brov Green
Use Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	136.5		Rounded	m2	m2	Circulation	26		Rounded	m2	26		Rounded	m2	22		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	34.13	34	2,550	70	0.0%	30%	7.80	8	560	30%	7.80	8	560	45%	9.90	11	770	45%	0.00	0	0
Terrace	3	95	0.0%	20%	27.30	27	2,565	84	0.0%	10%	2.60	3	252	10%	2.60	3	252	15%	3.30	3	252	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	40.95	41	4,305	93	0.0%	5%	1.30	1	93	5%	1.30	1	93	15%	3.30	3	279	15%	0.00	0	0
Semi	4	120	0.0%	5%	6.83	7	840	106	0.0%	5%	1.30	1	106	5%	1.30	1	106	5%	1.10	1	106	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	13.65	14	1,890	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	6.83	7	1,015	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.83	6	338	50	12.5%	50%	13.00	13	731	50%	13.00	13	731	20%	4.40	4	225	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**136.50**	**136**	**13,503**			**100%**	**26.00**	**26**	**1,742**	**100%**	**26.00**	**26**	**1,742**	**100%**	**22.00**	**22**	**1,632**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	4,440	7,024,968
Terrace	3		1,582		1,582	3,321	5,254,486
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	4,770	7,748,006
Semi	4		1,624		1,624	1,158	1,880,963
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	1,890	3,698,654
Det	5		1,957		1,957	1,015	1,986,314
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,025	3,685,541
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						18,619	31,278,932
							1,680 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	2.40	86
2 bed	61	2.40	146
3 bed	82	2.40	197
4 bed	24	2.40	58
5 bed	7	2.40	17
		Residents	**504**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		10,836	m2
		1.084	ha
Gross - Net		6.000	ha
Shortfall / Surplus		4.916	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	136	13,503	99.28	13,465	99.01
Social Rent	26	1,742	67.01	1,661	63.88
Affordable Rent	26	1,742	67.01	1,661	63.88
Shared Ownership	22	1,632	74.18	1,607	73.05
First Homes	0	0	74.18	0	73.05
Total	**210**	**18,619**		**18,394**	
per ha		3,103		3,066	

#

Greenfield **190**

7

					Rounded
UNITS	**190**	Social Rent	35.00%	% of Aff 23.275	23
Affordable	35%	66.5 Affordable Re	35.00%	23.275	23
		Shared Owne	30.00%	19.95	20
		First Homes	0.00%	0	0
				66.5	66

Modelling			Area ha			Characteristics	
Density	40	units/ha	Total	9.500		Sub Area	Wider Rother
Net:Gross	50.0%		Gross	9.500	ha	Green Brov	Green
			Net	4.750	ha	Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	123.5		Rounded	m2	m2	Circulation	23		Rounded	m2	23		Rounded	m2	20		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	30.88	31	2,325	70	0.0%	30%	6.90	7	490	30%	6.90	7	490	45%	9.00	9	630	45%	0.00	0	0
Terrace	3	95	0.0%	20%	24.70	26	2,470	84	0.0%	10%	2.30	2	168	10%	2.30	2	168	15%	3.00	3	252	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	37.05	37	3,885	93	0.0%	5%	1.15	1	93	5%	1.15	1	93	15%	3.00	3	279	15%	0.00	0	0
Semi	4	120	0.0%	5%	6.18	6	720	106	0.0%	5%	1.15	1	106	5%	1.15	1	106	5%	1.00	1	106	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	12.35	12	1,620	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	6.18	6	870	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.18	6	338	50	12.5%	50%	11.50	12	675	50%	11.50	12	675	20%	4.00	4	225	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**123.50**	**124**	**12,228**			**100%**	**23.00**	**23**	**1,532**	**100%**	**23.00**	**23**	**1,532**	**100%**	**20.00**	**20**	**1,492**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	3,935	7,063,168
Terrace	3			1,795	1,795	3,058	5,488,988
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	4,350	8,080,560
Semi	4			1,858	1,858	1,038	1,928,189
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	1,620	3,598,927
Det	5			2,222	2,222	870	1,932,757
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	1,913	3,975,437
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						16,784	32,068,026
							1,911 £/m2

Occupants		Population	
	Count	per unit	
1 bed	34	2.40	82
2 bed	54	2.40	130
3 bed	75	2.40	180
4 bed	21	2.40	50
5 bed	6	2.40	14
		Residents	**456**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		9,804	m2
		0.980	ha
Gross - Net		4.750	ha
Shortfall / Surplus		3.770	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	124	12,228	98.61	12,190	98.31
Social Rent	23	1,532	66.61	1,457	63.35
Affordable Rent	23	1,532	66.61	1,457	63.35
Shared Ownership	20	1,492	74.60	1,467	73.35
First Homes	0	0	74.60	0	73.35
Total	**190**	**16,784**		**16,571**	
per ha		3,533		3,489	

#

Greenfield 190 LD

8

UNITS	**190**		Social Rent	35.00%	% of Aff	23.275	23
Affordable	35%	66.5	Affordable Re	35.00%		23.275	23
			Shared Owne	30.00%		19.95	20
			First Homes	0.00%		0	0
						66.5	66

				Market							**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	123.5		Rounded	m2	m2	Circulation	23		Rounded	m2	23		Rounded	m2	20		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	30.88	31	2,325	70	0.0%	30%	6.90	7	490	30%	6.90	7	490	45%	9.00	9	630	45%	0.00	0	0
Terrace	3	95	0.0%	20%	24.70	26	2,470	84	0.0%	10%	2.30	2	168	10%	2.30	2	168	15%	3.00	3	252	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	37.05	37	3,885	93	0.0%	5%	1.15	1	93	5%	1.15	1	93	15%	3.00	3	279	15%	0.00	0	0
Semi	4	120	0.0%	5%	6.18	6	720	106	0.0%	5%	1.15	1	106	5%	1.15	1	106	5%	1.00	1	106	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	12.35	12	1,620	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	6.18	6	870	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.18	6	338	50	12.5%	50%	11.50	12	675	50%	11.50	12	675	20%	4.00	4	225	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**123.50**	**124**	**12,228**			**100%**	**23.00**	**23**	**1,532**	**100%**	**23.00**	**23**	**1,532**	**100%**	**20.00**	**20**	**1,492**	**100%**	**0.00**	**0**	**0**

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	10.857	Sub Area	Wider Rother
Net:Gross	50.0%		Gross	10.857	ha Green Brov	Green
			Net	5.429	ha Use	Agricultural

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	3,935	7,063,168
Terrace	3			1,795	1,795	3,058	5,488,988
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	4,350	8,080,560
Semi	4			1,858	1,858	1,038	1,928,189
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	1,620	3,598,927
Det	5			2,222	2,222	870	1,932,757
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	1,913	3,975,437
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						16,784	32,068,026
							1,911 £/m2

Occupants		Population	
	Count	per unit	
1 bed	34	2.40	82
2 bed	54	2.40	130
3 bed	75	2.40	180
4 bed	21	2.40	50
5 bed	6	2.40	14
		Residents	**456**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		9,804	m2
		0.980	ha
Gross - Net		5.429	ha
Shortfall / Surplus		4.448	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		124	12,228	98.61	12,190	98.31
Social Rent		23	1,532	66.61	1,457	63.35
Affordable Rent		23	1,532	66.61	1,457	63.35
Shared Ownership		20	1,492	74.60	1,467	73.35
First Homes		0	0	74.60	0	73.35
Total		**190**	**16,784**		**16,571**	
per ha			3,092		3,053	

#

Greenfield **70**

9

						Rounded
UNITS	**70**	Social Rent	35.00%	% of Aff	8.575	9
Affordable	35%	24.5 Affordable Re	35.00%		8.575	8
		Shared Owne	30.00%		7.35	7
		First Homes	0.00%		0	0
					24.5	24

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	3.500	Sub Area	Wider Rother
Net:Gross	50.0%		Gross	3.500	ha Green Brov	Green
			Net	1.750	ha Use	Agricultural

				Market					Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	45.5		Rounded	m2	m2	Circulation	9		Rounded	m2	8		Rounded	m2	7		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	11.38	11	825	70	0.0%	30%	2.70	3	210	30%	2.40	3	210	45%	3.15	4	280	45%	0.00	0	0
Terrace	3	95	0.0%	20%	9.10	10	950	84	0.0%	10%	0.90	1	84	10%	0.80	1	84	15%	1.05	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	13.65	14	1,470	93	0.0%	5%	0.45	0	0	5%	0.40	0	0	15%	1.05	1	93	15%	0.00	0	0
Semi	4	120	0.0%	5%	2.28	2	240	106	0.0%	5%	0.45	0	0	5%	0.40	0	0	5%	0.35	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	4.55	5	675	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	2.28	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	2.28	2	113	50	12.5%	50%	4.50	5	281	50%	4.00	4	225	20%	1.40	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**45.50**	**46**	**4,563**			**100%**	**9.00**	**9**	**575**	**100%**	**8.00**	**8**	**519**	**100%**	**7.00**	**7**	**513**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,525	2,737,314
Terrace	3			1,795	1,795	1,202	2,157,542
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	1,563	2,903,429
Semi	4			1,858	1,858	240	445,824
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	675	1,499,553
Det	5			2,222	2,222	290	644,252
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	675	1,403,096
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						6,170	11,791,010
							1,911 £/m2

Occupants		Population	
	Count	per unit	
1 bed	12	2.40	29
2 bed	21	2.40	50
3 bed	28	2.40	67
4 bed	7	2.40	17
5 bed	2	2.40	5
		Residents	**168**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required		
	924	m2
	0.092	ha
Gross - Net	1.750	ha
Shortfall / Surplus	1.658	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		46	4,563	99.18	4,550	98.91
Social Rent		9	575	63.92	544	60.44
Affordable Rent		8	519	64.88	494	61.75
Shared Ownership		7	513	73.32	507	72.43
First Homes		0	0	73.32	0	72.43
Total		**70**	**6,170**		**6,095**	
per ha			3,526		3,483	

#

Greenfield 70 LD

10

							Rounded
UNITS	**70**		Social Rent	35.00%	% of Aff	8.575	9
Affordable	35%	24.5	Affordable Re	35.00%		8.575	9
			Shared Owne	30.00%		7.35	7
			First Homes	0.00%		0	0
						24.5	25

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	4.000		Sub Area	Wider Rother
Net:Gross	50.0%		Gross	4.000	ha	Green Brov	Green
			Net	2.000	ha	Use	Agricultural

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	45.5		Rounded	m2	m2	Circulation	9		Rounded	m2	9		Rounded	m2	7		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	11.38	11	825	70	0.0%	30%	2.70	3	210	30%	2.70	3	210	45%	3.15	4	280	45%	0.00	0	0
Terrace	3	95	0.0%	20%	9.10	10	950	84	0.0%	10%	0.90	1	84	10%	0.90	1	84	15%	1.05	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	13.65	14	1,470	93	0.0%	5%	0.45	0	0	5%	0.45	0	0	15%	1.05	1	93	15%	0.00	0	0
Semi	4	120	0.0%	5%	2.28	2	240	106	0.0%	5%	0.45	0	0	5%	0.45	0	0	5%	0.35	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	4.55	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	2.28	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	2.28	2	113	50	12.5%	50%	4.50	5	281	50%	4.50	5	281	20%	1.40	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**45.50**	**41**	**3,878**			**100%**	**9.00**	9	**575**	**100%**	**9.00**	9	**575**	**100%**	**7.00**	7	**513**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,525	2,737,314
Terrace	3			1,795	1,795	1,202	2,157,542
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	1,563	2,903,429
Semi	4			1,858	1,858	240	445,824
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	731	1,520,020
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						5,541	10,386,166
							1,874 £/m2

Occupants		Population	
	Count	per unit	
1 bed	13	2.40	31
2 bed	21	2.40	50
3 bed	28	2.40	67
4 bed	3	2.40	7
5 bed	1	2.40	2
		Residents	**158**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		871	m2
		0.087	ha
Gross - Net		2.000	ha
Shortfall / Surplus		1.913	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		41	3,878	94.57	3,865	94.27
Social Rent		9	575	63.92	544	60.44
Affordable Rent		9	575	63.92	544	60.44
Shared Ownership		7	513	73.32	507	72.43
First Homes		0	0	73.32	0	72.43
	Total	**66**	**5,541**		**5,460**	
	per ha		2,771		2,730	

#

Greenfield **35**

							Rounded
11	UNITS	**35**		Social Rent	35.00%	% of Aff	4.2875	4
	Affordable	35%	12.25	Affordable Re	35.00%		4.2875	4
				Shared Owne	30.00%		3.675	4
				First Homes	0.00%		0	0
							12.25	12

Modelling			Area ha			Characteristics	
Density	40	units/ha	Total	1.167		Sub Area	Wider Rother
Net:Gross	75.0%		Gross	1.167	ha	Green Brov	Green
			Net	0.875	ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	22.75		Rounded	m2	m2	Circulation	4		Rounded	m2	4		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	5.69	6	450	70	0.0%	30%	1.20	2	140	30%	1.20	2	140	45%	1.80	2	140	45%	0.00	0	0
Terrace	3	95	0.0%	20%	4.55	5	475	84	0.0%	10%	0.40	0	0	10%	0.40	0	0	15%	0.60	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	6.83	7	735	93	0.0%	5%	0.20	0	0	5%	0.20	0	0	15%	0.60	1	93	15%	0.00	0	0
Semi	4	120	0.0%	5%	1.14	1	120	106	0.0%	5%	0.20	0	0	5%	0.20	0	0	5%	0.20	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	2.28	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	1.14	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	1.14	1	56	50	12.5%	50%	2.00	2	113	50%	2.00	2	113	20%	0.80	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**22.75**	**23**	**2,251**			**100%**	**4.00**	**4**	**253**	**100%**	**4.00**	**4**	**253**	**100%**	**4.00**	**4**	**317**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	870	1,561,615
Terrace	3			1,795	1,795	559	1,003,383
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	828	1,538,093
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	270	599,821
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	281	584,623
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						3,073	5,832,573
							1,898 £/m2

Occupants		Population	
	Count	per unit	
1 bed	5	2.40	12
2 bed	12	2.40	29
3 bed	14	2.40	34
4 bed	3	2.40	7
5 bed	1	2.40	2
		Residents	**84**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		462	m2
		0.046	ha
Gross - Net		0.292	ha
Shortfall / Surplus		0.245	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		23	2,251	97.88	2,245	97.61
Social Rent		4	253	63.13	240	60.00
Affordable Rent		4	253	63.13	240	60.00
Shared Ownership		4	317	79.25	317	79.25
First Homes		0	0	79.25	0	79.25
Total		**35**	**3,073**		**3,042**	
per ha			3,512		3,477	

#

Greenfield 35 LD

12

						Rounded
UNITS	**35**	Social Rent	35.00%	% of Aff	4.2875	4
Affordable	35%	12.25 Affordable Re	35.00%		4.2875	4
		Shared Owne	30.00%		3.675	4
		First Homes	0.00%		0	0
					12.25	12

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	1.167	Sub Area	Wider Rother
Net:Gross	75.0%		Gross	1.167 ha	Green Brov	Green
			Net	0.875 ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	22.75		Rounded	m2	m2	Circulation	4		Rounded	m2	4		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	5.69	6	450	70	0.0%	30%	1.20	2	140	30%	1.20	2	140	45%	1.80	2	140	45%	0.00	0	0
Terrace	3	95	0.0%	20%	4.55	5	475	84	0.0%	10%	0.40	0	0	10%	0.40	0	0	15%	0.60	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	6.83	7	735	93	0.0%	5%	0.20	0	0	5%	0.20	0	0	15%	0.60	1	93	15%	0.00	0	0
Semi	4	120	0.0%	5%	1.14	1	120	106	0.0%	5%	0.20	0	0	5%	0.20	0	0	5%	0.20	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	2.28	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	1.14	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	1.14	1	56	50	12.5%	50%	2.00	2	113	50%	2.00	2	113	20%	0.80	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**22.75**	**23**	**2,251**			**100%**	**4.00**	**4**	**253**	**100%**	**4.00**	**4**	**253**	**100%**	**4.00**	**4**	**317**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	870	1,561,615
Terrace	3			1,795	1,795	559	1,003,383
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	828	1,538,093
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	270	599,821
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	281	584,623
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						3,073	5,832,573
							1,898 £/m2

Occupants		Population	
	Count	per unit	
1 bed	5	2.40	12
2 bed	12	2.40	29
3 bed	14	2.40	34
4 bed	3	2.40	7
5 bed	1	2.40	2
		Residents	**84**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		462	m2
		0.046	ha
Gross - Net		0.292	ha
Shortfall / Surplus		0.245	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		23	2,251	97.88	2,245	97.61
Social Rent		4	253	63.13	240	60.00
Affordable Rent		4	253	63.13	240	60.00
Shared Ownership		4	317	79.25	317	79.25
First Homes		0	0	79.25	0	79.25
Total		**35**	**3,073**		**3,042**	
per ha			3,512		3,477	

#

Greenfield **20**

13

					Rounded
UNITS	**20**	Social Rent	35.00%	% of Aff	2.45	3
Affordable	35%	7 Affordable Re	35.00%		2.45	2
		Shared Owne	30.00%		2.1	2
		First Homes	0.00%		0	0
					7	7

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	0.762	Sub Area	Wider Rother
Net:Gross	75.0%		Gross	0.762 ha	Green Brov	Green
			Net	0.571 ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	13		Rounded	m2	m2	Circulation	3		Rounded	m2	2		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	3.25	3	225	70	0.0%	30%	0.90	1	70	30%	0.60	1	70	45%	0.90	2	140	45%	0.00	0	0
Terrace	3	95	0.0%	20%	2.60	3	285	84	0.0%	10%	0.30	0	0	10%	0.20	0	0	15%	0.30	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	3.90	4	420	93	0.0%	5%	0.15	0	0	5%	0.10	0	0	15%	0.30	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.65	1	120	106	0.0%	5%	0.15	0	0	5%	0.10	0	0	5%	0.10	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	1.30	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.65	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.65	0	0	50	12.5%	50%	1.50	2	113	50%	1.00	1	56	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**13.00**	13	**1,330**			**100%**	**3.00**	3	**183**	**100%**	**2.00**	2	**126**	**100%**	**2.00**	2	**140**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	505	906,455
Terrace	3			1,795	1,795	285	511,564
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	420	780,192
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	169	350,774
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,779	3,393,933
							1,908 £/m2

Occupants		Population	
	Count	per unit	
1 bed	3	2.40	7
2 bed	7	2.40	17
3 bed	7	2.40	17
4 bed	2	2.40	5
5 bed	1	2.40	2
		Residents	**48**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		264	m2
		0.026	ha
Gross - Net		0.190	ha
Shortfall / Surplus		0.164	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		13	1,330	102.31	1,330	102.31
Social Rent		3	183	60.83	170	56.67
Affordable Rent		2	126	63.13	120	60.00
Shared Ownership		2	140	70.00	140	70.00
First Homes		0	0	70.00	0	70.00
Total		**20**	**1,779**		**1,760**	
per ha			3,113		3,080	

#

Greenfield **12**

14

UNITS	**12**	Social Rent	35.00%	% of Aff	1.47
Affordable	35%	4.2 Affordable Re	35.00%		1.47
		Shared Owne	30.00%		1.26
		First Homes	0.00%		0
					4.2

Rounded
2
1
1
0
4

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	0.381	Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.381 ha	Green Brov	Green
			Net	0.343 ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	7.8		Rounded	m2	m2	Circulation	2		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	1.95	3	225	70	0.0%	30%	0.60	1	70	30%	0.30	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	20%	1.56	2	190	84	0.0%	10%	0.20	0	0	10%	0.10	0	0	15%	0.15	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	2.34	2	210	93	0.0%	5%	0.10	0	0	5%	0.05	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.39	0	0	106	0.0%	5%	0.10	0	0	5%	0.05	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.78	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.39	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.39	0	0	50	12.5%	50%	1.00	1	56	50%	0.50	1	56	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**7.80**	**8**	**760**			**100%**	**2.00**	**2**	**126**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	365	655,160
Terrace	3			1,795	1,795	190	341,042
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	210	390,096
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,013	1,920,059
							1,896 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	5	2.40	12
3 bed	4	2.40	10
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.038	ha
Shortfall / Surplus		0.029	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		8	760	95.00	760	95.00
Social Rent		2	126	63.13	120	60.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**12**	**1,013**		**1,000**	
per ha			2,953		2,917	

#

Greenfield 9
15

					Rounded
UNITS	**9**	Social Rent	35.00%	% of Aff	1.1025	1
Affordable	35%	3.15 Affordable Re	35.00%		1.1025	1
		Shared Owne	30.00%		0.945	1
		First Homes	0.00%		0	0
					3.15	3

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.286		Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.286	ha	Green Brov	Green
			Net	0.257	ha	Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	5.85		Rounded	m2	m2	Circulation	1		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	1.46	1	75	70	0.0%	30%	0.30	0	0	30%	0.30	0	0	45%	0.45	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	20%	1.17	2	190	84	0.0%	10%	0.10	0	0	10%	0.10	0	0	15%	0.15	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	1.76	2	210	93	0.0%	5%	0.05	0	0	5%	0.05	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.29	0	0	106	0.0%	5%	0.05	0	0	5%	0.05	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.59	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.29	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.29	0	0	50	12.5%	50%	0.50	1	56	50%	0.50	1	56	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**5.85**	**6**	**610**			**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**84**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	75	134,622
Terrace	3			1,795	1,795	274	491,819
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	210	390,096
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						807	1,550,297
							1,922 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	1	2.40	2
3 bed	5	2.40	12
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**22**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.029	ha
Shortfall / Surplus		0.029	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		6	610	101.67	610	101.67
Social Rent		1	56	56.25	50	50.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	84	84.00	84	84.00
First Homes		0	0	84.00	0	84.00
Total		**9**	**807**		**794**	
per ha			3,136		3,088	

#

Greenfield 6

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					Rounded
UNITS	**6**	Social Rent	35.00%	% of Aff	0.735	1
Affordable	35%	2.1 Affordable Re	35.00%		0.735	0
		Shared Owne	30.00%		0.63	1
		First Homes	0.00%		0	0
					2.1	2

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	0.190	Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.190	ha Green Brov	Green
			Net	0.171	ha Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	3.9		Rounded	m2	m2	Circulation	1		Rounded	m2	0		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.98	1	75	70	0.0%	30%	0.30	0	0	30%	0.00	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.78	1	95	84	0.0%	10%	0.10	0	0	10%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	1.17	1	105	93	0.0%	5%	0.05	0	0	5%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.20	0	0	106	0.0%	5%	0.05	0	0	5%	0.00	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.39	3	405	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.20	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.20	0	0	50	12.5%	50%	0.50	1	56	50%	0.00	0	0	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**3.90**	**6**	**680**			**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	145	260,269
Terrace	3			1,795	1,795	95	170,521
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	105	195,048
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	405	899,732
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	56	116,925
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						806	1,642,495
							2,037 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.40	2
2 bed	2	2.40	5
3 bed	2	2.40	5
4 bed	3	2.40	7
5 bed	0	2.40	0
		Residents	**19**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.019	ha
Shortfall / Surplus		0.019	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		6	680	113.33	680	113.33
Social Rent		1	56	56.25	50	50.00
Affordable Rent		0	0	56.25	0	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**8**	**806**		**800**	
per ha			4,703		4,667	

#

Greenfield 5
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						Rounded
UNITS	5		Social Rent	35.00%	% of Aff	1
Affordable	35%	1.75	Affordable Re	35.00%		0
			Shared Owne	30.00%		1
			First Homes	0.00%		0
						2

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.159		Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.159	ha	Green Brov	Green
			Net	0.143	ha	Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	3.25		Rounded	m2	m2	Circulation	1		Rounded	m2	0		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.81	1	75	70	0.0%	30%	0.30	0	0	30%	0.00	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.65	1	95	84	0.0%	10%	0.10	0	0	10%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	0.98	1	105	93	0.0%	5%	0.05	0	0	5%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.16	0	0	106	0.0%	5%	0.05	0	0	5%	0.00	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.33	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.16	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.16	0	0	50	12.5%	50%	0.50	1	56	50%	0.00	0	0	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**3.25**	**3**	**275**			**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	145	260,269
Terrace	3			1,795	1,795	95	170,521
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	105	195,048
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	56	116,925
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						401	742,763
							1,851 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.40	2
2 bed	2	2.40	5
3 bed	2	2.40	5
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**12**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.016	ha
Shortfall / Surplus		0.016	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		3	275	91.67	275	91.67
Social Rent		1	56	56.25	50	50.00
Affordable Rent		0	0	56.25	0	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**5**	**401**		**395**	
per ha			2,809		2,765	

#

Greenfield **3**

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UNITS	**3**		Social Rent	35.00%	% of Aff	0.3675	1
Affordable	35%	1.05	Affordable Re	35.00%		0.3675	0
			Shared Owne	30.00%		0.315	0
			First Homes	0.00%		0	0
						1.05	1

Modelling			
Density	45	units/ha	
Net:Gross	90.0%		

Area ha		
Total	0.074	
Gross	0.074	ha
Net	0.067	ha

Characteristics	
Sub Area	Wider Rother
Green Brov	Green
Use	Agricultural

				Market					Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	1.95		Rounded	m2	m2	Circulation	1		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.49	0	0	70	0.0%	30%	0.30	0	0	30%	0.00	0	0	45%	0.00	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.39	0	0	84	0.0%	10%	0.10	0	0	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	0.59	1	105	93	0.0%	5%	0.05	0	0	5%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.10	0	0	106	0.0%	5%	0.05	0	0	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.20	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.10	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.10	0	0	50	12.5%	50%	0.50	1	56	50%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**1.95**	**1**	**105**			**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	105	195,048
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	56	116,925
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						161	311,973
							1,935 **£/m2**

Occupants		Population	
	Count	per unit	
1 bed	1	2.40	2
2 bed	0	2.40	0
3 bed	1	2.40	2
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**5**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.007	ha
Shortfall / Surplus		0.007	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		1	105	105.00	105	105.00
Social Rent		1	56	56.25	50	50.00
Affordable Rent		0	0	56.25	0	50.00
Shared Ownership		0	0	56.25	0	50.00
First Homes		0	0	56.25	0	50.00
Total		**2**	**161**		**155**	
per ha			2,419		2,325	

#

Greenfield 3 LD

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						Rounded
UNITS	**3**	Social Rent	35.00%	% of Aff	0.3675	1
Affordable	35%	1.05 Affordable Re	35.00%		0.3675	0
		Shared Owne	30.00%		0.315	0
		First Homes	0.00%		0	0
					1.05	1

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	0.095	Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.095 ha	Green Brov	Green
			Net	0.086 ha	Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	1.95		Rounded	m2	m2	Circulation	1		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.49	0	0	70	0.0%	30%	0.30	0	0	30%	0.00	0	0	45%	0.00	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.39	0	0	84	0.0%	10%	0.10	0	0	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	0.59	2	210	93	0.0%	5%	0.05	0	0	5%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.10	0	0	106	0.0%	5%	0.05	0	0	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.20	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.10	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.10	0	0	50	12.5%	50%	0.50	1	56	50%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**1.95**	**2**	**210**			**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	210	390,096
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	56	116,925
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						266	507,021
							1,904 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.40	2
2 bed	0	2.40	0
3 bed	2	2.40	5
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**7**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.010	ha
Shortfall / Surplus		0.010	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		2	210	105.00	210	105.00
Social Rent		1	56	56.25	50	50.00
Affordable Rent		0	0	56.25	0	50.00
Shared Ownership		0	0	56.25	0	50.00
First Homes		0	0	56.25	0	50.00
Total		**3**	**266**		**260**	
per ha			3,106		3,033	

#

Large Brownfield 250

							Rounded
20	UNITS	250		Social Rent	35.00%	% of Aff	30.625	31
	Affordable	35%	87.5	Affordable Re	35.00%		30.625	31
				Shared Owne	30.00%		26.25	26
				First Homes	0.00%		0	0
							87.5	88

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	8.333		Sub Area	Wider Rother
Net:Gross	50.0%		Gross	8.333	ha	Green Brov	Brown
			Net	4.167	ha	Use	PDL

	Beds	m2	Circulation	Market 162.5		Rounded	m2
Terrace	2	75	0.0%	25%	40.63	41	3,075
Terrace	3	95	0.0%	50%	81.25	81	7,695
Terrace	4	110	0.0%		0.00	0	0
Semi	2	85	0.0%		0.00	0	0
Semi	3	105	0.0%		0.00	0	0
Semi	4	120	0.0%	20%	32.50	33	3,960
Det	3	110	0.0%		0.00	0	0
Det	4	135	0.0%		0.00	0	0
Det	5	145	0.0%		0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0
Flat to5	1	50	12.5%	5%	8.13	7	394
Flat to5	2	65	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0
				100%	**162.50**	**162**	**15,124**

	Beds	m2	Circulation	Social Rent 31		Rounded	m2	Affordable Rent 31		Rounded	m2
Terrace	2	70	0.0%	30%	9.30	9	630	30%	9.30	9	630
Terrace	3	84	0.0%	15%	4.65	5	420	15%	4.65	5	420
Terrace	4	97	0.0%	5%	1.55	2	194	5%	1.55	2	194
Semi	2	79	0.0%		0.00	0	0	0%	0.00	0	0
Semi	3	93	0.0%		0.00	0	0	0%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	0%	0.00	0	0
Det	3	102	0.0%		0.00	0	0	0%	0.00	0	0
Det	4	115	0.0%		0.00	0	0	0%	0.00	0	0
Det	5	119	0.0%		0.00	0	0	0%	0.00	0	0
Bungalow	2	61	0.0%		0.00	0	0	0%	0.00	0	0
Bungalow	3	74	0.0%		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	50%	15.50	15	844	50%	15.50	15	844
Flat to5	2	61	12.5%		0.00	0	0	0%	0.00	0	0
Flat to5	3	74	12.5%		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	0%	0.00	0	0
Flat 6+	2	61	20.0%		0.00	0	0	0%	0.00	0	0
Flat 6+	3	74	20.0%		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	74	20.0%		0.00	0	0	0%	0.00	0	0
				100%	**31.00**	**31**	**2,088**	**100%**	**31.00**	**31**	**2,088**

	Beds	Shared Ownership 26		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	45%	11.70	12	840	45%	0.00	0	0
Terrace	3	30%	7.80	8	672	30%	0.00	0	0
Terrace	4		0.00	0	0	0%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0
Semi	3		0.00	0	0	0%	0.00	0	0
Semi	4	5%	1.30	1	106	5%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	5.20	5	281	20%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**26.00**	**26**	**1,899**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	5,175	8,187,885
Terrace	3		1,582		1,582	9,207	14,567,315
Terrace	4		1,582		1,582	388	613,894
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	0	0
Semi	4		1,624		1,624	4,066	6,604,485
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	0	0
Det	5		1,957		1,957	0	0
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,363	4,299,797
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalov	2		1,819		1,819	0	0
						21,199	34,273,376

1,617 £/m2

Occupants		Population	
	Count	per unit	
1 bed	42	2.40	101
2 bed	71	2.40	170
3 bed	99	2.40	238
4 bed	38	2.40	91
5 bed	0	2.40	0
		Residents	**600**

Open Space Required			
		12,900	m2
		1.290	ha
Gross - Net		4.167	ha
Shortfall / Surplus		2.877	ha

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		162	15,124	93.36	15,080	93.09
Social Rent		31	2,088	67.35	1,994	64.32
Affordable Rent		31	2,088	67.35	1,994	64.32
Shared Ownership		26	1,899	73.05	1,868	71.85
First Homes		0	0	73.05	0	71.85
	Total	**250**	**21,199**		**20,936**	
	per ha		5,088		5,025	

#

Brownfield 80

							Rounded
21	UNITS	**80**	Social Rent	35.00%	% of Aff	9.8	10
	Affordable	35%	28 Affordable Re	35.00%		9.8	10
			Shared Owne	30.00%		8.4	8
			First Homes	0.00%		0	0
						28	28

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	1.778		Sub Area	Wider Rother
Net:Gross	75.0%		Gross	1.778	ha	Green Brov	Brown
			Net	1.333	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	52		Rounded	m2	m2	Circulation	10		Rounded	m2	10		Rounded	m2	8		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	13.00	13	975	70	0.0%	30%	3.00	3	210	30%	3.00	3	210	45%	3.60	4	280	45%	0.00	0	0
Terrace	3	95	0.0%	50%	26.00	26	2,470	84	0.0%	15%	1.50	2	168	15%	1.50	2	168	30%	2.40	2	168	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	0.50	1	97	5%	0.50	1	97		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	10.40	10	1,200	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	0.40	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	2.60	3	169	50	12.5%	50%	5.00	4	225	50%	5.00	4	225	20%	1.60	2	113	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**52.00**	52	**4,814**			**100%**	**10.00**	10	**700**	**100%**	**10.00**	10	**700**	**100%**	**8.00**	8	**561**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,675	3,006,558
Terrace	3			1,795	1,795	2,974	5,338,211
Terrace	4			1,795	1,795	194	348,222
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	1,200	2,229,120
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	731	1,520,020
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						6,774	12,442,131
							1,837 £/m2

Occupants		Population	
	Count	per unit	
1 bed	13	2.40	31
2 bed	23	2.40	55
3 bed	32	2.40	77
4 bed	12	2.40	29
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		1,056	m2
		0.106	ha
Gross - Net		0.444	ha
Shortfall / Surplus		0.339	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		52	4,814	92.57	4,795	92.21
Social Rent		10	700	70.00	675	67.50
Affordable Rent		10	700	70.00	675	67.50
Shared Ownership		8	561	70.06	548	68.50
First Homes		0	0	70.06	0	68.50
Total		**80**	**6,774**		**6,693**	
per ha			5,081		5,020	

#

Brownfield 60

22

					Rounded
UNITS	**60**	Social Rent	35.00%	% of Aff	7.35	8
Affordable	35%	21 Affordable Re	35.00%		7.35	7
		Shared Owne	30.00%		6.3	6
		First Homes	0.00%		0	0
					21	21

Modelling			Area ha		Characteristics	
Density	60	units/ha	Total	1.333	Sub Area	Wider Rother
Net:Gross	75.0%		Gross	1.333 ha	Green Brov	Brown
			Net	1.000 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	39		Rounded	m2	m2	Circulation	8		Rounded	m2	7		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	9.75	10	750	70	0.0%	30%	2.40	2	140	30%	2.10	2	140	45%	2.70	3	210	45%	0.00	0	0
Terrace	3	95	0.0%	50%	19.50	20	1,900	84	0.0%	15%	1.20	2	168	15%	1.05	1	84	30%	1.80	2	168	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	0.40	0	0	5%	0.35	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	7.80	8	960	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	0.30	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	1.95	1	56	50	12.5%	50%	4.00	4	225	50%	3.50	4	225	20%	1.20	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**39.00**	39	**3,666**			**100%**	**8.00**	8	**533**	**100%**	**7.00**	7	**449**	**100%**	**6.00**	6	**434**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,240	2,225,750
Terrace	3			1,795	1,795	2,320	4,164,307
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	960	1,783,296
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	563	1,169,246
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						5,083	9,342,600
							1,838 £/m2

Occupants		Population	
	Count	per unit	
1 bed	10	2.40	24
2 bed	17	2.40	41
3 bed	25	2.40	60
4 bed	8	2.40	19
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		792	m2
		0.079	ha
Gross - Net		0.333	ha
Shortfall / Surplus		0.254	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		39	3,666	94.01	3,660	93.85
Social Rent		8	533	66.63	508	63.50
Affordable Rent		7	449	64.14	424	60.57
Shared Ownership		6	434	72.38	428	71.33
First Homes		0	0	72.38	0	71.33
	Total	**60**	**5,083**		**5,020**	
	per ha		5,083		5,020	

#

Brownfield 60 LD								Rounded
23	UNITS	**60**		Social Rent	35.00%	% of Aff	7.35	8
	Affordable	35%	21	Affordable Re	35.00%		7.35	7
				Shared Owne	30.00%		6.3	6
				First Homes	0.00%		0	0
							21	21

Modelling			Area ha			Characteristics	
Density	40	units/ha	Total	2.000		Sub Area	Wider Rother
Net:Gross	75.0%		Gross	2.000	ha	Green Brov	Brown
			Net	1.500	ha	Use	PDL

	Beds	m2	Circulation	**Market**			
				39		Rounded	m2
Terrace	2	75	0.0%	25%	9.75	10	750
Terrace	3	95	0.0%	20%	7.80	8	760
Terrace	4	110	0.0%		0.00	0	0
Semi	2	85	0.0%		0.00	0	0
Semi	3	105	0.0%	30%	11.70	12	1,260
Semi	4	120	0.0%	5%	1.95	2	240
Det	3	110	0.0%		0.00	0	0
Det	4	135	0.0%	10%	3.90	4	540
Det	5	145	0.0%	5%	1.95	2	290
Bungalow	2	70	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0
Flat to5	1	50	12.5%	5%	1.95	1	56
Flat to5	2	65	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0
				100%	**39.00**	**39**	**3,896**

	Beds	m2	Circulation	**Social Rent**				**Affordable Rent**			
				8		Rounded	m2	7		Rounded	m2
Terrace	2	70	0.0%	30%	2.40	2	140	30%	2.10	2	140
Terrace	3	84	0.0%	10%	0.80	2	168	10%	0.70	1	84
Terrace	4	97	0.0%		0.00	0	0	0%	0.00	0	0
Semi	2	79	0.0%		0.00	0	0	0%	0.00	0	0
Semi	3	93	0.0%	5%	0.40	0	0	5%	0.35	0	0
Semi	4	106	0.0%	5%	0.40	0	0	5%	0.35	0	0
Det	3	102	0.0%		0.00	0	0	0%	0.00	0	0
Det	4	115	0.0%		0.00	0	0	0%	0.00	0	0
Det	5	119	0.0%		0.00	0	0	0%	0.00	0	0
Bungalow	2	61	0.0%		0.00	0	0	0%	0.00	0	0
Bungalow	3	74	0.0%		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	50%	4.00	4	225	50%	3.50	4	225
Flat to5	2	61	12.5%		0.00	0	0	0%	0.00	0	0
Flat to5	3	74	12.5%		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	0%	0.00	0	0
Flat 6+	2	61	20.0%		0.00	0	0	0%	0.00	0	0
Flat 6+	3	74	20.0%		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	74	20.0%		0.00	0	0	0%	0.00	0	0
				100%	**8.00**	**8**	**533**	**100%**	**7.00**	**7**	**449**

	Beds	**Shared Ownership**				**First Homes**			
		6		Rounded	m2	0		Rounded	m2
Terrace	2	45%	2.70	3	210	45%	0.00	0	0
Terrace	3	15%	0.90	1	84	15%	0.00	0	0
Terrace	4		0.00	0	0	0%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0
Semi	3	15%	0.90	1	93	15%	0.00	0	0
Semi	4	5%	0.30	0	0	5%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	1.20	1	56	20%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**6.00**	**6**	**443**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,240	2,225,750
Terrace	3			1,795	1,795	1,096	1,967,276
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	1,353	2,513,333
Semi	4			1,858	1,858	240	445,824
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	540	1,199,642
Det	5			2,222	2,222	290	644,252
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	563	1,169,246
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalov	2			2,090	2,090	0	0
						5,322	10,165,324

1,910 £/m2

Occupants		Population	
	Count	per unit	
1 bed	10	2.40	24
2 bed	17	2.40	41
3 bed	25	2.40	60
4 bed	6	2.40	14
5 bed	2	2.40	5
		Residents	**144**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		792	m2
		0.079	ha
Gross - Net		0.500	ha
Shortfall / Surplus		0.421	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		39	3,896	99.90	3,890	99.74
Social Rent		8	533	66.63	508	63.50
Affordable Rent		7	449	64.14	424	60.57
Shared Ownership		6	443	73.88	437	72.83
First Homes		0	0	73.88	0	72.83
	Total	**60**	**5,322**		**5,259**	
	per ha		3,548		3,506	

#

Brownfield **20**

24	UNITS	**20**		Social Rent	35.00%	% of Aff		
	Affordable	35%	7	Affordable Re	35.00%			
				Shared Owne	30.00%			
				First Homes	0.00%			

	Rounded
2.45	3
2.45	2
2.1	2
0	0
7	7

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	0.444		Sub Area	Wider Rother
Net:Gross	75.0%		Gross	0.444	ha	Green Brov	Brown
			Net	0.333	ha	Use	PDL

	Beds	m2	Circulation	Market 13		Rounded	m2
Terrace	2	75	0.0%	25%	3.25	3	225
Terrace	3	95	0.0%	50%	6.50	7	665
Terrace	4	110	0.0%		0.00	0	0
Semi	2	85	0.0%		0.00	0	0
Semi	3	105	0.0%		0.00	0	0
Semi	4	120	0.0%	20%	2.60	3	360
Det	3	110	0.0%		0.00	0	0
Det	4	135	0.0%		0.00	0	0
Det	5	145	0.0%		0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0
Flat to5	1	50	12.5%	5%	0.65	0	0
Flat to5	2	65	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0
				100%	**13.00**	**13**	**1,250**

	Beds	m2	Circulation	Social Rent 3		Rounded	m2	Affordable Rent 2		Rounded	m2
Terrace	2	70	0.0%	30%	0.90	1	70	30%	0.60	1	70
Terrace	3	84	0.0%	15%	0.45	0	0	15%	0.30	0	0
Terrace	4	97	0.0%	5%	0.15	0	0	5%	0.10	0	0
Semi	2	79	0.0%		0.00	0	0	0%	0.00	0	0
Semi	3	93	0.0%		0.00	0	0	0%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	0%	0.00	0	0
Det	3	102	0.0%		0.00	0	0	0%	0.00	0	0
Det	4	115	0.0%		0.00	0	0	0%	0.00	0	0
Det	5	119	0.0%		0.00	0	0	0%	0.00	0	0
Bungalow	2	61	0.0%		0.00	0	0	0%	0.00	0	0
Bungalow	3	74	0.0%		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	50%	1.50	2	113	50%	1.00	1	56
Flat to5	2	61	12.5%		0.00	0	0	0%	0.00	0	0
Flat to5	3	74	12.5%		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	0%	0.00	0	0
Flat 6+	2	61	20.0%		0.00	0	0	0%	0.00	0	0
Flat 6+	3	74	20.0%		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	74	20.0%		0.00	0	0	0%	0.00	0	0
				100%	**3.00**	**3**	**183**	**100%**	**2.00**	**2**	**126**

	Beds	Shared Ownership 2		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	45%	0.90	1	70	45%	0.00	0	0
Terrace	3	30%	0.60	1	84	30%	0.00	0	0
Terrace	4		0.00	0	0	0%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0
Semi	3		0.00	0	0	0%	0.00	0	0
Semi	4	5%	0.10	0	0	5%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**2.00**	**2**	**154**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	435	780,808
Terrace	3			1,795	1,795	749	1,344,425
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	360	668,736
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	169	350,774
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalov	2			2,090	2,090	0	0
						1,713	3,144,743

1,836 £/m2

Occupants		Population	
	Count	per unit	
1 bed	3	2.40	7
2 bed	6	2.40	14
3 bed	8	2.40	19
4 bed	3	2.40	7
5 bed	0	2.40	0
		Residents	**48**

Open Space Required			
		144	m2
		0.014	ha
Gross - Net		0.111	ha
Shortfall / Surplus		0.097	ha

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		13	1,250	96.15	1,250	96.15
Social Rent		3	183	60.83	170	56.67
Affordable Rent		2	126	63.13	120	60.00
Shared Ownership		2	154	77.00	154	77.00
First Homes		0	0	77.00	0	77.00
	Total	**20**	**1,713**		**1,694**	
	per ha		5,138		5,082	

#

									Rounded
Brownfield 20 LD									
25	UNITS	**20**		Social Rent	35.00%	% of Aff		2.45	3
	Affordable	35%	7	Affordable Re	35.00%			2.45	2
				Shared Owne	30.00%			2.1	2
				First Homes	0.00%			0	0
								7	7

Modelling			Area ha			Characteristics	
Density	40	units/ha	Total	0.667		Sub Area	Wider Rother
Net:Gross	75.0%		Gross	0.667	ha	Green Brov	Brown
			Net	0.500	ha	Use	PDL

	Beds	m2	Circulation	**Market** 13		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	25%	3.25	3	225	70	0.0%
Terrace	3	95	0.0%	20%	2.60	3	285	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	30%	3.90	4	420	93	0.0%
Semi	4	120	0.0%	5%	0.65	1	120	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	10%	1.30	1	135	115	0.0%
Det	5	145	0.0%	5%	0.65	1	145	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%	5%	0.65	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**13.00**	**13**	**1,330**		

	Beds	**Social Rent** 3		Rounded	m2	**Affordable Rent** 2		Rounded	m2
Terrace	2	30%	0.90	1	70	30%	0.60	1	70
Terrace	3	10%	0.30	0	0	10%	0.20	0	0
Terrace	4		0.00	0	0	0%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0
Semi	3	5%	0.15	0	0	5%	0.10	0	0
Semi	4	5%	0.15	0	0	5%	0.10	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1	50%	1.50	2	113	50%	1.00	1	56
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2		0.00	0	0	0%	0.00	0	0
		100%	**3.00**	**3**	**183**	**100%**	**2.00**	**2**	**126**

	Beds	**Shared Ownership** 2		Rounded	m2	**First Homes** 0		Rounded	m2
Terrace	2	45%	0.90	2	140	45%	0.00	0	0
Terrace	3	15%	0.30	0	0	15%	0.00	0	0
Terrace	4		0.00	0	0	0%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0
Semi	3	15%	0.30	0	0	15%	0.00	0	0
Semi	4	5%	0.10	0	0	5%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2		0.00	0	0	0%	0.00	0	0
		100%	**2.00**	**2**	**140**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	505	906,455
Terrace	3			1,795	1,795	285	511,564
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	420	780,192
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	169	350,774
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,779	3,393,933
							1,908 £/m2

Occupants	Count	Population per unit	
1 bed	3	2.40	7
2 bed	7	2.40	17
3 bed	7	2.40	17
4 bed	2	2.40	5
5 bed	1	2.40	2
		Residents	**48**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		144	m2
		0.014	ha
Gross - Net		0.167	ha
Shortfall / Surplus		0.152	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	13	1,330	102.31	1,330	102.31
Social Rent	3	183	60.83	170	56.67
Affordable Rent	2	126	63.13	120	60.00
Shared Ownership	2	140	70.00	140	70.00
First Homes	0	0	70.00	0	70.00
Total	**20**	**1,779**		**1,760**	
per ha		3,558		3,520	

#

Brownfield 12

							Rounded
26	UNITS	**12**	Social Rent	35.00%	% of Aff	1.47	2
	Affordable	35%	4.2 Affordable Re	35.00%		1.47	1
			Shared Owne	30.00%		1.26	1
			First Homes	0.00%		0	0
						4.2	4

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	0.222		Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.222	ha	Green Brov	Brown
			Net	0.200	ha	Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	7.8		Rounded	m2	m2	Circulation	2		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	1.95	2	150	70	0.0%	30%	0.60	1	70	30%	0.30	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	50%	3.90	4	380	84	0.0%	15%	0.30	0	0	15%	0.15	0	0	30%	0.30	0	0	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	0.10	0	0	5%	0.05	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	1.56	2	240	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.39	0	0	50	12.5%	50%	1.00	1	56	50%	0.50	1	56	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**7.80**	**8**	**770**			**100%**	**2.00**	**2**	**126**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	290	520,538
Terrace	3			1,795	1,795	380	682,085
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	240	445,824
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,023	1,882,296
							1,841 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	4	2.40	10
3 bed	4	2.40	10
4 bed	2	2.40	5
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.022	ha
Shortfall / Surplus		0.014	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		8	770	96.25	770	96.25
Social Rent		2	126	63.13	120	60.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**12**	**1,023**		**1,010**	
per ha			5,113		5,050	

#

Brownfield 12 LD

27

					Rounded
UNITS	**12**	Social Rent	35.00%	% of Aff	1.47	2
Affordable	35%	4.2 Affordable Re	35.00%		1.47	1
		Shared Owne	30.00%		1.26	1
		First Homes	0.00%		0	0
					4.2	4

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	0.333	Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.333 ha	Green Brov	Brown
			Net	0.300 ha	Use	PDL

				Market					Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	7.8		Rounded	m2	m2	Circulation	2		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	1.95	2	150	70	0.0%	30%	0.60	1	70	30%	0.30	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	20%	1.56	3	285	84	0.0%	10%	0.20	0	0	10%	0.10	0	0	15%	0.15	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	2.34	2	210	93	0.0%	5%	0.10	0	0	5%	0.05	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.39	0	0	106	0.0%	5%	0.10	0	0	5%	0.05	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.78	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.39	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.39	0	0	50	12.5%	50%	1.00	1	56	50%	0.50	1	56	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**7.80**	**8**	**780**			**100%**	**2.00**	**2**	**126**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	290	520,538
Terrace	3			1,795	1,795	285	511,564
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	210	390,096
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,033	1,955,958
							1,894 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	4	2.40	10
3 bed	5	2.40	12
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.033	ha
Shortfall / Surplus		0.025	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		8	780	97.50	780	97.50
Social Rent		2	126	63.13	120	60.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**12**	**1,033**		**1,020**	
per ha			3,442		3,400	

#

Brownfield 6

28

UNITS	6	Social Rent	35.00%	% of Aff	0.735	1
Affordable	35%	2.1 Affordable Re	35.00%		0.735	1
		Shared Owne	30.00%		0.63	0
		First Homes	0.00%		0	0
					2.1	2

Modelling		Area ha	
Density	60 units/ha	Total	0.111
Net:Gross	90.0%	Gross	0.111 ha
		Net	0.100 ha

Characteristics	
Sub Area	Wider Rother
Green Brov	Brown
Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	3.9		Rounded	m2	m2	Circulation	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.98	1	75	70	0.0%	30%	0.30	0	0	30%	0.30	0	0	45%	0.00	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	50%	1.95	2	190	84	0.0%	15%	0.15	0	0	15%	0.15	0	0	30%	0.00	0	0	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	0.05	0	0	5%	0.05	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	0.78	1	120	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.20	0	0	50	12.5%	50%	0.50	1	56	50%	0.50	1	56	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**3.90**	**4**	**385**			**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	75	134,622
Terrace	3			1,795	1,795	190	341,042
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						498	932,426
							1,874 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	1	2.40	2
3 bed	2	2.40	5
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**14**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.011	ha
Shortfall / Surplus		0.011	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	4	385	96.25	385	96.25
Social Rent	1	56	56.25	50	50.00
Affordable Rent	1	56	56.25	50	50.00
Shared Ownership	0	0	56.25	0	50.00
First Homes	0	0	56.25	0	50.00
Total	**6**	**498**		**485**	
per ha		4,975		4,850	

#

Brownfield 6 LD

29

					Rounded
UNITS	**6**	Social Rent	35.00%	% of Aff	0.735	1
Affordable	35%	2.1 Affordable Re	35.00%		0.735	1
		Shared Owne	30.00%		0.63	0
		First Homes	0.00%		0	0
					2.1	2

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	0.167	Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.167 ha	Green Brov	Brown
			Net	0.150 ha	Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	3.9		Rounded	m2	m2	Circulation	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.98	1	75	70	0.0%	30%	0.30	0	0	30%	0.30	0	0	45%	0.00	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.78	1	95	84	0.0%	10%	0.10	0	0	10%	0.10	0	0	15%	0.00	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	1.17	1	105	93	0.0%	5%	0.05	0	0	5%	0.05	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.20	0	0	106	0.0%	5%	0.05	0	0	5%	0.05	0	0	5%	0.00	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.39	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.20	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.20	0	0	50	12.5%	50%	0.50	1	56	50%	0.50	1	56	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**3.90**	**3**	**275**			**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	75	134,622
Terrace	3			1,795	1,795	95	170,521
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	105	195,048
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						388	734,040
							1,894 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	1	2.40	2
3 bed	2	2.40	5
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**12**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.017	ha
Shortfall / Surplus		0.017	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		3	275	91.67	275	91.67
Social Rent		1	56	56.25	50	50.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		0	0	56.25	0	50.00
First Homes		0	0	56.25	0	50.00
Total		**5**	**388**		**375**	
per ha			2,583		2,500	

#

Large Brown Flats 200

30

					Rounded
UNITS	**200**	Social Rent	35.00%	% of Aff 24.5	25
Affordable	35%	70 Affordable Re	35.00%	24.5	24
		Shared Owne	30.00%	21	21
		First Homes	0.00%	0	0
				70	70

Modelling			Area ha			Characteristics	
Density	120	units/ha	Total	2.222		Sub Area	Wider Rother
Net:Gross	75.0%		Gross	2.222	ha	Green Brov	Brown
			Net	1.667	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	130		Rounded	m2	m2	Circulation	25		Rounded	m2	24		Rounded	m2	21		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.50	6	338	50	12.5%	50%	12.50	13	731	50%	12.00	12	675	20%	4.20	5	281	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	45.50	46	3,364	61	12.5%	30%	7.50	8	549	30%	7.20	7	480	45%	9.45	9	618	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	78.00	78	6,581	74	12.5%	20%	5.00	4	333	20%	4.80	5	416	35%	7.35	7	583	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**130.00**	130	**10,283**			**100%**	**25.00**	25	**1,613**	**100%**	**24.00**	24	**1,572**	**100%**	**21.00**	21	**1,482**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	0	0
Terrace	3		1,582		1,582	0	0
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	0	0
Semi	4		1,624		1,624	0	0
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	0	0
Det	5		1,957		1,957	0	0
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,025	3,685,541
Flat to5	2		1,820		1,820	5,011	9,119,665
Flat to5	3		1,820		1,820	7,913	14,402,273
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						14,949	27,207,479
							1,820 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	2.40	86
2 bed	70	2.40	168
3 bed	94	2.40	226
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**480**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		10,320	m2
		1.032	ha
Gross - Net		0.556	ha
Shortfall / Surplus		-0.476	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	130	10,283	79.10	9,140	70.31
Social Rent	25	1,613	64.53	1,434	57.36
Affordable Rent	24	1,572	65.48	1,397	58.21
Shared Ownership	21	1,482	70.55	1,317	62.71
First Homes	0	0	70.55	0	62.71
Total	**200**	**14,949**		**13,288**	
per ha		8,969		7,973	

#

Brown Flats 80

31

						Rounded
UNITS	**80**	Social Rent	35.00%	% of Aff	9.8	10
Affordable	35%	28 Affordable Re	35.00%		9.8	10
		Shared Owne	30.00%		8.4	8
		First Homes	0.00%		0	0
					28	28

Modelling			Area ha		Characteristics	
Density	120	units/ha	Total	0.889	Sub Area	Wider Rother
Net:Gross	75.0%		Gross	0.889 ha	Green Brov	Brown
			Net	0.667 ha	Use	PDL

				Market					Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	52		Rounded	m2	m2	Circulation	10		Rounded	m2	10		Rounded	m2	8		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	2.60	3	169	50	12.5%	50%	5.00	5	281	50%	5.00	5	281	20%	1.60	2	113	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	18.20	18	1,316	61	12.5%	30%	3.00	3	206	30%	3.00	3	206	45%	3.60	4	275	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	31.20	31	2,616	74	12.5%	20%	2.00	2	167	20%	2.00	2	167	35%	2.80	2	167	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**52.00**	52	**4,101**			**100%**	**10.00**	10	**654**	**100%**	**10.00**	10	**654**	**100%**	**8.00**	8	**554**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	844	1,753,869
Flat to5	2			2,079	2,079	2,003	4,162,517
Flat to5	3			2,079	2,079	3,115	6,475,286
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						5,961	12,391,672
							2,079 £/m2

Occupants		Population	
	Count	per unit	
1 bed	15	2.40	36
2 bed	28	2.40	67
3 bed	37	2.40	89
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		1,056	m2
		0.106	ha
Gross - Net		0.222	ha
Shortfall / Surplus		0.117	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		52	4,101	78.86	3,645	70.10
Social Rent		10	654	65.36	581	58.10
Affordable Rent		10	654	65.36	581	58.10
Shared Ownership		8	554	69.19	492	61.50
First Homes		0	0	69.19	0	61.50
Total		**80**	**5,961**		**5,299**	
per ha			8,942		7,949	

#

Brown Flats 40

32

						Rounded
UNITS	**40**	Social Rent	35.00%	% of Aff	4.9	5
Affordable	35%	14 Affordable Re	35.00%		4.9	5
		Shared Owne	30.00%		4.2	4
		First Homes	0.00%		0	0
					14	14

Modelling			Area ha		Characteristics	
Density	100	units/ha	Total	0.533	Sub Area	Wider Rother
Net:Gross	75.0%		Gross	0.533	ha Green Brov	Brown
			Net	0.400	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	26		Rounded	m2	m2	Circulation	5		Rounded	m2	5		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	1.30	1	56	50	12.5%	50%	2.50	3	169	50%	2.50	3	169	20%	0.80	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	9.10	9	658	61	12.5%	30%	1.50	2	137	30%	1.50	2	137	45%	1.80	2	137	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	15.60	16	1,350	74	12.5%	20%	1.00	0	0	20%	1.00	0	0	35%	1.40	1	83	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**26.00**	26	**2,064**			**100%**	**5.00**	5	**306**	**100%**	**5.00**	5	**306**	**100%**	**4.00**	4	**277**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	450	935,397
Flat to5	2			2,079	2,079	1,070	2,223,906
Flat to5	3			2,079	2,079	1,433	2,979,239
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						2,953	6,138,543
							2,079 £/m2

Occupants		Population	
	Count	per unit	
1 bed	8	2.40	19
2 bed	15	2.40	36
3 bed	17	2.40	41
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**96**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		528	m2
		0.053	ha
Gross - Net		0.133	ha
Shortfall / Surplus		0.081	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		26	2,064	79.40	1,835	70.58
Social Rent		5	306	61.20	272	54.40
Affordable Rent		5	306	61.20	272	54.40
Shared Ownership		4	277	69.19	246	61.50
First Homes		0	0	69.19	0	61.50
Total		**40**	**2,953**		**2,625**	
per ha			7,383		6,563	

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Brown Flats 20

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UNITS	**20**	Social Rent	35.00%	% of Aff	2.45 → 3
Affordable	35%	7 Affordable Re	35.00%		2.45 → 2
		Shared Owne	30.00%		2.1 → 2
		First Homes	0.00%		0 → 0
					7 → 7

Modelling		Area ha	
Density	75 units/ha	Total	0.281
Net:Gross	95.0%	Gross	0.281 ha
		Net	0.267 ha

Characteristics	
Sub Area	Wider Rother
Green Brov	Brown
Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	13		Rounded	m2	m2	Circulation	3		Rounded	m2	2		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.65	0	0	50	12.5%	50%	1.50	1	56	50%	1.00	1	56	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	4.55	5	366	61	12.5%	30%	0.90	1	69	30%	0.60	1	69	45%	0.90	1	69	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	7.80	8	675	74	12.5%	20%	0.60	1	83	20%	0.40	0	0	35%	0.70	1	83	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**13.00**	13	**1,041**			**100%**	**3.00**	3	**208**	**100%**	**2.00**	2	**125**	**100%**	**2.00**	2	**152**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	572	1,187,954
Flat to5	3			2,079	2,079	842	1,749,192
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,526	3,170,996
							2,079 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	8	2.40	19
3 bed	10	2.40	24
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**48**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		144	m2
		0.014	ha
Gross - Net		0.014	ha
Shortfall / Surplus		0.000	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	13	1,041	80.05	925	71.15
Social Rent	3	208	69.38	185	61.67
Affordable Rent	2	125	62.44	111	55.50
Shared Ownership	2	152	75.94	135	67.50
First Homes	0	0	75.94	0	67.50
Total	**20**	**1,526**		**1,356**	
per ha		5,721		5,085	

#

Brown Flats 12

34

						Rounded
UNITS	**12**	Social Rent	35.00%	% of Aff	1.47	2
Affordable	35%	4.2 Affordable Re	35.00%		1.47	1
		Shared Owne	30.00%		1.26	1
		First Homes	0.00%		0	0
					4.2	4

Modelling			Area ha		Characteristics	
Density	70	units/ha	Total	0.180	Sub Area	Wider Rother
Net:Gross	95.0%		Gross	0.180	ha Green Brov	Brown
			Net	0.171	ha Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	7.8		Rounded	m2	m2	Circulation	2		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.39	0	0	50	12.5%	50%	1.00	1	56	50%	0.50	1	56	20%	0.20	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	2.73	3	219	61	12.5%	30%	0.60	1	69	30%	0.30	0	0	45%	0.45	0	0	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	4.68	5	422	74	12.5%	20%	0.40	0	0	20%	0.20	0	0	35%	0.35	0	0	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**7.80**	**8**	**641**			**100%**	**2.00**	**2**	**125**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	169	350,774
Flat to5	2			2,079	2,079	288	598,654
Flat to5	3			2,079	2,079	422	876,935
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						879	1,826,363
							2,079 £/m2

Occupants		Population	
	Count	per unit	
1 bed	3	2.40	7
2 bed	4	2.40	10
3 bed	5	2.40	12
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.009	ha
Shortfall / Surplus		0.000	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		8	641	80.16	570	71.25
Social Rent		2	125	62.44	111	55.50
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	56	56.25	50	50.00
First Homes		0	0	56.25	0	50.00
Total		**12**	**879**		**781**	
per ha			5,125		4,556	

#

FOR APPRAISALS

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12
SITE			Large Greenfield 600	Large Greenfield 400	Large Greenfield 300	Large Greenfield 300 LD	Large Greenfield 210	Large Greenfield 210 LD	Greenfield 190	Greenfield 190 LD	Greenfield 70	Greenfield 70 LD	Greenfield 35	Greenfield 35 LD
			1	2	3	4	5	6	7	8	9	10	11	12
	Sub Area		Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother
	Green/ Brown		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	Existing Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
AREA														
	Total	ha	30.000	20.000	15.000	17.143	10.500	12.000	9.500	10.857	3.500	4.000	1.167	1.167
	Gross	ha	30.000	20.000	15.000	17.143	10.500	12.000	9.500	10.857	3.500	4.000	1.167	1.167
	Net	ha	15.000	10.000	7.500	8.571	5.250	6.000	4.750	5.429	1.750	2.000	0.875	0.875
UNITS														
	Units		600	400	300	300	210	210	190	190	70	70	35	35
UNIT SIZE														
Total	Market	sqm	99.03	98.81	99.36	99.36	99.28	99.28	98.61	98.61	99.18	94.57	97.88	97.88
	Social Rent	sqm	67.64	66.82	68.01	68.01	67.01	67.01	66.61	66.61	63.92	63.92	63.13	63.13
	Affordable Rent	sqm	67.79	66.82	68.34	68.34	67.01	67.01	66.61	66.61	64.88	63.92	63.13	63.13
	Shared Ownership	sqm	74.16	74.38	75.45	75.45	74.18	74.18	74.60	74.60	73.32	73.32	79.25	79.25
	First Homes	sqm	74.16	74.38	75.45	75.45	74.18	74.18	74.60	74.60	73.32	73.32	79.25	79.25
Saleable														
	Market	sqm	98.74	98.50	99.10	99.10	99.01	99.01	98.31	98.31	98.91	94.27	97.61	97.61
	Social Rent	sqm	64.51	63.63	64.97	64.97	63.88	63.88	63.35	63.35	60.44	60.44	60.00	60.00
	Affordable Rent	sqm	64.71	63.63	65.39	65.39	63.88	63.88	63.35	63.35	61.75	60.44	60.00	60.00
	Shared Ownership	sqm	72.87	73.19	74.28	74.28	73.05	73.05	73.35	73.35	72.43	72.43	79.25	79.25
	First Homes	sqm	72.87	73.19	74.28	74.28	73.05	73.05	73.35	73.35	72.43	72.43	79.25	79.25
BASE CONSTRUCTION														
	BCIS +	£/sqm	1,680	1,680	1,679	1,679	1,680	1,680	1,911	1,911	1,911	1,874	1,898	1,898
	Site Costs	%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
	Extras		1,334,000	883,500	676,500	676,500	471,000	471,000	414,000	414,000	157,000	99,500	75,000	75,000
	Abnormals	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
		£	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency	%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	Small Sites	%												
FEES														
	Professional		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189	189
SALES														
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0	0	0	0	0
	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION														
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN														
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE														
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND														
	EUV		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	Premium	% EUV	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Premium	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
	Easements etc	£												
VALUES														
	Market	£/m2	4,395	4,395	4,396	4,396	4,396	4,396	4,395	4,395	4,396	4,395	4,396	4,396
	Social Rent	£/m2	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531
	Affordable Rent	£/m2	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
	Shared Ownership	£/m2	3,077	3,076	3,077	3,077	3,077	3,077	3,077	3,077	3,077	3,076	3,077	3,077
	First Homes	£/m2	2,940	2,940	2,919	2,919	2,946	2,946	2,934	2,934	2,989	2,989	2,936	2,936
GRANT														
	Market	£/unit		0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit		0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit		0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS														
	Biodiversity NG	%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%
		£/ha		0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00
	Water	£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
	Waste % Mat	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0
		£/unit		0	0	0	0	0	0	0	0	0	0	0
	Nest	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0
		£/unit	50	50	50	50	50	50	50	50	50	50	50	50
	Pre CIL s106	£/unit	12,000	12,000	12,000	12,000	12,000	12,000	10,000	10,000	10,000	10,000	5,000	5,000
	Post CIL s106	£/unit	12,000	12,000	12,000	12,000	12,000	12,000	10,000	10,000	10,000	10,000	5,000	5,000
	CIL	Houses	290.91	290.91	290.91	290.91	290.91	290.91	290.91	290.91	290.91	290.91	290.91	290.91
		Flats		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	BSL	Greenfield	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91
		Brownfield												
	Affordable Housing													
	Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Social Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Affordable Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Shared Ownership	30.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

			Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23
SITE			Greenfield 20	Greenfield 12	Greenfield 9	Greenfield 6	Greenfield 5	Greenfield 3	Greenfield 3 LD	Large Brownfield 250	Brownfield 80	Brownfield 60	Brownfield 60 LD
			13	14	15	16	17	18	19	20	21	22	23
	Sub Area		Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother
	Green/ Brown		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown
	Existing Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL
AREA													
	Total	ha	0.762	0.381	0.286	0.190	0.159	0.074	0.095	8.333	1.778	1.333	2.000
	Gross	ha	0.762	0.381	0.286	0.190	0.159	0.074	0.095	8.333	1.778	1.333	2.000
	Net	ha	0.571	0.343	0.257	0.171	0.143	0.067	0.086	4.167	1.333	1.000	1.500
UNITS													
	Units		20	12	9	6	5	3	3	250	80	60	60
UNIT SIZE													
Total	Market	sqm	102.31	95.00	101.67	113.33	91.67	105.00	105.00	93.36	92.57	94.01	99.90
	Social Rent	sqm	60.83	63.13	56.25	56.25	56.25	56.25	56.25	67.35	70.00	66.63	66.63
	Affordable Rent	sqm	63.13	56.25	56.25	56.25	56.25	56.25	56.25	67.35	70.00	64.14	64.14
	Shared Ownership	sqm	70.00	70.00	84.00	70.00	70.00	56.25	56.25	73.05	70.06	72.38	73.88
	First Homes	sqm	70.00	70.00	84.00	70.00	70.00	56.25	56.25	73.05	70.06	72.38	73.88
Saleable													
	Market	sqm	102.31	95.00	101.67	113.33	91.67	105.00	105.00	93.09	92.21	93.85	99.74
	Social Rent	sqm	56.67	60.00	50.00	50.00	50.00	50.00	50.00	64.32	67.50	63.50	63.50
	Affordable Rent	sqm	60.00	50.00	50.00	50.00	50.00	50.00	50.00	64.32	67.50	60.57	60.57
	Shared Ownership	sqm	70.00	70.00	84.00	70.00	70.00	50.00	50.00	71.85	68.50	71.33	72.83
	First Homes	sqm	70.00	70.00	84.00	70.00	70.00	50.00	50.00	71.85	68.50	71.33	72.83
BASE CONSTRUCTION													
	BCIS +	£/sqm	1,908	1,896	1,922	2,037	1,851	1,935	1,904	1,617	1,837	1,838	1,910
	Site Costs	%	10%	10%	10%	10%	10%	10%	10%	15%	15%	15%	15%
	Extras		45,500	25,000	20,500	40,500	6,000	1,500	3,000	312,000	100,500	75,000	135,000
	Abnormals	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%
		£	0	0	0	0	0	0	0	0	0	0	0
	Contingency	%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%
	Small Sites	%											
FEES													
	Professional		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189
SALES													
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION													
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN													
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE													
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND													
	EUV		25,000	75,000	75,000	75,000	75,000	75,000	75,000	1,000,000	1,000,000	1,000,000	1,000,000
	Premium	% EUV	0%	0%	0%	0%	0%	0%	0%	20%	20%	20%	20%
	Premium	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	0	0	0	0
	Easements etc	£											
VALUES													
	Market	£/m2	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,395	4,394	4,397	4,397
	Social Rent	£/m2	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531
	Affordable Rent	£/m2	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
	Shared Ownership	£/m2	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,077	3,076	3,078	3,078
	First Homes	£/m2	3,080	3,080	2,976	3,080	3,080	3,080	3,080	3,000	3,045	3,038	2,976
GRANT													
	Market	£/unit	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit	0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS													
	Biodiversity NG	%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.75%	0.75%	0.75%	0.75%
		£/ha	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	1,990.00	820.00	820.00	820.00	820.00	820.00	820.00	1,990.00	1,990.00	1,990.00	1,990.00
	Water	£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
	Waste % Mat	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0
		£/unit	0	0	0	0	0	0	0	0	0	0	0
	Nest	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0
		£/unit	50	50	50	50	50	50	50	50	50	50	50
	Pre CIL s106	£/unit	5,000	5,000	0	0	0	0	5,000	12,000	10,000	10,000	10,000
	Post CIL s106	£/unit	5,000	5,000	0	0	0	0	5,000	12,000	10,000	10,000	10,000
	CIL	Houses	290.91	290.91	290.91	290.91	290.91	290.91	290.91	290.91	290.91	290.91	290.91
		Flats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	BSL	Greenfield	33.91	33.91	33.91	33.91	33.91	33.91	33.91				
		Brownfield								16.95	16.95	16.95	16.95
	Affordable Housing												
	Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Social Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Affordable Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Shared Ownership	30.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

			Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30	Site 31	Site 32	Site 33	Site 34
SITE			Brownfield 20	Brownfield 20 LD	Brownfield 12	Brownfield 12 LD	Brownfield 6	Brownfield 6 LD	Large Brown Flats 200	Brown Flats 80	Brown Flats 40	Brown Flats 20	Brown Flats 12
			24	25	26	27	28	29	30	31	32	33	34
	Sub Area		Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother
	Green/ Brown		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Existing Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
AREA													
	Total	ha	0.444	0.667	0.222	0.333	0.111	0.167	2.222	0.889	0.533	0.281	0.180
	Gross	ha	0.444	0.667	0.222	0.333	0.111	0.167	2.222	0.889	0.533	0.281	0.180
	Net	ha	0.333	0.500	0.200	0.300	0.100	0.150	1.667	0.667	0.400	0.267	0.171
UNITS													
	Units		20	20	12	12	6	6	200	80	40	20	12
UNIT SIZE													
Total	Market	sqm	96.15	102.31	96.25	97.50	96.25	91.67	79.10	79	79	80	80.16
	Social Rent	sqm	60.83	60.83	63.13	63.13	56.25	56.25	64.53	65	61	69	62.44
	Affordable Rent	sqm	63.13	63.13	56.25	56.25	56.25	56.25	65.48	65	61	62	56.25
	Shared Ownership	sqm	77.00	70.00	70.00	70.00	56.25	56.25	70.55	69	69	76	56.25
	First Homes	sqm	77.00	70.00	70.00	70.00	56.25	56.25	70.55	69	69	76	56.25
Saleable													
	Market	sqm	96.15	102.31	96.25	97.50	96.25	91.67	70.31	70	71	71	71.25
	Social Rent	sqm	56.67	56.67	60.00	60.00	50.00	50.00	57.36	58	54	62	55.50
	Affordable Rent	sqm	60.00	60.00	50.00	50.00	50.00	50.00	58.21	58	54	56	50.00
	Shared Ownership	sqm	77.00	70.00	70.00	70.00	50.00	50.00	62.71	62	62	68	50.00
	First Homes	sqm	77.00	70.00	70.00	70.00	50.00	50.00	62.71	62	62	68	50.00
BASE CONSTRUCTION													
	BCIS +	£/sqm	1,836	1,908	1,841	1,894	1,874	1,894	1,820	2,079	2,079	2,079	2,079
	Site Costs	%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	Extras		25,500	45,500	15,000	25,000	6,000	4,500	0	0	0	0	0
	Abnormals	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
		£	0	0	0	0	0	0	0	0	0	0	0
	Contingency	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
	Small Sites	%											
FEES													
	Professional		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189
SALES													
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION													
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN													
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE													
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND													
	EUV		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	Premium	£/ha	0	0	0	0	0	0	0	0	0	0	0
	Easements etc	£											
VALUES													
	Market	£/m2	4,400	4,400	4,400	4,400	4,400	4,400	4,200	4,200	4,200	4,200	4,200
	Social Rent	£/m2	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531
	Affordable Rent	£/m2	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
	Shared Ownership	£/m2	3,080	3,080	3,080	3,080	3,080	3,080	2,940	2,940	2,940	2,940	2,940
	First Homes	£/m2	3,023	3,080	3,080	3,080	3,080	3,080	2,940	2,940	2,940	2,940	2,940
GRANT													
	Market	£/unit	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit	0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS													
	Biodiversity NG	%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%
		£/ha	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	1,990.00	1,990.00	820.00	820.00	820.00	820.00	1,990.00	1,990.00	1,990.00	1,990.00	820.00
	Water	£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
	Waste % Mat	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0
		£/unit	0	0	0	0	0	0	0	0	0	0	0
	Nest	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0
		£/unit	50	50	50	50	50	50	50	50	50	50	50
	Pre CIL s106	£/unit	5,000	5,000	5,000	5,000	0	0	12,000	10,000	5,000	5,000	5,000
	Post CIL s106	£/unit	5,000	5,000	5,000	5,000	0	0	12,000	10,000	5,000	5,000	5,000
	CIL	Houses	290.91	290.91	290.91	290.91	290.91	290.91	290.91	290.91	290.91	290.91	290.91
		Flats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	BSL	Greenfield											
		Brownfield	16.95	16.95	16.95	16.95	16.95	16.95	16.95	16.95	16.95	16.95	16.95
	Affordable Housing												
	Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Social Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Affordable Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Shared Ownership	30.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30	Site 31	Site 32	Site 33	Site 34
			Large Greenfield 600	Large Greenfield 400	Large Greenfield 300	Large Greenfield 300 LD	Large Greenfield 210	Large Greenfield 210 LD	Greenfield 190	Greenfield 190 LD	Greenfield 70	Greenfield 70 LD	Greenfield 35	Greenfield 35 LD	Greenfield 20	Greenfield 12	Greenfield 9	Greenfield 6	Greenfield 5	Greenfield 3	Greenfield 3 LD	Large Brownfield 250	Brownfield 80	Brownfield 60	Brownfield 60 LD	Brownfield 20	Brownfield 20 LD	Brownfield 12	Brownfield 12 LD	Brownfield 6	Brownfield 6 LD	Large Brown Flats 200	Brown Flats 80	Brown Flats 40	Brown Flats 20	Brown Flats 12
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
			Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother
Site Area	Gross	ha	30.000	20.000	15.000	17.143	10.500	12.000	9.500	10.857	3.500	4.000	1.167	1.167	0.762	0.381	0.286	0.190	0.159	0.074	0.095	8.333	1.778	1.333	2.000	0.444	0.667	0.222	0.333	0.111	0.167	2.222	0.889	0.533	0.281	0.180
	Net	ha	15.000	10.000	7.500	8.571	5.250	6.000	4.750	5.429	1.750	2.000	0.875	0.875	0.571	0.343	0.257	0.171	0.143	0.067	0.086	4.167	1.333	1.000	1.500	0.333	0.500	0.200	0.300	0.100	0.150	1.667	0.667	0.400	0.267	0.171
Units			600	400	300	300	210	210	190	190	70	70	35	35	20	12	9	6	5	3	3	250	80	60	60	20	20	12	12	6	6	200	80	40	20	12
			0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mix	Market Housing		65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Affordable Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Affordable Rent		12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Social Rent		12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Shared Ownership		10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	75,000	75,000	75,000	75,000	75,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
		£ site	750,000	500,000	375,000	428,571	262,500	300,000	237,500	271,429	87,500	100,000	29,167	29,167	19,048	28,571	21,429	14,286	11,905	5,556	7,143	8,333,333	1,777,778	1,333,333	2,000,000	444,444	666,667	222,222	333,333	111,111	166,667	2,222,222	888,889	533,333	280,702	180,451
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
		£ site	10,500,000	7,000,000	5,250,000	6,000,000	3,675,000	4,200,000	3,325,000	3,800,000	1,225,000	1,400,000	408,333	408,333	266,667	133,333	100,000	66,667	55,556	25,926	33,333	1,666,667	355,556	266,667	400,000	88,889	133,333	44,444	66,667	22,222	33,333	444,444	177,778	106,667	56,140	36,090
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	425,000	425,000	425,000	425,000	425,000	425,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
		£ site	11,250,000	7,500,000	5,625,000	6,428,571	3,937,500	4,500,000	3,562,500	4,071,429	1,312,500	1,500,000	437,500	437,500	285,714	161,905	121,429	80,952	67,460	31,481	40,476	10,000,000	2,133,333	1,600,000	2,400,000	533,333	800,000	266,667	400,000	133,333	200,000	2,666,667	1,066,667	640,000	336,842	216,541
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	446,716	469,949	522,144	456,876	337,238	295,084	-63,929	-55,938	-55,729	8,123	95,884	95,884	334,354	385,056	530,460	92,021	657,933	662,918	453,302	653,245	-441,539	-386,593	-500,036	286,910	-28,522	340,632	1,864	347,946	127,760	-2,629,182	-4,861,955	-3,612,803	-3,595,375	-3,117,388
	Net	£/ha	893,431	938,099	1,044,288	913,752	674,477	590,167	-127,859	-111,877	-111,459	16,247	127,845	127,845	445,805	427,840	589,400	102,246	731,037	736,575	503,669	1,306,491	-588,719	-515,458	-666,714	382,547	-38,029	378,480	2,071	386,606	141,956	-3,505,576	-6,482,607	-4,817,071	-3,784,605	-3,281,461
		£ site	13,401,468	9,380,989	7,832,161	7,832,161	3,541,004	3,541,004	-607,330	-607,330	-195,052	32,494	111,865	111,865	254,746	146,688	151,560	17,528	104,434	49,105	43,172	5,443,712	-784,958	-515,458	-1,000,071	127,516	-19,015	75,696	621	38,661	21,293	-5,842,627	-4,321,738	-1,926,828	-1,009,228	-562,536

APP 10a. Battle, Rural North and West
Site 1

Site 1	1 Large Greenfiel Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					600	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.03	98.74		65.00%	390	4,395	169,264,000	38,623
Affordable Overall				35%	210			
Social Rent	67.64	64.51		12.25%	74	1,531	7,259,609	4,971
Affordable Rent	67.79	64.71		12.25%	74	2,300	10,939,619	4,983
Shared Ownersl	74.16	72.87		10.50%	63	3,077	14,125,259	4,672
First Homes	74.16	72.87		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	15.000	ha		40	/ha		**201,588,487**	**53,249**
SITE AREA - Gro	30.000	ha		20	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**13,401,468**	**893,431**	**446,716**
Existing Use Value		750,000		25,000
Uplift	0%	0		0
Plus /ha	350,000	10,500,000		350,000
Benchmark Land Value		**11,250,000**		**375,000**
Additional Profit		**26,472,634**	**685**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -178,736,780

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					13,401,468	
	Land			659,573		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	201,022	860,595	
Fees						
	Planning			135,700		
	Professional		10.00%	11,052,997	11,188,697	
CONSTRUCTION						
	Build Cost	BCIS +	1,713	91,224,819		
		Extras		1,334,000		
		Unit extras	2,390.00	1,434,000		
		Site	15.00%	13,683,723		
	BNG			161,515		
	Contingency	2.50%		2,691,914		
	Abnormals	0.00%		0		
				0	110,529,970	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	6,047,655		
	Legals	%	0.5%	1,007,942		
		£/unit	0	0		
	Misc.	%	0.0%	0	7,055,597	**143,036,328**

Developers Profit				
	Market Housing	% Value	17.50%	**29,621,200**
	Affordable Hou	% Value	6.00%	**1,939,469**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	600		
No dwgs under	50	635	31,750
No dwgs over 5	550	189	103,950
		Total	135,700

Stamp duty calc - Residual		
Land payment		13,401,468
	Total	659,573

Stamp duty calc - AP		
Land payment		11,250,000
	Total	552,000

Building Safety Levy			
Greenfield	33.91	1,309,689	
Brownfield	0.00	0	
		Total	1,309,689

Pre CIL s106	12,000	£/ Unit (all)	
		Total	7,200,000
Post CIL s106	12,000	£/ Unit (all)	
		Total	7,200,000
CIL	290.91	£/sqm	**11,235,671**

BNG	0.15%	**Total**	161,515

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,679.58	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.59	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,713.17	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	100	100	100	100	100																	
Market Housing		14,105,333	14,105,333	28,210,667	28,210,667	28,210,667	28,210,667	28,210,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		604,967	604,967	1,209,935	1,209,935	1,209,935	1,209,935	1,209,935	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		911,635	911,635	1,823,270	1,823,270	1,823,270	1,823,270	1,823,270	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,177,105	1,177,105	2,354,210	2,354,210	2,354,210	2,354,210	2,354,210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**16,799,041**	**16,799,041**	**33,598,081**	**33,598,081**	**33,598,081**	**33,598,081**	**33,598,081**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	659,573																							
Easements etc.	0																							
Legals Acquisition	201,022																							
Planning Fee	135,700																							
Professional	11,052,997																							
Build Cost - BCIS Base		8,973,045	8,973,045	17,946,090	17,946,090	17,946,090	17,946,090	17,946,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		4,079,842	4,641,626	5,350,767	1,418,281	1,418,281	1,418,281	1,418,281	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		13,460	13,460	26,919	26,919	26,919	26,919	26,919	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		224,326	224,326	448,652	448,652	448,652	448,652	448,652	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	503,971	503,971	1,007,942	1,007,942	1,007,942	1,007,942	1,007,942	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	83,995	83,995	167,990	167,990	167,990	167,990	167,990	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**12,049,293**	**13,878,639**	**14,440,423**	**24,948,361**	**21,015,876**	**21,015,876**	**21,015,876**	**21,015,876**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**13,401,468**																							
Interest		1,908,807	1,832,937	1,793,511	1,279,296	431,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								29,621,200
rdable for Rent																								1,939,469
First Homes																								0
Cash Flow	-25,450,761	1,011,594	525,680	6,856,209	11,302,909	12,150,627	12,582,205	12,582,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-31,560,669
Opening Balance	0																							
Closing Balance	-25,450,761	-24,439,166	-23,913,486	-17,057,278	-5,754,368	6,396,259	18,978,464	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	0

APP 10a. Battle, Rural North and West
Site 2

Site 2 **2 Large Greenfiel** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					400	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	98.81	98.50		65.00%	260	4,395	112,554,000	25,691
Affordable Overall				35%	140			
Social Rent	66.82	63.63		12.25%	49	1,531	4,773,658	3,274
Affordable Rent	66.82	63.63		12.25%	49	2,300	7,171,400	3,274
Shared Ownersl	74.38	73.19		10.50%	42	3,076	9,456,997	3,124
First Homes	74.38	73.19		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	10.000	ha		40	/ha		**133,956,055**	**35,364**
SITE AREA - Gro	20.000	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**9,380,989**	**938,099**	**469,049**
Existing Use Value	500,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	7,000,000		350,000
Benchmark Land Value	**7,500,000**		**375,000**
Additional Profit	**22,393,776**	**872**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -294,582,355

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				9,380,989	
	Stamp Duty			458,549		
	Easements etc.			0		
	Legals /Acquisition		1.50%	140,715	599,264	
Fees						
	Planning			97,900		
	Professional		10.00%	7,341,180	7,439,080	
CONSTRUCTION						
	Build Cost	BCIS +	1,713	60,588,795		
		Extras		883,500		
		Unit extras	2,390.00	956,000		
		Site	15.00%	9,088,319		
	BNG			107,275		
	Contingency	2.50%		1,787,915		
	Abnormals	0.00%		0		
				0	73,411,804	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	4,018,682		
	Legals	%	0.5%	669,780		
		£/unit	0	0		
	Misc.	%	0.0%	0	4,688,462	**95,519,600**

Developers Profit				
	Market Housing	% Value	17.50%	**19,696,950**
	Affordable Hou:	% Value	6.00%	**1,284,123**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	400		
No dwgs under	50	635	31,750
No dwgs over 5	350	189	66,150
		Total	97,900

Stamp duty calc - Residual		
Land payment		9,380,989
	Total	458,549

Stamp duty calc - AP		
Land payment		7,500,000
	Total	364,500

Building Safety Levy			
Greenfield	33.91	871,190	
Brownfield	0.00	0	
		Total	871,190

Pre CIL s106	12,000	£/ Unit (all)	
		Total	4,800,000
Post CIL s106	12,000	£/ Unit (all)	
		Total	4,800,000
CIL	290.91	£/sqm	**7,473,842**

BNG	0.15%	**Total**	107,275
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,679.71	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.59	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,713.30	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	50	50	50																
Market Housing		14,069,250	14,069,250	14,069,250	14,069,250	14,069,250	14,069,250	14,069,250	14,069,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		596,707	596,707	596,707	596,707	596,707	596,707	596,707	596,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		896,425	896,425	896,425	896,425	896,425	896,425	896,425	896,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,182,125	1,182,125	1,182,125	1,182,125	1,182,125	1,182,125	1,182,125	1,182,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**16,744,507**	**16,744,507**	**16,744,507**	**16,744,507**	**16,744,507**	**16,744,507**	**16,744,507**	**16,744,507**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	458,549																							
Easements etc.	0																							
Legals Acquisition	140,715																							
Planning Fee	97,900																							
Professional	7,341,180																							
Build Cost - BCIS Base		8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		2,951,051	3,324,743	3,324,743	708,899	708,899	708,899	708,899	708,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		13,409	13,409	13,409	13,409	13,409	13,409	13,409	13,409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		223,489	223,489	223,489	223,489	223,489	223,489	223,489	223,489	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	502,335	502,335	502,335	502,335	502,335	502,335	502,335	502,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	83,723	83,723	83,723	83,723	83,723	83,723	83,723	83,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**8,038,345**	**12,713,584**	**13,087,277**	**13,087,277**	**10,471,432**	**10,471,432**	**10,471,432**	**10,471,432**	**10,471,432**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**9,380,989**																							
Interest		1,306,450	1,102,115	910,481	704,475	286,830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								19,696,950
ordable for Rent																								1,284,123
First Homes																								0
Cash Flow	-17,419,334	2,724,472	2,555,116	2,746,749	5,568,600	5,986,245	6,273,075	6,273,075	6,273,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-20,981,073
Opening Balance	0																							
Closing Balance	-17,419,334	-14,694,862	-12,139,746	-9,392,997	-3,824,396	2,161,849	8,434,924	14,707,998	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	0

APP 10a. Battle, Rural North and West
Site 3

Site 3 **3 Large Greenfiel** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					300	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.36	99.10		65.00%	195	4,396	84,950,000	19,375
Affordable Overall				35%	105			
Social Rent	68.01	64.97		12.25%	37	1,531	3,655,656	2,499
Affordable Rent	68.34	65.39		12.25%	37	2,300	5,526,996	2,512
Shared Ownersl	75.45	74.28		10.50%	32	3,077	7,199,986	2,377
First Homes	75.45	74.28		0.00%	0	2,919	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	7.500	ha		40	/ha		**101,332,638**	**26,763**
SITE AREA - Gro	15.000	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**7,832,161**	**1,044,288**	**522,144**
Existing Use Value	375,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	5,250,000		350,000
Benchmark Land Value	**5,625,000**		**375,000**
Additional Profit	**11,937,883**	**616**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 21,811,481

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				7,832,161	
	Stamp Duty			381,108		
	Easements etc.			0		
	Legals /Acquisition		1.50%	117,482	498,590	
Fees						
	Planning			79,000		
	Professional		10.00%	5,552,753	5,631,753	
CONSTRUCTION						
	Build Cost	BCIS +	1,712	45,826,553		
		Extras		676,500		
		Unit extras	2,390.00	717,000		
		Site	15.00%	6,873,983		
	BNG			81,141		
	Contingency	2.50%		1,352,351		
	Abnormals	0.00%		0		
				0	55,527,528	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,039,979		
	Legals	%	0.5%	506,663		
		£/unit	0	0		
	Misc.	%	0.0%	0	3,546,642	**73,036,675**

Developers Profit				
	Market Housing	% Value	17.50%	**14,866,250**
	Affordable Hou:	% Value	6.00%	**982,958**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	300		
No dwgs under	50	635	31,750
No dwgs over 5	250	189	47,250
		Total	79,000

Stamp duty calc - Residual		
Land payment		7,832,161
	Total	381,108

Stamp duty calc - AP		
Land payment		5,625,000
	Total	270,750

Building Safety Levy			
Greenfield	33.91	657,006	
Brownfield	0.00	0	
		Total	657,006

Pre CIL s106	12,000	£/ Unit (all)	
		Total	3,600,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	3,600,000

CIL	290.91	£/sqm	**5,636,381**

BNG	0.15%	**Total**	81,141

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,678.75	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,712.32	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	50																		
Market Housing		14,158,333	14,158,333	14,158,333	14,158,333	14,158,333	14,158,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		609,276	609,276	609,276	609,276	609,276	609,276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		921,166	921,166	921,166	921,166	921,166	921,166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,199,998	1,199,998	1,199,998	1,199,998	1,199,998	1,199,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**16,888,773**	**16,888,773**	**16,888,773**	**16,888,773**	**16,888,773**	**16,888,773**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	381,108																							
Easements etc.	0																							
Legals Acquisition	117,482																							
Planning Fee	79,000																							
Professional	5,552,753																							
Build Cost - BCIS Base		9,015,673	9,015,673	9,015,673	9,015,673	9,015,673	9,015,673	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		2,400,415	2,682,234	2,682,234	709,501	709,501	709,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		13,524	13,524	13,524	13,524	13,524	13,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		225,392	225,392	225,392	225,392	225,392	225,392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	506,663	506,663	506,663	506,663	506,663	506,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	84,444	84,444	84,444	84,444	84,444	84,444	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**6,130,344**	**12,246,110**	**12,527,930**	**12,527,930**	**10,555,196**	**10,555,196**	**10,555,196**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**7,832,161**																							
Interest		1,047,188	777,527	508,779	219,874	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								14,866,250
ordable for Rent																								982,958
First Homes																								0
Cash Flow	-13,962,505	3,595,475	3,583,316	3,852,065	6,113,703	6,333,577	6,333,577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-15,849,208
Opening Balance	0																							
Closing Balance	-13,962,505	-10,367,030	-6,783,714	-2,931,649	3,182,054	9,515,631	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	0

APP 10a. Battle, Rural North and West
Site 4

Site 4	4 Large Greenfiel Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					300	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.36	99.10		65.00%	195	4,396	84,950,000	19,375
Affordable Overall				35%	105			
Social Rent	68.01	64.97		12.25%	37	1,531	3,655,656	2,499
Affordable Rent	68.34	65.39		12.25%	37	2,300	5,526,996	2,512
Shared Ownersl	75.45	74.28		10.50%	32	3,077	7,199,986	2,377
First Homes	75.45	74.28		0.00%	0	2,919	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	8.571	ha		35	/ha		**101,332,638**	**26,763**
SITE AREA - Gro	17.143	ha		18	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**7,832,161**	**913,752**	**456,876**
Existing Use Value	428,571		25,000
Uplift 0%	0		0
Plus /ha 350,000	6,000,000		350,000
Benchmark Land Value	**6,428,571**		**375,000**
Additional Profit	**11,937,883**	**616**	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -8,161,711

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				7,832,161	
	Stamp Duty			381,108		
	Easements etc.			0		
	Legals /Acquisition		1.50%	117,482	498,590	
Fees						
	Planning			79,000		
	Professional		10.00%	5,552,753	5,631,753	
CONSTRUCTION						
	Build Cost	BCIS +	1,712	45,826,553		
		Extras		676,500		
		Unit extras	2,390.00	717,000		
		Site	15.00%	6,873,983		
	BNG			81,141		
	Contingency	2.50%		1,352,351		
	Abnormals	0.00%		0		
				0	55,527,528	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,039,979		
	Legals	%	0.5%	506,663		
		£/unit	0	0		
	Misc.	%	0.0%	0	3,546,642	**73,036,675**

Developers Profit				
	Market Housing	% Value	17.50%	**14,866,250**
	Affordable Hou	% Value	6.00%	**982,958**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	300		
No dwgs under	50	635	31,750
No dwgs over 5	250	189	47,250
		Total	79,000

Stamp duty calc - Residual		
Land payment		7,832,161
	Total	381,108

Stamp duty calc - AP		
Land payment		6,428,571
	Total	310,929

Building Safety Levy			
Greenfield	33.91	657,006	
Brownfield	0.00	0	
		Total	657,006

Pre CIL s106	12,000	£/ Unit (all)	
		Total	3,600,000
Post CIL s106	12,000	£/ Unit (all)	
		Total	3,600,000
CIL	290.91	£/sqm	**5,636,381**

BNG	0.15%	**Total**	81,141
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,678.75	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,712.32	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	50																		
Market Housing		14,158,333	14,158,333	14,158,333	14,158,333	14,158,333	14,158,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		609,276	609,276	609,276	609,276	609,276	609,276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		921,166	921,166	921,166	921,166	921,166	921,166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,199,998	1,199,998	1,199,998	1,199,998	1,199,998	1,199,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**16,888,773**	**16,888,773**	**16,888,773**	**16,888,773**	**16,888,773**	**16,888,773**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	381,108																							
Easements etc.	0																							
Legals Acquisition	117,482																							
Planning Fee	79,000																							
Professional	5,552,753																							
Build Cost - BCIS Base		9,015,673	9,015,673	9,015,673	9,015,673	9,015,673	9,015,673	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		2,400,415	2,682,234	2,682,234	709,501	709,501	709,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		13,524	13,524	13,524	13,524	13,524	13,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		225,392	225,392	225,392	225,392	225,392	225,392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	506,663	506,663	506,663	506,663	506,663	506,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	84,444	84,444	84,444	84,444	84,444	84,444	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**6,130,344**	**12,246,110**	**12,527,930**	**12,527,930**	**10,555,196**	**10,555,196**	**10,555,196**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**7,832,161**																							
Interest		1,047,188	777,527	508,779	219,874	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								14,866,250
ordable for Rent																								982,958
First Homes																								0
Cash Flow	-13,962,505	3,595,475	3,583,316	3,852,065	6,113,703	6,333,577	6,333,577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-15,849,208
Opening Balance	0																							
Closing Balance	-13,962,505	-10,367,030	-6,783,714	-2,931,649	3,182,054	9,515,631	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	0

APP 10a. Battle, Rural North and West
Site 5

Site 5 **5 Large Greenfiel** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					210	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.28	99.01		65.00%	137	4,396	59,403,596	13,552
Affordable Overall				35%	73.5			
Social Rent	67.01	63.88		12.25%	26	1,531	2,516,094	1,724
Affordable Rent	67.01	63.88		12.25%	26	2,300	3,779,893	1,724
Shared Ownersl	74.18	73.05		10.50%	22	3,077	4,955,785	1,636
First Homes	74.18	73.05		0.00%	0	2,946	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	5.250	ha		40	/ha		**70,655,368**	**18,635**
SITE AREA - Gro	10.500	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,541,004	674,477	337,238
Existing Use Value	262,500		25,000
Uplift 0%	0		0
Plus /ha 350,000	3,675,000		350,000
Benchmark Land Value	3,937,500		**375,000**
Additional Profit	-9,568,705	-706	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -32,436,409

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				3,541,004	
	Stamp Duty			166,550		
	Easements etc.			0		
	Legals /Acquisition		1.50%	53,115	219,665	
Fees						
	Planning			61,990		
	Professional		10.00%	3,869,453	3,931,443	
CONSTRUCTION						
	Build Cost	BCIS +	1,714	31,932,777		
		Extras		471,000		
		Unit extras	2,390.00	501,900		
		Site	15.00%	4,789,916		
	BNG			56,543		
	Contingency	2.50%		942,390		
	Abnormals	0.00%		0		
				0	38,694,526	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,119,661		
	Legals	%	0.5%	353,277		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,472,938	**48,859,576**

Developers Profit				
	Market Housing	% Value	17.50%	**10,395,629**
	Affordable Hou	% Value	6.00%	**675,106**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	210		
No dwgs under	50	635	31,750
No dwgs over 5	160	189	30,240
		Total	61,990

Stamp duty calc - Residual		
Land payment		3,541,004
	Total	166,550

Stamp duty calc - AP		
Land payment		3,937,500
	Total	186,375

Building Safety Levy			
Greenfield	33.91	459,553	
Brownfield	0.00	0	
		Total	459,553

Pre CIL s106	12,000	£/ Unit (all)	
		Total	2,520,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	2,520,000

CIL	290.91	£/sqm	**3,942,453**

BNG	0.15%	**Total**	56,543

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,679.95	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.60	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,713.55	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	12	13	12	13	12	13	12	13	12	11					
Market Housing				0	0	0	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,111,617	0
Social Rent				0	0	0	143,777	155,758	143,777	155,758	143,777	155,758	143,777	143,777	155,758	143,777	155,758	143,777	155,758	143,777	155,758	143,777	131,795	0
Affordable Rent				0	0	0	215,994	233,993	215,994	233,993	215,994	233,993	215,994	215,994	233,993	215,994	233,993	215,994	233,993	215,994	233,993	215,994	197,994	0
Shared Ownership				0	0	0	283,188	306,787	283,188	306,787	283,188	306,787	283,188	283,188	306,787	283,188	306,787	283,188	306,787	283,188	306,787	283,188	259,589	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**3,700,995**	**0**
EXPENDITURE																								
Stamp Duty	166,550																							
Easements etc.	0																							
Legals Acquisition	53,115																							
Planning Fee	61,990																							
Professional	1,934,726		1,934,726																					
Build Cost - BCIS Base		0	718,011	1,495,857	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,213,868	2,213,868	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,154,034	1,376,188	658,177	0	0	0
BSL/BSL/s106/CIL/Tariff		0	1,230,736	100,000	148,000	1,531,859	174,260	180,449	1,554,119	176,449	174,260	176,449	178,260	174,260	180,449	174,260	180,449	174,260	172,449	118,260	72,449	26,260	24,072	0
BNG		0	1,077	2,244	3,321	3,411	3,321	3,411	3,321	3,321	3,321	3,321	3,411	3,321	3,411	3,321	3,411	3,321	3,231	2,064	987	0	0	0
Contingency		0	17,950	37,396	55,347	56,843	55,347	56,843	55,347	55,347	55,347	55,347	56,843	55,347	56,843	55,347	56,843	55,347	53,851	34,405	16,454	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	121,123	131,217	121,123	131,217	121,123	131,217	121,123	121,123	131,217	121,123	131,217	121,123	131,217	121,123	131,217	121,123	111,030	0
Legals	0	0	0	0	0	0	20,187	21,870	20,187	21,870	20,187	21,870	20,187	20,187	21,870	20,187	21,870	20,187	21,870	20,187	21,870	20,187	18,505	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,216,382**	**0**	**3,902,501**	**1,635,497**	**2,420,536**	**3,865,814**	**2,588,107**	**2,667,491**	**3,967,965**	**2,602,071**	**2,588,107**	**2,602,071**	**2,653,526**	**2,588,107**	**2,667,491**	**2,588,107**	**2,667,491**	**2,588,107**	**2,536,651**	**1,672,228**	**901,154**	**167,571**	**153,607**	**0**
For Residual Va Land	**3,541,004**																							
Interest		107,951	109,975	185,209	219,347	268,845	346,370	325,689	299,801	304,119	276,599	254,610	226,163	204,455	181,113	152,513	128,198	98,606	73,280	40,206	0	0	0	0
Developers Return																								
Market Housing																								10,395,629
rdable for Rent																								675,106
First Homes																								0
Cash Flow	-5,757,386	-107,951	-4,012,476	-1,820,706	-2,639,883	-4,134,659	1,102,973	1,380,724	-230,316	1,467,714	1,172,744	1,517,222	1,157,761	1,244,888	1,525,300	1,296,830	1,578,215	1,350,737	1,763,973	2,325,016	3,472,750	3,869,879	3,547,389	-11,070,736
Opening Balance	0																							
Closing Balance	-5,757,386	-5,865,337	-9,877,813	-11,698,519	-14,338,402	-18,473,061	-17,370,088	-15,989,364	-16,219,681	-14,751,967	-13,579,223	-12,062,001	-10,904,240	-9,659,352	-8,134,051	-6,837,222	-5,259,007	-3,908,270	-2,144,298	180,718	3,653,468	7,523,347	11,070,736	0

APP 10a. Battle, Rural North and West
Site 6

Site 6 **6 Large Greenfiel** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					210	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.28	99.01		65.00%	137	4,396	59,403,596	13,552
Affordable Overall				35%	73.5			
Social Rent	67.01	63.88		12.25%	26	1,531	2,516,094	1,724
Affordable Rent	67.01	63.88		12.25%	26	2,300	3,779,893	1,724
Shared Ownersl	74.18	73.05		10.50%	22	3,077	4,955,785	1,636
First Homes	74.18	73.05		0.00%	0	2,946	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	6.000	ha		35	/ha		**70,655,368**	**18,635**
SITE AREA - Gro	12.000	ha		18	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,541,004	590,167	295,084
Existing Use Value	300,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	4,200,000		350,000
Benchmark Land Value	**4,500,000**		**375,000**
Additional Profit	**-8,553,797**	**-631**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -66,402,327

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					3,541,004	
Stamp Duty				166,550		
Easements etc.				0		
Legals /Acquisition			1.50%	53,115	219,665	
Fees						
Planning				61,990		
Professional			10.00%	3,869,453	3,931,443	
CONSTRUCTION						
Build Cost	BCIS +		1,714	31,932,777		
	Extras			471,000		
	Unit extras		2,390.00	501,900		
	Site		15.00%	4,789,916		
BNG				56,543		
Contingency		2.50%		942,390		
Abnormals		0.00%		0		
				0	38,694,526	
FINANCE						
Fees			0%	0		
Interest			7.50%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	2,119,661		
Legals	%		0.5%	353,277		
	£/unit		0	0		
Misc.	%		0.0%	0	2,472,938	**48,859,576**

Developers Profit				
Market Housing	% Value	17.50%		**10,395,629**
Affordable Hou	% Value	6.00%		**675,106**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	210		
No dwgs under	50	635	31,750
No dwgs over 5	160	189	30,240
		Total	61,990

Stamp duty calc - Residual		
Land payment		3,541,004
	Total	166,550

Stamp duty calc - AP		
Land payment		4,500,000
	Total	214,500

Building Safety Levy			
Greenfield	33.91	459,553	
Brownfield	0.00	0	
		Total	459,553

Pre CIL s106	12,000	£/ Unit (all)	
		Total	2,520,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	2,520,000

CIL	290.91	£/sqm	**3,942,453**

BNG	0.15%	**Total**	56,543

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,679.95	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.60	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,713.55	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	12	13	12	13	12	13	12	13	12	11					
Market Housing				0	0	0	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,111,617	0
Social Rent				0	0	0	143,777	155,758	143,777	155,758	143,777	155,758	143,777	143,777	155,758	143,777	155,758	143,777	155,758	143,777	155,758	143,777	131,795	0
Affordable Rent				0	0	0	215,994	233,993	215,994	233,993	215,994	233,993	215,994	215,994	233,993	215,994	233,993	215,994	233,993	215,994	233,993	215,994	197,994	0
Shared Ownership				0	0	0	283,188	306,787	283,188	306,787	283,188	306,787	283,188	283,188	306,787	283,188	306,787	283,188	306,787	283,188	306,787	283,188	259,589	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**3,700,995**	**0**
EXPENDITURE																								
Stamp Duty	166,550																							
Easements etc.	0																							
Legals Acquisition	53,115																							
Planning Fee	61,990																							
Professional	1,934,726		1,934,726																					
Build Cost - BCIS Base		0	718,011	1,495,857	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,213,868	2,213,868	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,154,034	1,376,188	658,177	0	0	0
BSL/s106/CIL/Tariff		0	1,230,736	100,000	148,000	1,531,859	174,260	180,449	1,554,119	176,449	174,260	176,449	178,260	174,260	180,449	174,260	180,449	174,260	172,449	118,260	72,449	26,260	24,072	0
BNG		0	1,077	2,244	3,321	3,411	3,321	3,411	3,321	3,321	3,321	3,321	3,411	3,321	3,411	3,321	3,411	3,321	3,231	2,064	987	0	0	0
Contingency		0	17,950	37,396	55,347	56,843	55,347	56,843	55,347	55,347	55,347	55,347	56,843	55,347	56,843	55,347	56,843	55,347	53,851	34,405	16,454	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	121,123	131,217	121,123	131,217	121,123	131,217	121,123	121,123	131,217	121,123	131,217	121,123	131,217	121,123	131,217	121,123	111,030	0
Legals	0	0	0	0	0	0	20,187	21,870	20,187	21,870	20,187	21,870	20,187	20,187	21,870	20,187	21,870	20,187	21,870	20,187	21,870	20,187	18,505	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,216,382**	**0**	**3,902,501**	**1,635,497**	**2,420,536**	**3,865,814**	**2,588,107**	**2,667,491**	**3,967,965**	**2,602,071**	**2,588,107**	**2,602,071**	**2,653,526**	**2,588,107**	**2,667,491**	**2,588,107**	**2,667,491**	**2,588,107**	**2,536,651**	**1,672,228**	**901,154**	**167,571**	**153,607**	**0**
For Residual Va Land	**3,541,004**																							
Interest		107,951	109,975	185,209	219,347	268,845	346,370	325,689	299,801	304,119	276,599	254,610	226,163	204,455	181,113	152,513	128,198	98,606	73,280	40,206	0	0	0	0
Developers Return																								
Market Housing																								10,395,629
ordable for Rent																								675,106
First Homes																								0
Cash Flow	-5,757,386	-107,951	-4,012,476	-1,820,706	-2,639,883	-4,134,659	1,102,973	1,380,724	-230,316	1,467,714	1,172,744	1,517,222	1,157,761	1,244,888	1,525,300	1,296,830	1,578,215	1,350,737	1,763,973	2,325,016	3,472,750	3,869,879	3,547,389	-11,070,736
Opening Balance	0																							
Closing Balance	-5,757,386	-5,865,337	-9,877,813	-11,698,519	-14,338,402	-18,473,061	-17,370,088	-15,989,364	-16,219,681	-14,751,967	-13,579,223	-12,062,001	-10,904,240	-9,659,352	-8,134,051	-6,837,222	-5,259,007	-3,908,270	-2,144,298	180,718	3,653,468	7,523,347	11,070,736	0

APP 10a. Battle, Rural North and West
Site 7

Site 7	7	Greenfield 190	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					190	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	98.61	98.31		65.00%	124	4,395	53,359,968	12,178
Affordable Overall				35%	66.5			
Social Rent	66.61	63.35		12.25%	23	1,531	2,257,338	1,550
Affordable Rent	66.61	63.35		12.25%	23	2,300	3,391,168	1,550
Shared Ownersl	74.60	73.35		10.50%	20	3,077	4,502,022	1,488
First Homes	74.60	73.35		0.00%	0	2,934	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	4.750	ha		40	/ha		**63,510,496**	**16,767**
SITE AREA - Gro	9.500	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-607,330**	**-127,859**	**-63,929**
Existing Use Value	237,500		25,000
Uplift 0%	0		0
Plus /ha 350,000	3,325,000		350,000
Benchmark Land Value	**3,562,500**		**375,000**
Additional Profit	**-4,866,048**	**-400**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -149,831,962

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-607,330	
	Land			0		
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-9,110	-9,110	
Fees						
	Planning			58,210		
	Professional		10.00%	3,946,599	4,004,809	
CONSTRUCTION						
	Build Cost	BCIS +	1,949	32,677,425		
		Extras		414,000		
		Unit extras	2,390.00	454,100		
		Site	15.00%	4,901,614		
	BNG			57,671		
	Contingency	2.50%		961,178		
	Abnormals	0.00%		0		
				0	39,465,988	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,905,315		
	Legals	%	0.5%	317,552		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,222,867	**45,077,225**

Developers Profit				
	Market Housing	% Value	17.50%	**9,337,994**
	Affordable Hou	% Value	6.00%	**609,032**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	190		
No dwgs under	50	635	31,750
No dwgs over 5	140	189	26,460
		Total	58,210

Stamp duty calc - Residual		
Land payment		-607,330
	Total	0

Stamp duty calc - AP		
Land payment		3,562,500
	Total	167,625

Building Safety Levy			
Greenfield	33.91	412,963	
Brownfield	0.00	0	
		Total	412,963

Pre CIL s106	10,000	£/ Unit (all)	
		Total	1,900,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	1,900,000

CIL	290.91	£/sqm	**3,542,759**

BNG	0.15%	**Total**	57,671

Unit Build Time	3	Quarters

Build Cost			/m2	Per Unit
			1,910.69	
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.21	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,948.90	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	12	13	12	13	12	13	12	13	3						
Market Housing				0	0	0	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,650,945	842,526	0	0
Social Rent				0	0	0	142,569	154,449	142,569	154,449	142,569	154,449	142,569	142,569	154,449	142,569	154,449	142,569	154,449	142,569	154,449	35,642	0	0
Affordable Rent				0	0	0	214,179	232,027	214,179	232,027	214,179	232,027	214,179	214,179	232,027	214,179	232,027	214,179	232,027	214,179	232,027	53,545	0	0
Shared Ownership				0	0	0	284,338	308,033	284,338	308,033	284,338	308,033	284,338	284,338	308,033	284,338	308,033	284,338	308,033	284,338	308,033	71,085	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**1,002,797**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-9,110																							
Planning Fee	58,210																							
Professional	1,973,299		1,973,299																					
Build Cost - BCIS Base		0	809,413	1,686,278	2,495,691	2,563,143	2,495,691	2,563,143	2,495,691	2,495,691	2,495,691	2,495,691	2,563,143	2,495,691	2,563,143	2,495,691	2,563,143	1,888,631	1,079,218	202,353	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	1,102,828	83,333	123,333	1,366,632	149,415	154,922	1,389,381	151,589	149,415	151,589	152,749	149,415	154,922	149,415	154,922	119,415	81,589	36,082	28,255	6,520	0	0
BNG		0	1,214	2,529	3,744	3,845	3,744	3,845	3,744	3,744	3,744	3,744	3,845	3,744	3,845	3,744	3,845	2,833	1,619	304	0	0	0	0
Contingency		0	20,235	42,157	62,392	64,079	62,392	64,079	62,392	62,392	62,392	62,392	64,079	62,392	64,079	62,392	64,079	47,216	26,980	5,059	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	120,336	130,364	120,336	130,364	120,336	130,364	120,336	120,336	130,364	120,336	130,364	120,336	130,364	120,336	130,364	30,084	0	0
Legals	0	0	0	0	0	0	20,056	21,727	20,056	21,727	20,056	21,727	20,056	20,056	21,727	20,056	21,727	20,056	21,727	20,056	21,727	5,014	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,022,400**	**0**	**3,906,990**	**1,814,298**	**2,685,161**	**3,997,698**	**2,851,634**	**2,938,079**	**4,091,600**	**2,865,507**	**2,851,634**	**2,865,507**	**2,924,206**	**2,851,634**	**2,938,079**	**2,851,634**	**2,938,079**	**2,198,487**	**1,341,497**	**384,189**	**180,346**	**41,618**	**0**	**0**
For Residual Va Land	**-607,330**																							
Interest		26,533	27,030	100,793	136,701	189,611	268,123	251,408	229,734	235,549	212,217	194,454	170,351	153,164	134,295	110,424	90,753	66,066	33,317	0	0	0	0	0
Developers Return																								
Market Housing																								9,337,994
ordable for Rent																								609,032
First Homes																								0
Cash Flow	-1,415,070	-26,533	-3,934,020	-1,915,091	-2,821,861	-4,187,309	891,432	1,155,968	-310,145	1,244,399	947,338	1,285,494	916,632	1,006,391	1,273,082	1,049,131	1,316,623	1,746,636	2,970,641	3,627,000	4,165,109	961,179	0	-9,947,026
Opening Balance	0																							
Closing Balance	-1,415,070	-1,441,603	-5,375,623	-7,290,713	-10,112,575	-14,299,884	-13,408,451	-12,252,484	-12,562,628	-11,318,229	-10,370,891	-9,085,397	-8,168,765	-7,162,374	-5,889,293	-4,840,162	-3,523,539	-1,776,903	1,193,738	4,820,738	8,985,847	9,947,026	9,947,026	0

APP 10a. Battle, Rural North and West
Site 8

Site 8	8	Greenfield 190	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					190	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	98.61	98.31		65.00%	124	4,395	53,359,968	12,178
Affordable Overall				35%	66.5			
Social Rent	66.61	63.35		12.25%	23	1,531	2,257,338	1,550
Affordable Rent	66.61	63.35		12.25%	23	2,300	3,391,168	1,550
Shared Ownersl	74.60	73.35		10.50%	20	3,077	4,502,022	1,488
First Homes	74.60	73.35		0.00%	0	2,934	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	5.429	ha		35	/ha		**63,510,496**	**16,767**
SITE AREA - Gro	10.857	ha		18	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-607,330**	**-111,877**	**-55,938**
Existing Use Value	271,429		25,000
Uplift 0%	0		0
Plus /ha 350,000	3,800,000		350,000
Benchmark Land Value	**4,071,429**		**375,000**
Additional Profit	**-1,486,945**	**-122**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -225,713,602

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land					-607,330
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-9,110	-9,110
Fees					
Planning				58,210	
Professional			10.00%	3,946,599	4,004,809
CONSTRUCTION					
Build Cost	BCIS +		1,949	32,677,425	
	Extras			414,000	
	Unit extras		2,390.00	454,100	
	Site		15.00%	4,901,614	
BNG				57,671	
Contingency		2.50%		961,178	
Abnormals		0.00%		0	
				0	39,465,988
FINANCE					
Fees			0%	0	
Interest			7.50%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	1,905,315	
Legals	%		0.5%	317,552	
	£/unit		0	0	
Misc.	%		0.0%	0	2,222,867 **45,077,225**

Developers Profit				
Market Housing	% Value	17.50%		**9,337,994**
Affordable Hou	% Value	6.00%		**609,032**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	190		
No dwgs under	50	635	31,750
No dwgs over 5	140	189	26,460
		Total	58,210

Stamp duty calc - Residual		
Land payment		-607,330
	Total	0

Stamp duty calc - AP		
Land payment		4,071,429
	Total	193,071

Building Safety Levy			
Greenfield	33.91	412,963	
Brownfield	0.00	0	
		Total	412,963

Pre CIL s106	10,000	£/ Unit (all)	
		Total	1,900,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	1,900,000

CIL	290.91	£/sqm	**3,542,759**

BNG	0.15%	**Total**	57,671

Unit Build Time	3	Quarters

Build Cost			/m2	Per Unit
			1,910.69	
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.21	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,948.90	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	12	13	12	13	12	13	12	13	3						
Market Housing				0	0	0	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,650,945	842,526	0	0
Social Rent				0	0	0	142,569	154,449	142,569	154,449	142,569	154,449	142,569	142,569	154,449	142,569	154,449	142,569	154,449	142,569	154,449	35,642	0	0
Affordable Rent				0	0	0	214,179	232,027	214,179	232,027	214,179	232,027	214,179	214,179	232,027	214,179	232,027	214,179	232,027	214,179	232,027	53,545	0	0
Shared Ownership				0	0	0	284,338	308,033	284,338	308,033	284,338	308,033	284,338	284,338	308,033	284,338	308,033	284,338	308,033	284,338	308,033	71,085	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**1,002,797**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-9,110																							
Planning Fee	58,210																							
Professional	1,973,299		1,973,299																					
Build Cost - BCIS Base		0	809,413	1,686,278	2,495,691	2,563,143	2,495,691	2,563,143	2,495,691	2,495,691	2,495,691	2,495,691	2,563,143	2,495,691	2,563,143	2,495,691	2,563,143	1,888,631	1,079,218	202,353	0	0	0	0
BSL/s106/CIL/Tariff		0	1,102,828	83,333	123,333	1,366,632	149,415	154,922	1,389,381	151,589	149,415	151,589	152,749	149,415	154,922	149,415	154,922	119,415	81,589	36,082	28,255	6,520	0	0
BNG		0	1,214	2,529	3,744	3,845	3,744	3,845	3,744	3,744	3,744	3,744	3,845	3,744	3,845	3,744	3,845	2,833	1,619	304	0	0	0	0
Contingency		0	20,235	42,157	62,392	64,079	62,392	64,079	62,392	62,392	62,392	62,392	64,079	62,392	64,079	62,392	64,079	47,216	26,980	5,059	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	120,336	130,364	120,336	130,364	120,336	130,364	120,336	120,336	130,364	120,336	130,364	120,336	130,364	120,336	130,364	30,084	0	0
Legals	0	0	0	0	0	0	20,056	21,727	20,056	21,727	20,056	21,727	20,056	20,056	21,727	20,056	21,727	20,056	21,727	20,056	21,727	5,014	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,022,400**	**0**	**3,906,990**	**1,814,298**	**2,685,161**	**3,997,698**	**2,851,634**	**2,938,079**	**4,091,600**	**2,865,507**	**2,851,634**	**2,865,507**	**2,924,206**	**2,851,634**	**2,938,079**	**2,851,634**	**2,938,079**	**2,198,487**	**1,341,497**	**384,189**	**180,346**	**41,618**	**0**	**0**
For Residual Va Land	**-607,330**																							
Interest		26,533	27,030	100,793	136,701	189,611	268,123	251,408	229,734	235,549	212,217	194,454	170,351	153,164	134,295	110,424	90,753	66,066	33,317	0	0	0	0	0
Developers Return																								
Market Housing																								9,337,994
ordable for Rent																								609,032
First Homes																								0
Cash Flow	-1,415,070	-26,533	-3,934,020	-1,915,091	-2,821,861	-4,187,309	891,432	1,155,968	-310,145	1,244,399	947,338	1,285,494	916,632	1,006,391	1,273,082	1,049,131	1,316,623	1,746,636	2,970,641	3,627,000	4,165,109	961,179	0	-9,947,026
Opening Balance	0																							
Closing Balance	-1,415,070	-1,441,603	-5,375,623	-7,290,713	-10,112,575	-14,299,884	-13,408,451	-12,252,484	-12,562,628	-11,318,229	-10,370,891	-9,085,397	-8,168,765	-7,162,374	-5,889,293	-4,840,162	-3,523,539	-1,776,903	1,193,738	4,820,738	8,985,847	9,947,026	9,947,026	0

APP 10a. Battle, Rural North and West
Site 9

Site 9	9	Greenfield 70	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					70	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.18	98.91		65.00%	46	4,396	19,782,609	4,513
Affordable Overall				35%	24.5			
Social Rent	63.92	60.44		12.25%	9	1,531	793,534	548
Affordable Rent	64.88	61.75		12.25%	9	2,300	1,217,864	556
Shared Ownersl	73.32	72.43		10.50%	7	3,077	1,638,000	539
First Homes	73.32	72.43		0.00%	0	2,989	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.750	ha		40	/ha		**23,432,007**	**6,156**
SITE AREA - Gro	3.500	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-195,052**	**-111,459**	**-55,729**
Existing Use Value	87,500		25,000
Uplift 0%	0		0
Plus /ha 350,000	1,225,000		350,000
Benchmark Land Value	**1,312,500**		**375,000**

Additional Profit	499,900	111	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -62,221,905

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-195,052	
	Land			0		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	-2,926	-2,926	
Fees						
	Planning			35,530		
	Professional		10.00%	1,449,853	1,485,383	
CONSTRUCTION						
	Build Cost	BCIS +	1,949	11,999,947		
		Extras		157,000		
		Unit extras	2,390.00	167,300		
		Site	15.00%	1,799,992		
	BNG			21,186		
	Contingency	2.50%		353,106		
	Abnormals	0.00%		0		
				0	14,498,532	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	702,960		
	Legals	%	0.5%	117,160		
		£/unit	0	0		
	Misc.	%	0.0%	0	820,120	**16,606,057**

Developers Profit				
	Market Housing	% Value	17.50%	**3,461,957**
	Affordable Hou:	% Value	6.00%	**218,964**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	70		
No dwgs under	50	635	31,750
No dwgs over 5	20	189	3,780
		Total	35,530

Stamp duty calc - Residual		
Land payment		-195,052
	Total	0

Stamp duty calc - AP		
Land payment		1,312,500
	Total	55,125

Building Safety Levy			
Greenfield	33.91	153,033	
Brownfield	0.00	0	
		Total	153,033

Pre CIL s106	10,000	£/ Unit (all)	
		Total	700,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	700,000

CIL	290.91	£/sqm	**1,312,850**

BNG	0.15%	**Total**	21,186

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,911.02	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.22	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,949.24	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	8																
Market Housing				0	0	0	3,391,304	3,673,913	3,391,304	3,673,913	3,391,304	2,260,870	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	136,034	147,371	136,034	147,371	136,034	90,690	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	208,777	226,175	208,777	226,175	208,777	139,185	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	280,800	304,200	280,800	304,200	280,800	187,200	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,016,916**	**4,351,659**	**4,016,916**	**4,351,659**	**4,016,916**	**2,677,944**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-2,926																							
Planning Fee	35,530																							
Professional	724,927		724,927																					
Build Cost - BCIS Base		0	807,099	1,681,457	2,488,556	2,555,815	2,488,556	2,219,523	1,345,166	538,066	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	433,855	83,333	123,333	586,164	149,568	138,420	552,398	55,087	26,234	17,489	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,211	2,522	3,733	3,834	3,733	3,329	2,018	807	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	20,177	42,036	62,214	63,895	62,214	55,488	33,629	13,452	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	120,507	130,550	120,507	130,550	120,507	80,338	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	20,085	21,758	20,085	21,758	20,085	13,390	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**757,531**	**0**	**1,987,269**	**1,809,349**	**2,677,837**	**3,209,708**	**2,844,663**	**2,569,069**	**2,073,803**	**759,720**	**166,826**	**111,217**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-195,052**																							
Interest		10,546	10,744	48,207	83,036	134,803	197,512	179,236	149,173	115,536	50,354	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,461,957
ordable for Rent																								218,964
First Homes																								0
Cash Flow	-562,479	-10,546	-1,998,013	-1,857,556	-2,760,873	-3,344,510	974,741	1,603,354	1,793,940	3,476,402	3,799,735	2,566,726	0	0	0	0	0	0	0	0	0	0	0	-3,680,920
Opening Balance	0																							
Closing Balance	-562,479	-573,025	-2,571,038	-4,428,594	-7,189,467	-10,533,978	-9,559,237	-7,955,883	-6,161,943	-2,685,541	1,114,194	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	0

APP 10a. Battle, Rural North and West
Site 10

Site 10 **10 Greenfield 70 L** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					70	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	94.57	94.27		65.00%	46	4,395	18,850,317	4,303
Affordable Overall				35%	24.5			
Social Rent	63.92	60.44		12.25%	9	1,531	793,534	548
Affordable Rent	63.92	60.44		12.25%	9	2,300	1,192,116	548
Shared Ownersl	73.32	72.43		10.50%	7	3,076	1,637,710	539
First Homes	73.32	72.43		0.00%	0	2,989	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	2.000	ha		35	/ha		**22,473,677**	**5,938**
SITE AREA - Gro	4.000	ha		18	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**32,494**	**16,247**	**8,123**
Existing Use Value	100,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	1,400,000		350,000
Benchmark Land Value	**1,500,000**		**375,000**

Additional Profit	**557,644**	**130**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -63,745,413

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land					32,494
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	487	487
Fees					
Planning				35,530	
Professional			10.00%	1,367,547	1,403,077
CONSTRUCTION					
Build Cost	BCIS +		1,912	11,352,716	
	Extras			99,500	
	Unit extras		2,390.00	167,300	
	Site		15.00%	1,702,907	
BNG				19,984	
Contingency		2.50%		333,061	
Abnormals		0.00%		0	
				0	13,675,467
FINANCE					
Fees			0%	0	
Interest			7.50%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	674,210	
Legals	%		0.5%	112,368	
	£/unit		0	0	
Misc.	%		0.0%	0	786,579 **15,898,104**

Developers Profit				
Market Housing	% Value	17.50%		**3,298,805**
Affordable Hou:	% Value	6.00%		**217,402**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	70		
No dwgs under	50	635	31,750
No dwgs over 5	20	189	3,780
		Total	35,530

Stamp duty calc - Residual		
Land payment		32,494
	Total	0

Stamp duty calc - AP		
Land payment		1,500,000
	Total	64,500

Building Safety Levy			
Greenfield	33.91	145,917	
Brownfield	0.00	0	
		Total	145,917

Pre CIL s106	10,000	£/ Unit (all)	
		Total	700,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	700,000

CIL	290.91	£/sqm	**1,251,809**

BNG	0.15%	**Total**	19,984

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,874.34	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.49	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,911.82	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	8																
Market Housing				0	0	0	3,231,483	3,500,773	3,231,483	3,500,773	3,231,483	2,154,322	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	136,034	147,371	136,034	147,371	136,034	90,690	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	204,363	221,393	204,363	221,393	204,363	136,242	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	280,750	304,146	280,750	304,146	280,750	187,167	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,852,630**	**4,173,683**	**3,852,630**	**4,173,683**	**3,852,630**	**2,568,420**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	487																							
Planning Fee	35,530																							
Professional	683,773		683,773																					
Build Cost - BCIS Base		0	761,281	1,586,003	2,347,284	2,410,724	2,347,284	2,093,524	1,268,802	507,521	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	415,543	83,333	123,333	564,800	148,348	137,099	529,814	53,766	25,014	16,676	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,142	2,379	3,521	3,616	3,521	3,140	1,903	761	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	19,032	39,650	58,682	60,268	58,682	52,338	31,720	12,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	115,579	125,210	115,579	125,210	115,579	77,053	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	19,263	20,868	19,263	20,868	19,263	12,842	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**719,791**	**0**	**1,880,771**	**1,711,365**	**2,532,820**	**3,039,408**	**2,692,677**	**2,432,180**	**1,967,082**	**720,815**	**159,856**	**106,571**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**32,494**																							
Interest		14,105	14,370	49,904	82,927	131,973	191,436	173,276	143,872	111,216	48,560	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,298,805
ordable for Rent																								217,402
First Homes																								0
Cash Flow	-752,285	-14,105	-1,895,141	-1,761,269	-2,615,748	-3,171,381	968,517	1,568,227	1,741,676	3,341,652	3,644,214	2,461,849	0	0	0	0	0	0	0	0	0	0	0	-3,516,207
Opening Balance	0																							
Closing Balance	-752,285	-766,390	-2,661,531	-4,422,800	-7,038,548	-10,209,929	-9,241,411	-7,673,185	-5,931,508	-2,589,856	1,054,358	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	0

APP 10a. Battle, Rural North and West
Site 11

Site 11	11	Greenfield 35	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					35	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	97.88	97.61		65.00%	23	4,396	9,760,739	2,227
Affordable Overall				35%	12.25			
Social Rent	63.13	60.00		12.25%	4	1,531	393,850	271
Affordable Rent	63.13	60.00		12.25%	4	2,300	591,675	271
Shared Ownersl	79.25	79.25		10.50%	4	3,077	896,123	291
First Homes	79.25	79.25		0.00%	0	2,936	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.875	ha		40	/ha		**11,642,387**	**3,059**
SITE AREA - Gro	1.167	ha		30	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		111,865	127,845	95,884
Existing Use Value		29,167		25,000
Uplift	0%	0		0
Plus /ha	350,000	408,333		350,000
Benchmark Land Value		**437,500**		**375,000**

Additional Profit	171,249	77	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -16,915,930

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
	Land				111,865
	Stamp Duty			0	
	Easements etc.			0	
	Legals /Acquisition		1.50%	1,678	1,678
Fees					
	Planning			22,225	
	Professional		10.00%	715,393	737,618
CONSTRUCTION					
	Build Cost	BCIS +	1,936	5,922,260	
		Extras		75,000	
		Unit extras	2,390.00	83,650	
		Site	15.00%	888,339	
	BNG			10,454	
	Contingency	2.50%		174,231	
	Abnormals	0.00%		0	
				0	7,153,934
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES					
	Agents	%	3.0%	349,272	
	Legals	%	0.5%	58,212	
		£/unit	0	0	
	Misc.	%	0.0%	0	407,484 **8,412,579**

Developers Profit				
	Market Housing	% Value	17.50%	**1,708,129**
	Affordable Hou:	% Value	6.00%	**112,899**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	35		
No dwgs under	35	635	22,225
No dwgs over 5	0	189	0
		Total	22,225

Stamp duty calc - Residual		
Land payment		111,865
	Total	0

Stamp duty calc - AP		
Land payment		437,500
	Total	11,375

Building Safety Levy			
Greenfield	33.91	75,510	
Brownfield	0.00	0	
		Total	75,510

Pre CIL s106	5,000	£/ Unit (all)	
		Total	175,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	175,000

CIL	290.91	£/sqm	**647,793**

BNG	0.15%	**Total**	10,454

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,897.85	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.96	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,935.81	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			7	7	7	7	7																	
Market Housing				0	0	0	1,952,148	1,952,148	1,952,148	1,952,148	1,952,148	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	78,770	78,770	78,770	78,770	78,770	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	118,335	118,335	118,335	118,335	118,335	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	179,225	179,225	179,225	179,225	179,225	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,328,477**	**2,328,477**	**2,328,477**	**2,328,477**	**2,328,477**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,678																							
Planning Fee	22,225																							
Professional	357,697		357,697																					
Build Cost - BCIS Base		0	464,617	929,233	1,393,850	1,393,850	1,393,850	929,233	464,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	206,004	23,333	35,000	261,727	50,102	38,435	253,496	15,102	15,102	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	697	1,394	2,091	2,091	2,091	1,394	697	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,615	23,231	34,846	34,846	34,846	23,231	11,615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	69,854	69,854	69,854	69,854	69,854	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,642	11,642	11,642	11,642	11,642	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**381,600**	**0**	**1,040,630**	**977,191**	**1,465,787**	**1,692,514**	**1,562,386**	**1,073,790**	**811,922**	**96,599**	**96,599**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**111,865**																							
Interest		9,252	9,426	29,114	47,983	76,366	109,532	97,222	75,519	48,500	7,562	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,708,129
ordable for Rent																								112,899
First Homes																								0
Cash Flow	-493,465	-9,252	-1,050,056	-1,006,306	-1,513,770	-1,768,880	656,559	1,157,465	1,441,036	2,183,379	2,224,317	0	0	0	0	0	0	0	0	0	0	0	0	-1,821,028
Opening Balance	0																							
Closing Balance	-493,465	-502,717	-1,552,773	-2,559,079	-4,072,848	-5,841,728	-5,185,169	-4,027,703	-2,586,667	-403,289	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	0

APP 10a. Battle, Rural North and West
Site 12

Site 12 **12 Greenfield 35 L** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					35	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	97.88	97.61		65.00%	23	4,396	9,760,739	2,227
Affordable Overall				35%	12.25			
Social Rent	63.13	60.00		12.25%	4	1,531	393,850	271
Affordable Rent	63.13	60.00		12.25%	4	2,300	591,675	271
Shared Ownersl	79.25	79.25		10.50%	4	3,077	896,123	291
First Homes	79.25	79.25		0.00%	0	2,936	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.875	ha		40	/ha		**11,642,387**	**3,059**
SITE AREA - Gro	1.167	ha		30	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	111,865	127,845	95,884
Existing Use Value	29,167		25,000
Uplift 0%	0		0
Plus /ha 350,000	408,333		350,000
Benchmark Land Value	**437,500**		**375,000**
Additional Profit	-2,751,395	-1,236	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 48,676,333

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land					111,865
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	1,678	1,678
Fees					
Planning				22,225	
Professional			10.00%	715,393	737,618
CONSTRUCTION					
Build Cost	BCIS +		1,936	5,922,260	
	Extras			75,000	
	Unit extras		2,390.00	83,650	
	Site		15.00%	888,339	
BNG				10,454	
Contingency		2.50%		174,231	
Abnormals		0.00%		0	
				0	7,153,934
FINANCE					
Fees			0%	0	
Interest			7.50%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	349,272	
Legals	%		0.5%	58,212	
	£/unit		0	0	
Misc.	%		0.0%	0	407,484 **8,412,579**

Developers Profit				
Market Housing	% Value	17.50%		**1,708,129**
Affordable Hou:	% Value	6.00%		**112,899**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	35		
No dwgs under	35	635	22,225
No dwgs over 5	0	189	0
		Total	22,225

Stamp duty calc - Residual		
Land payment		111,865
	Total	0

Stamp duty calc - AP		
Land payment		437,500
	Total	11,375

Building Safety Levy			
Greenfield	33.91	75,510	
Brownfield	0.00	0	
		Total	75,510

Pre CIL s106	5,000	£/ Unit (all)	
		Total	175,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	175,000

CIL	290.91	£/sqm	**647,793**

BNG	0.15%	**Total**	10,454

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,897.85	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.96	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,935.81	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			7	7	7	7	7																	
Market Housing				0	0	0	1,952,148	1,952,148	1,952,148	1,952,148	1,952,148	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	78,770	78,770	78,770	78,770	78,770	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	118,335	118,335	118,335	118,335	118,335	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	179,225	179,225	179,225	179,225	179,225	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,328,477**	**2,328,477**	**2,328,477**	**2,328,477**	**2,328,477**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,678																							
Planning Fee	22,225																							
Professional	357,697		357,697																					
Build Cost - BCIS Base		0	464,617	929,233	1,393,850	1,393,850	1,393,850	929,233	464,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	206,004	23,333	35,000	261,727	50,102	38,435	253,496	15,102	15,102	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	697	1,394	2,091	2,091	2,091	1,394	697	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,615	23,231	34,846	34,846	34,846	23,231	11,615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	69,854	69,854	69,854	69,854	69,854	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,642	11,642	11,642	11,642	11,642	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**381,600**	**0**	**1,040,630**	**977,191**	**1,465,787**	**1,692,514**	**1,562,386**	**1,073,790**	**811,922**	**96,599**	**96,599**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**111,865**																							
Interest		9,252	9,426	29,114	47,983	76,366	109,532	97,222	75,519	48,500	7,562	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,708,129
ordable for Rent																								112,899
First Homes																								0
Cash Flow	-493,465	-9,252	-1,050,056	-1,006,306	-1,513,770	-1,768,880	656,559	1,157,465	1,441,036	2,183,379	2,224,317	0	0	0	0	0	0	0	0	0	0	0	0	-1,821,028
Opening Balance	0																							
Closing Balance	-493,465	-502,717	-1,552,773	-2,559,079	-4,072,848	-5,841,728	-5,185,169	-4,027,703	-2,586,667	-403,289	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	0

APP 10a. Battle, Rural North and West
Site 13

Site 13 **13 Greenfield 20** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					20	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	102.31	102.31		65.00%	13	4,400	5,852,000	1,330
Affordable Overall				35%	7			
Social Rent	60.83	56.67		12.25%	2	1,531	212,554	149
Affordable Rent	63.13	60.00		12.25%	2	2,300	338,100	155
Shared Ownersl	70.00	70.00		10.50%	2	3,080	452,760	147
First Homes	70.00	70.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.571	ha		35	/ha		**6,855,414**	**1,781**
SITE AREA - Gro	0.762	ha		26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		254,746	445,805	334,354
Existing Use Value		19,048		25,000
Uplift	0%	0		0
Plus /ha	350,000	266,667		350,000
Benchmark Land Value		**285,714**		**375,000**
Additional Profit		**-1,025,930**	**-771**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 20,935,863

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					254,746	
	Land			2,237		
	Stamp Duty			0		
	Easements etc.			3,821	6,058	
	Legals /Acquisition		1.50%			
Fees				12,700		
	Planning			400,896	413,596	
	Professional		10.00%			
CONSTRUCTION				3,465,603		
	Build Cost	BCIS +	1,946	45,500		
		Extras		47,800		
		Unit extras	2,390.00	346,560		
		Site	10.00%	5,858		
	BNG			97,637		
	Contingency	2.50%		0		
	Abnormals	0.00%		0	4,008,958	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	205,662		
	Legals	%	0.5%	34,277		
		£/unit	0	0		
	Misc.	%	0.0%	0	239,939	**4,923,298**

Developers Profit				
	Market Housing	% Value	17.50%	**1,024,100**
	Affordable Hou	% Value	6.00%	**60,205**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		254,746
	Total	2,237

Stamp duty calc - AP		
Land payment		285,714
	Total	3,786

Building Safety Levy			
Greenfield	33.91	45,100	
Brownfield	0.00	0	
		Total	45,100

Pre CIL s106	5,000	£/ Unit (all)	
		Total	100,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	100,000

CIL	290.91	£/sqm	**386,910**

BNG	0.15%	**Total**	5,858

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,908.04	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.16	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,946.20	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,463,000	1,463,000	1,463,000	1,463,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	53,138	53,138	53,138	53,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	84,525	84,525	84,525	84,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	113,190	113,190	113,190	113,190	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,713,853**	**1,713,853**	**1,713,853**	**1,713,853**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	2,237																							
Easements etc.	0																							
Legals Acquisition	3,821																							
Planning Fee	12,700																							
Professional	200,448			200,448																				
Build Cost - BCIS Base		0	325,455	650,911	976,366	976,366	650,911	325,455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	124,406	16,667	25,000	160,419	27,942	19,608	146,694	11,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	488	976	1,465	1,465	976	488	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	8,136	16,273	24,409	24,409	16,273	8,136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	51,416	51,416	51,416	51,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,569	8,569	8,569	8,569	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**219,207**	**0**	**658,934**	**684,826**	**1,027,239**	**1,162,658**	**756,086**	**413,673**	**206,679**	**71,260**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**254,746**																							
Interest		8,887	9,053	21,578	34,823	54,737	77,563	61,059	37,826	10,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,024,100
Affordable for Rent																								60,205
First Homes																								0
Cash Flow	-473,953	-8,887	-667,987	-706,404	-1,062,063	-1,217,395	880,204	1,239,121	1,469,349	1,632,318	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,084,305
Opening Balance	0																							
Closing Balance	-473,953	-482,839	-1,150,827	-1,857,231	-2,919,294	-4,136,688	-3,256,484	-2,017,363	-548,013	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	0

APP 10a. Battle, Rural North and West
Site 14

Site 14 **14 Greenfield 12** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					12	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	95.00	95.00		65.00%	8	4,400	3,260,400	741
Affordable Overall				35%	4.2			
Social Rent	63.13	60.00		12.25%	1	1,531	135,034	93
Affordable Rent	56.25	50.00		12.25%	1	2,300	169,050	83
Shared Ownersl	70.00	70.00		10.50%	1	3,080	271,656	88
First Homes	70.00	70.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.343	ha		35	/ha		**3,836,140**	**1,005**
SITE AREA - Gro	0.381	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	146,688	427,840	385,056
Existing Use Value	28,571		75,000
Uplift 0%	0		0
Plus /ha 350,000	133,333		350,000
Benchmark Land Value	**161,905**		**425,000**
Additional Profit	**-1,829,853**	**-2,469**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 39,972,456

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				146,688	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	2,200	2,200	
Fees						
	Planning			7,620		
	Professional		10.00%	223,501	231,121	
CONSTRUCTION						
	Build Cost	BCIS +	1,934	1,943,336		
		Extras		25,000		
		Unit extras	1,220.00	14,640		
		Site	10.00%	194,334		
	BNG			3,266		
	Contingency	2.50%		54,433		
	Abnormals	0.00%		0		
				0	2,235,008	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	115,084		
	Legals	%	0.5%	19,181		
		£/unit	0	0		
	Misc.	%	0.0%	0	134,265	**2,749,283**

Developers Profit				
	Market Housing	% Value	17.50%	**570,570**
	Affordable Hou:	% Value	6.00%	**34,544**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		146,688
	Total	0

Stamp duty calc - AP		
Land payment		161,905
	Total	238

Building Safety Levy			
Greenfield	33.91	25,127	
Brownfield	0.00	0	
		Total	25,127

Pre CIL s106	5,000	£/ Unit (all)	
		Total	60,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	60,000

CIL	290.91	£/sqm	**215,564**

BNG	0.15%	**Total**	3,266

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,896.35	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.93	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,934.28	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			4	4	4																			
Market Housing				0	0	0	1,086,800	1,086,800	1,086,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	45,011	45,011	45,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	56,350	56,350	56,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	90,552	90,552	90,552	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,278,713**	**1,278,713**	**1,278,713**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	2,200																							
Planning Fee	7,620																							
Professional	111,750		111,750																					
Build Cost - BCIS Base		0	241,923	483,847	725,770	483,847	241,923	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	6,667	121,115	20,000	121,115	15,042	8,376	8,376	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	363	726	1,089	726	363	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,048	12,096	18,144	12,096	6,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	38,361	38,361	38,361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,394	6,394	6,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**121,571**	**0**	**366,751**	**617,784**	**765,003**	**617,784**	**308,132**	**53,131**	**53,131**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**146,688**																							
Interest		5,030	5,124	12,097	23,907	38,699	51,008	33,766	11,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								570,570
ordable for Rent																								34,544
First Homes																								0
Cash Flow	-268,259	-5,030	-371,876	-629,881	-788,910	-656,483	919,573	1,191,816	1,214,163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-605,114
Opening Balance	0																							
Closing Balance	-268,259	-273,289	-645,165	-1,275,045	-2,063,955	-2,720,439	-1,800,865	-609,049	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	0

APP 10a. Battle, Rural North and West
Site 15

Site 15 **15 Greenfield 9** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	101.67	101.67		65.00%	6	4,400	2,616,900	595
Affordable Overall				35%	3.15			
Social Rent	56.25	50.00		12.25%	1	1,531	84,396	62
Affordable Rent	56.25	50.00		12.25%	1	2,300	126,788	62
Shared Ownersl	84.00	84.00		10.50%	1	3,080	244,490	79
First Homes	84.00	84.00		0.00%	0	2,976	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.257	ha		35	/ha		**3,072,574**	**798**
SITE AREA - Gro	0.286	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**151,560**	**589,400**	**530,460**
Existing Use Value	21,429		75,000
Uplift 0%	0		0
Plus /ha 350,000	100,000		350,000
Benchmark Land Value	**121,429**		**425,000**
Additional Profit	**-718,924**	**-1,209**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 16,492,425

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					151,560	
	Land			31		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	2,273	2,305	
Fees						
	Planning			5,715		
	Professional		10.00%	179,938	185,653	
CONSTRUCTION						
	Build Cost	BCIS +	1,961	1,564,953		
		Extras		20,500		
		Unit extras	1,220.00	10,980		
		Site	10.00%	156,495		
	BNG			2,629		
	Contingency	2.50%		43,823		
	Abnormals	0.00%		0		
				0	1,799,381	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	92,177		
	Legals	%	0.5%	15,363		
		£/unit	0	0		
	Misc.	%	0.0%	0	107,540	**2,246,439**

Developers Profit				
	Market Housing	% Value	17.50%	**457,958**
	Affordable Hou	% Value	6.00%	**27,340**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		151,560
	Total	31

Stamp duty calc - AP		
Land payment		121,429
	Total	0

Building Safety Levy			
Greenfield	33.91	20,168	
Brownfield	0.00	0	
		Total	20,168

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	290.91	£/sqm	**173,019**

BNG	0.15%	**Total**	2,629

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,922.25	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.45	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,960.70	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	872,300	872,300	872,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	28,132	28,132	28,132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	42,263	42,263	42,263	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	81,497	81,497	81,497	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,024,191**	**1,024,191**	**1,024,191**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	31																							
Easements etc.	0																							
Legals Acquisition	2,273																							
Planning Fee	5,715																							
Professional	89,969		89,969																					
Build Cost - BCIS Base		0	194,770	389,540	584,309	389,540	194,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	86,509	0	86,509	6,723	6,723	6,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	292	584	876	584	292	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,869	9,738	14,608	9,738	4,869	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	30,726	30,726	30,726	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,121	5,121	5,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**97,989**	**0**	**289,900**	**486,372**	**599,794**	**486,372**	**242,501**	**42,569**	**42,569**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**151,560**																							
Interest		4,679	4,767	10,292	19,604	31,218	40,923	27,033	9,135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								457,958
ordable for Rent																								27,340
First Homes																								0
Cash Flow	-249,549	-4,679	-294,667	-496,664	-619,398	-517,590	740,768	954,589	972,487	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-485,298
Opening Balance	0																							
Closing Balance	-249,549	-254,228	-548,895	-1,045,559	-1,664,956	-2,182,546	-1,441,778	-487,189	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	0

APP 10a. Battle, Rural North and West
Site 16

Site 16	16	Greenfield 6	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					6	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	113.33	113.33		65.00%	4	4,400	1,944,800	442
Affordable Overall				35%	2.1			
Social Rent	56.25	50.00		12.25%	1	1,531	56,264	41
Affordable Rent	56.25	50.00		12.25%	1	2,300	84,525	41
Shared Ownersl	70.00	70.00		10.50%	1	3,080	135,828	44
First Homes	70.00	70.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.171	ha		35	/ha		2,221,417	569
SITE AREA - Gro	0.190	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	17,528	102,246	92,021
Existing Use Value	14,286		75,000
Uplift 0%	0		0
Plus /ha 350,000	66,667		350,000
Benchmark Land Value	80,952		425,000
Additional Profit	-547,275	-1,238	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 10,697,982

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					17,528	
	Land			0		
	Stamp Duty			0		
	Easements etc.			263	263	
	Legals /Acquisition		1.50%			
Fees						
	Planning			3,810		
	Professional		10.00%	138,364	142,174	
CONSTRUCTION						
	Build Cost	BCIS +	2,078	1,181,910		
		Extras		40,500		
		Unit extras	1,220.00	7,320		
		Site	10.00%	118,191		
	BNG			2,022		
	Contingency	2.50%		33,698		
	Abnormals	0.00%		0		
				0	1,383,641	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	66,643		
	Legals	%	0.5%	11,107		
		£/unit	0	0		
	Misc.	%	0.0%	0	77,750	**1,621,356**

Developers Profit				
	Market Housing	% Value	17.50%	**340,340**
	Affordable Hou:	% Value	6.00%	**16,597**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		17,528
	Total	0

Stamp duty calc - AP		
Land payment		80,952
	Total	0

Building Safety Levy			
Greenfield	33.91	14,988	
Brownfield	0.00	0	
		Total	14,988

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	290.91	£/sqm	**128,582**

BNG	0.15%	**Total**	2,022

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,037.20	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		40.74	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,077.95	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2	2																			
Market Housing				0	0	0	648,267	648,267	648,267	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	18,755	18,755	18,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	28,175	28,175	28,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	45,276	45,276	45,276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**740,472**	**740,472**	**740,472**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	263																							
Planning Fee	3,810																							
Professional	69,182		69,182																					
Build Cost - BCIS Base		0	149,769	299,538	449,307	299,538	149,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	64,291	0	64,291	4,996	4,996	4,996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	225	449	674	449	225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	3,744	7,488	11,233	7,488	3,744	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	22,214	22,214	22,214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,702	3,702	3,702	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**73,255**	**0**	**222,920**	**371,767**	**461,214**	**371,767**	**184,651**	**30,913**	**30,913**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**17,528**																							
Interest		1,702	1,734	5,946	13,028	21,921	29,302	19,430	6,490	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								340,340
ordable for Rent																								16,597
First Homes																								0
Cash Flow	-90,783	-1,702	-224,654	-377,713	-474,242	-393,687	526,520	690,130	703,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-356,937
Opening Balance	0																							
Closing Balance	-90,783	-92,485	-317,139	-694,853	-1,169,095	-1,562,782	-1,036,263	-346,133	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	0

APP 10a. Battle, Rural North and West
Site 17

Site 17	17	Greenfield 5	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					5	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	91.67	91.67		65.00%	3	4,400	1,310,833	298
Affordable Overall				35%	1.75			
Social Rent	56.25	50.00		12.25%	1	1,531	46,887	34
Affordable Rent	56.25	50.00		12.25%	1	2,300	70,438	34
Shared Ownersl	70.00	70.00		10.50%	1	3,080	113,190	37
First Homes	70.00	70.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent	0	per unit			0		
	Affordable Rent	0				0		
	Shared Ownersl	0				0		
	First Homes	0				0	0	
SITE AREA - Net	0.143	ha		35	/ha		**1,541,348**	**404**
SITE AREA - Gro	0.159	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**104,434**	**731,037**	**657,933**
Existing Use Value	11,905		75,000
Uplift 0%	0		0
Plus /ha 350,000	55,556		350,000
Benchmark Land Value	**67,460**		**425,000**
Additional Profit	**145,176**	**487**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -2,802,503

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					104,434	
	Land			0		
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,567	1,567	
Fees						
	Planning			3,175		
	Professional		10.00%	87,284	90,459	
CONSTRUCTION						
	Build Cost	BCIS +	1,888	762,004		
		Extras		6,000		
		Unit extras	1,220.00	6,100		
		Site	10.00%	76,200		
	BNG			1,275		
	Contingency	2.50%		21,258		
	Abnormals	0.00%		0		
				0	872,838	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	46,240		
	Legals	%	0.5%	7,707		
		£/unit	0	0		
	Misc.	%	0.0%	0	53,947	**1,123,244**

Developers Profit				
	Market Housing	% Value	17.50%	**229,396**
	Affordable Hou:	% Value	6.00%	**13,831**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	5		
No dwgs under	5	635	3,175
No dwgs over 5	0	189	0
		Total	3,175

Stamp duty calc - Residual		
Land payment		104,434
	Total	0

Stamp duty calc - AP		
Land payment		67,460
	Total	0

Building Safety Levy			
Greenfield	33.91	10,102	
Brownfield	0.00	0	
		Total	10,102

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	290.91	£/sqm	**86,667**

BNG	0.15%	**Total**	1,275

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,851.12	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.02	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,888.15	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			1	2	2																			
Market Housing				0	0	0	262,167	524,333	524,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	9,377	18,755	18,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	14,088	28,175	28,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	22,638	45,276	45,276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**308,270**	**616,539**	**616,539**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,567																							
Planning Fee	3,175																							
Professional	43,642		43,642																					
Build Cost - BCIS Base		0	56,687	170,061	283,435	226,748	113,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	43,333	0	43,333	2,020	4,041	4,041	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	85	255	425	340	170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,417	4,252	7,086	5,669	2,834	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	9,248	18,496	18,496	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,541	3,083	3,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**48,384**	**0**	**101,831**	**217,901**	**290,946**	**276,090**	**129,188**	**25,620**	**25,620**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**104,434**																							
Interest		2,865	2,919	4,883	9,060	14,685	20,137	17,157	6,399	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								229,396
ordable for Rent																								13,831
First Homes																								0
Cash Flow	-152,818	-2,865	-104,750	-222,784	-300,006	-290,776	158,944	573,762	584,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-243,227
Opening Balance	0																							
Closing Balance	-152,818	-155,683	-260,433	-483,217	-783,223	-1,073,999	-915,055	-341,293	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	0

APP 10a. Battle, Rural North and West
Site 18

Site 18	18	Greenfield 3	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					3	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	105.00	105.00		65.00%	2	4,400	900,900	205
Affordable Overall				35%	1.05			
Social Rent	56.25	50.00		12.25%	0	1,531	28,132	21
Affordable Rent	56.25	50.00		12.25%	0	2,300	42,263	21
Shared Ownersl	56.25	50.00		10.50%	0	3,080	48,510	18
First Homes	56.25	50.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.067	ha		45	/ha		**1,019,805**	**264**
SITE AREA - Gro	0.074	ha		41	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**49,105**	**736,575**	**662,918**
Existing Use Value	5,556		75,000
Uplift 0%	0		0
Plus /ha 350,000	25,926		350,000
Benchmark Land Value	**31,481**		**425,000**
Additional Profit	**117,583**	**574**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -2,310,457

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				49,105	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	737	737	
Fees						
	Planning			1,905		
	Professional		10.00%	59,314	61,219	
CONSTRUCTION						
	Build Cost	BCIS +	1,973	520,610		
		Extras		1,500		
		Unit extras	1,220.00	3,660		
		Site	10.00%	52,061		
	BNG			867		
	Contingency	2.50%		14,446		
	Abnormals	0.00%		0		
				0	593,143	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	30,594		
	Legals	%	0.5%	5,099		
		£/unit	0	0		
	Misc.	%	0.0%	0	35,693	**739,898**

Developers Profit				
	Market Housing	% Value	17.50%	**157,658**
	Affordable Hou:	% Value	6.00%	**7,134**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	635	1,905
No dwgs over 5	0	189	0
		Total	1,905

Stamp duty calc - Residual		
Land payment		49,105
	Total	0

Stamp duty calc - AP		
Land payment		31,481
	Total	0

Building Safety Levy			
Greenfield	33.91	6,943	
Brownfield	0.00	0	
		Total	6,943

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	290.91	£/sqm	**59,564**

BNG	0.15%	**Total**	867

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,934.71	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.69	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,973.41	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			1	1	1																			
Market Housing				0	0	0	300,300	300,300	300,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	9,377	9,377	9,377	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	14,088	14,088	14,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	16,170	16,170	16,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**339,935**	**339,935**	**339,935**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	737																							
Planning Fee	1,905																							
Professional	29,657		29,657																					
Build Cost - BCIS Base		0	64,203	128,407	192,610	128,407	64,203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	29,782	0	29,782	2,314	2,314	2,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	96	193	289	193	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,605	3,210	4,815	3,210	1,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	10,198	10,198	10,198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,700	1,700	1,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**32,299**	**0**	**95,562**	**161,592**	**197,714**	**161,592**	**80,117**	**14,212**	**14,212**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**49,105**																							
Interest		1,526	1,555	3,376	6,469	10,297	13,520	8,902	2,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								157,658
ordable for Rent																								7,134
First Homes																								0
Cash Flow	-81,404	-1,526	-97,117	-164,967	-204,183	-171,889	246,298	316,820	322,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-164,792
Opening Balance	0																							
Closing Balance	-81,404	-82,930	-180,047	-345,015	-549,198	-721,087	-474,790	-157,969	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	0

APP 10a. Battle, Rural North and West
Site 19

Site 19 **19 Greenfield 3 LD** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					3	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	105.00	105.00		65.00%	2	4,400	900,900	205
Affordable Overall				35%	1.05			
Social Rent	56.25	50.00		12.25%	0	1,531	28,132	21
Affordable Rent	56.25	50.00		12.25%	0	2,300	42,263	21
Shared Ownersl	56.25	50.00		10.50%	0	3,080	48,510	18
First Homes	56.25	50.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.086	ha		35	/ha		**1,019,805**	**264**
SITE AREA - Gro	0.095	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**43,172**	**503,669**	**453,302**
Existing Use Value	7,143		75,000
Uplift 0%	0		0
Plus /ha 350,000	33,333		350,000
Benchmark Land Value	**40,476**		**425,000**
Additional Profit	**27,422**	**134**	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -643,166

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				43,172	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	648	648	
Fees						
	Planning			1,905		
	Professional		10.00%	58,544	60,449	
CONSTRUCTION						
	Build Cost	BCIS +	1,942	512,426		
		Extras		3,000		
		Unit extras	1,220.00	3,660		
		Site	10.00%	51,243		
	BNG			855		
	Contingency	2.50%		14,258		
	Abnormals	0.00%		0		
				0	585,443	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	30,594		
	Legals	%	0.5%	5,099		
		£/unit	0	0		
	Misc.	%	0.0%	0	35,693	**725,405**

Developers Profit				
	Market Housing	% Value	17.50%	**157,658**
	Affordable Hou	% Value	6.00%	**7,134**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	635	1,905
No dwgs over 5	0	189	0
		Total	1,905

Stamp duty calc - Residual		
Land payment		43,172
	Total	0

Stamp duty calc - AP		
Land payment		40,476
	Total	0

Building Safety Levy			
Greenfield	33.91	6,943	
Brownfield	0.00	0	
		Total	6,943

Pre CIL s106	5,000	£/ Unit (all)	
		Total	15,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	15,000

CIL	290.91	£/sqm	**59,564**

BNG	0.15%	**Total**	855

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,904.30	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.09	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,942.39	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			1	1	1																			
Market Housing				0	0	0	300,300	300,300	300,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	9,377	9,377	9,377	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	14,088	14,088	14,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	16,170	16,170	16,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**339,935**	**339,935**	**339,935**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	648																							
Planning Fee	1,905																							
Professional	29,272		29,272																					
Build Cost - BCIS Base		0	63,370	126,740	190,110	126,740	63,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	1,667	33,115	5,000	33,115	3,981	2,314	2,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	95	190	285	190	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,584	3,168	4,753	3,168	1,584	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	10,198	10,198	10,198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,700	1,700	1,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**31,825**	**0**	**95,988**	**163,214**	**200,148**	**163,214**	**80,928**	**14,212**	**14,212**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**43,172**																							
Interest		1,406	1,433	3,259	6,381	10,253	13,505	8,902	2,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								157,658
ordable for Rent																								7,134
First Homes																								0
Cash Flow	-74,997	-1,406	-97,421	-166,473	-206,528	-173,467	245,501	316,820	322,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-164,792
Opening Balance	0																							
Closing Balance	-74,997	-76,403	-173,823	-340,296	-546,824	-720,291	-474,790	-157,969	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	0

APP 10a. Battle, Rural North and West
Site 20

Site 20 **20 Large Brownfie** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	93.36	93.09		65.00%	163	4,395	66,486,574	15,170
Affordable Overall				35%	87.5			
Social Rent	67.35	64.32		12.25%	31	1,531	3,015,885	2,062
Affordable Rent	67.35	64.32		12.25%	31	2,300	4,530,722	2,062
Shared Ownersl	73.05	71.85		10.50%	26	3,077	5,802,633	1,918
First Homes	73.05	71.85		0.00%	0	3,000	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	4.167	ha			60	/ha	**79,835,814**	**21,213**
SITE AREA - Gro	8.333	ha			30	/ha		

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**5,443,712**	**1,306,491**	**653,245**
Existing Use Value	8,333,333		1,000,000
Uplift 20%	1,666,667		200,000
Plus /ha 0	0		0
Benchmark Land Value	**10,000,000**		**1,200,000**
Additional Profit	**9,948,236**	**656** £/m2	

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -292,442,065

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					5,443,712	
	Land			261,686		
	Stamp Duty			0		
	Easements etc.			81,656	343,341	
	Legals /Acquisition		1.50%			
Fees						
	Planning			69,550		
	Professional		10.00%	4,525,419	4,594,969	
CONSTRUCTION						
	Build Cost	BCIS +	1,649	34,982,641		
		Extras		312,000		
		Unit extras	2,390.00	597,500		
		Site	15.00%	5,247,396		
	BNG			308,547		
	Contingency	5.00%		2,056,977		
	Abnormals	5.00%		1,749,132		
				0	45,254,193	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,395,074		
	Legals	%	0.5%	399,179		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,794,253	**58,430,469**

Developers Profit				
	Market Housing	% Value	17.50%	**11,635,150**
	Affordable Hou	% Value	6.00%	**800,954**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		5,443,712
	Total	261,686

Stamp duty calc - AP		
Land payment		10,000,000
	Total	489,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	257,139	
		Total	257,139

Pre CIL s106	12,000	£/ Unit (all)	
		Total	3,000,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	3,000,000

CIL	290.91	£/sqm	**4,413,229**

BNG	0.75%	**Total**	308,547

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,616.78	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		32.34	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,649.12	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50																			
Market Housing		13,297,315	13,297,315	13,297,315	13,297,315	13,297,315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		603,177	603,177	603,177	603,177	603,177	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		906,144	906,144	906,144	906,144	906,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,160,527	1,160,527	1,160,527	1,160,527	1,160,527	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**15,967,163**	**15,967,163**	**15,967,163**	**15,967,163**	**15,967,163**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	261,686																							
Easements etc.	0																							
Legals Acquisition	81,656																							
Planning Fee	69,550																							
Professional	4,525,419																							
Build Cost - BCIS Base		8,227,907	8,227,907	8,227,907	8,227,907	8,227,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		651,428	1,975,397	651,428	651,428	2,196,058	0	0	1,544,630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		61,709	61,709	61,709	61,709	61,709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		411,395	411,395	411,395	411,395	411,395	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		349,826	349,826	349,826	349,826	349,826	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	479,015	479,015	479,015	479,015	479,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	79,836	79,836	79,836	79,836	79,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**4,938,311**	**10,261,117**	**11,585,086**	**10,261,117**	**10,261,117**	**11,805,747**	**0**	**0**	**1,544,630**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**5,443,712**																							
Interest		778,652	409,097	111,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								11,635,150
rdable for Rent																								800,954
First Homes																								0
Cash Flow	-10,382,023	4,927,394	3,972,980	5,594,922	5,706,046	4,161,416	0	0	-1,544,630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-12,436,105
Opening Balance	0																							
Closing Balance	-10,382,023	-5,454,628	-1,481,649	4,113,274	9,819,320	13,980,735	13,980,735	13,980,735	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	0

APP 10a. Battle, Rural North and West
Site 21

Site 21	21	Brownfield 80	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					80	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	92.57	92.21		65.00%	52	4,394	21,068,000	4,814
Affordable Overall				35%	28			
Social Rent	70.00	67.50		12.25%	10	1,531	1,012,757	686
Affordable Rent	70.00	67.50		12.25%	10	2,300	1,521,450	686
Shared Ownersl	70.06	68.50		10.50%	8	3,076	1,769,712	589
First Homes	70.06	68.50		0.00%	0	3,045	0	0
Grant and Subsi	Social Rent	0	per unit			0		
	Affordable Rent	0				0		
	Shared Ownersl	0				0		
	First Homes	0				0	0	
SITE AREA - Net	1.333	ha		60	/ha		**25,371,919**	**6,774**
SITE AREA - Gro	1.778	ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-784,958**	**-588,719**	**-441,539**
Existing Use Value	1,777,778		1,000,000
Uplift 20%	355,556		200,000
Plus /ha 0	0		0
Benchmark Land Value	**2,133,333**		**1,200,000**
Additional Profit	**-5,480,513**	**-1,139**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 15,908,793

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-784,958	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-11,774	-11,774	
Fees						
	Planning			37,420		
	Professional		10.00%	1,637,689	1,675,109	
CONSTRUCTION						
	Build Cost	BCIS +	1,873	12,691,021		
		Extras		100,500		
		Unit extras	2,390.00	191,200		
		Site	15.00%	1,903,653		
	BNG			111,648		
	Contingency	5.00%		744,319		
	Abnormals	5.00%		634,551		
				0	16,376,892	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	761,158		
	Legals	%	0.5%	126,860		
		£/unit	0	0		
	Misc.	%	0.0%	0	888,017	**18,143,286**

Developers Profit				
	Market Housing	% Value	17.50%	**3,686,900**
	Affordable Hou	% Value	6.00%	**258,235**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		-784,958
	Total	0

Stamp duty calc - AP		
Land payment		2,133,333
	Total	96,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	81,593	
		Total	81,593

Pre CIL s106	10,000	£/ Unit (all)	
		Total	800,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	800,000

CIL	290.91	£/sqm	**1,400,368**

BNG	0.75%	**Total**	111,648

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,836.68	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.73	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,873.41	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10	10	10														
Market Housing				0	0	0	2,633,500	2,633,500	2,633,500	2,633,500	2,633,500	2,633,500	2,633,500	2,633,500	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	126,595	126,595	126,595	126,595	126,595	126,595	126,595	126,595	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	190,181	190,181	190,181	190,181	190,181	190,181	190,181	190,181	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	221,214	221,214	221,214	221,214	221,214	221,214	221,214	221,214	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,171,490**	**3,171,490**	**3,171,490**	**3,171,490**	**3,171,490**	**3,171,490**	**3,171,490**	**3,171,490**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-11,774																							
Planning Fee	37,420																							
Professional	818,845		818,845																					
Build Cost - BCIS Base		0	620,266	1,240,531	1,860,797	1,860,797	1,860,797	1,860,797	1,860,797	1,860,797	1,240,531	620,266	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	453,444	66,667	100,000	590,129	110,199	110,199	600,328	110,199	76,866	43,532	10,199	10,199	0	0	0	0	0	0	0	0	0	0
BNG		0	4,652	9,304	13,956	13,956	13,956	13,956	13,956	13,956	9,304	4,652	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	31,013	62,027	93,040	93,040	93,040	93,040	93,040	93,040	62,027	31,013	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,440	52,879	79,319	79,319	79,319	79,319	79,319	79,319	52,879	26,440	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	95,145	95,145	95,145	95,145	95,145	95,145	95,145	95,145	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	15,857	15,857	15,857	15,857	15,857	15,857	15,857	15,857	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**844,491**	**0**	**1,954,659**	**1,431,408**	**2,147,111**	**2,637,240**	**2,268,313**	**2,268,313**	**2,758,442**	**2,268,313**	**1,552,609**	**836,905**	**121,201**	**121,201**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-784,958**																							
Interest		1,116	1,137	37,808	65,356	106,840	158,291	144,325	130,096	124,791	110,196	81,908	39,671	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,686,900
ordable for Rent																								258,235
First Homes																								0
Cash Flow	-59,532	-1,116	-1,955,796	-1,469,216	-2,212,468	-2,744,080	744,886	758,852	282,952	778,386	1,508,685	2,252,676	3,010,618	3,050,289	0	0	0	0	0	0	0	0	0	-3,945,135
Opening Balance	0																							
Closing Balance	-59,532	-60,649	-2,016,445	-3,485,661	-5,698,128	-8,442,208	-7,697,323	-6,938,470	-6,655,518	-5,877,132	-4,368,448	-2,115,771	894,847	3,945,135	3,945,135	3,945,135	3,945,135	3,945,135	3,945,135	3,945,135	3,945,135	3,945,135	3,945,135	0

APP 10a. Battle, Rural North and West
Site 22

Site 22	22	Brownfield 60	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	94.01	93.85		65.00%	39	4,397	16,094,000	3,666
Affordable Overall				35%	21			
Social Rent	66.63	63.50		12.25%	7	1,531	714,556	490
Affordable Rent	64.14	60.57		12.25%	7	2,300	1,023,960	471
Shared Ownersl	72.38	71.33		10.50%	6	3,078	1,383,292	456
First Homes	72.38	71.33		0.00%	0	3,038	0	0
Grant and Subsi	Social Rent	0	per unit			0		
	Affordable Rent	0				0		
	Shared Ownersl	0				0		
	First Homes	0				0	0	
SITE AREA - Net	1.000	ha		60	/ha		**19,215,808**	**5,083**
SITE AREA - Gro	1.333	ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-515,458**	**-515,458**	**-386,593**
Existing Use Value	1,333,333		1,000,000
Uplift 20%	266,667		200,000
Plus /ha 0	0		0
Benchmark Land Value	**1,600,000**		**1,200,000**
Additional Profit	**-2,022,992**	**-552**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -22,332,227

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-515,458	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-7,732	-7,732	
Fees						
	Planning			33,640		
	Professional		10.00%	1,229,847	1,263,487	
CONSTRUCTION						
	Build Cost	BCIS +	1,875	9,531,057		
		Extras		75,000		
		Unit extras	2,390.00	143,400		
		Site	15.00%	1,429,659		
	BNG			83,843		
	Contingency	5.00%		558,956		
	Abnormals	5.00%		476,553		
				0	12,298,468	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	576,474		
	Legals	%	0.5%	96,079		
		£/unit	0	0		
	Misc.	%	0.0%	0	672,553	**13,711,319**

Developers Profit				
	Market Housing	% Value	17.50%	**2,816,450**
	Affordable Hou	% Value	6.00%	**187,309**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-515,458
	Total	0

Stamp duty calc - AP		
Land payment		1,600,000
	Total	69,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	62,143	
		Total	62,143

Pre CIL s106	10,000	£/ Unit (all)	
		Total	600,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	600,000

CIL	290.91	£/sqm	**1,066,549**

BNG	0.75%	**Total**	83,843

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,838.19	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.76	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,874.95	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,682,333	2,682,333	2,682,333	2,682,333	2,682,333	2,682,333	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	119,093	119,093	119,093	119,093	119,093	119,093	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	170,660	170,660	170,660	170,660	170,660	170,660	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	230,549	230,549	230,549	230,549	230,549	230,549	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,202,635**	**3,202,635**	**3,202,635**	**3,202,635**	**3,202,635**	**3,202,635**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-7,732																							
Planning Fee	33,640																							
Professional	614,923		614,923																					
Build Cost - BCIS Base		0	621,062	1,242,124	1,863,186	1,863,186	1,863,186	1,863,186	1,242,124	621,062	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	353,298	66,667	100,000	473,292	110,357	110,357	450,316	43,690	10,357	10,357	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,658	9,316	13,974	13,974	13,974	13,974	9,316	4,658	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	31,053	62,106	93,159	93,159	93,159	93,159	62,106	31,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,475	52,950	79,425	79,425	79,425	79,425	52,950	26,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	96,079	96,079	96,079	96,079	96,079	96,079	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,013	16,013	16,013	16,013	16,013	16,013	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**640,832**	**0**	**1,651,470**	**1,433,163**	**2,149,745**	**2,523,037**	**2,272,194**	**2,272,194**	**1,928,905**	**839,031**	**122,449**	**122,449**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-515,458**																							
Interest		2,351	2,395	33,405	60,903	102,353	151,579	136,975	122,097	100,504	58,071	1,407	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,816,450
ordable for Rent																								187,309
First Homes																								0
Cash Flow	-125,374	-2,351	-1,653,864	-1,466,568	-2,210,648	-2,625,389	778,862	793,466	1,151,633	2,263,099	3,022,114	3,078,779	0	0	0	0	0	0	0	0	0	0	0	-3,003,759
Opening Balance	0																							
Closing Balance	-125,374	-127,725	-1,781,589	-3,248,157	-5,458,805	-8,084,194	-7,305,332	-6,511,866	-5,360,234	-3,097,134	-75,020	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	0

APP 10a. Battle, Rural North and West
Site 23

Site 23	23	Brownfield 60 l	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.90	99.74		65.00%	39	4,397	17,106,000	3,896
Affordable Overall				35%	21			
Social Rent	66.63	63.50		12.25%	7	1,531	714,556	490
Affordable Rent	64.14	60.57		12.25%	7	2,300	1,023,960	471
Shared Ownersl	73.88	72.83		10.50%	6	3,078	1,412,432	465
First Homes	73.88	72.83		0.00%	0	2,976	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.500	ha		40	/ha		**20,256,948**	**5,323**
SITE AREA - Gro	2.000	ha		30	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-1,000,071**	**-666,714**	**-500,036**
Existing Use Value		2,000,000		1,000,000
Uplift	20%	400,000		200,000
Plus /ha	0	0		0
Benchmark Land Value		**2,400,000**		**1,200,000**

Additional Profit	**-767,520**	**-197** £/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -85,686,097

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-1,000,071	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-15,001	-15,001	
Fees						
	Planning			33,640		
	Professional		10.00%	1,342,561	1,376,201	
CONSTRUCTION						
	Build Cost	BCIS +	1,948	10,371,176		
		Extras		135,000		
		Unit extras	2,390.00	143,400		
		Site	15.00%	1,555,676		
	BNG			91,539		
	Contingency	5.00%		610,263		
	Abnormals	5.00%		518,559		
				0	13,425,613	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	607,708		
	Legals	%	0.5%	101,285		
		£/unit	0	0		
	Misc.	%	0.0%	0	708,993	**14,495,736**

Developers Profit				
	Market Housing	% Value	17.50%	**2,993,550**
	Affordable Hou:	% Value	6.00%	**189,057**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-1,000,071
	Total	0

Stamp duty calc - AP		
Land payment		2,400,000
	Total	109,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	66,041	
		Total	66,041

Pre CIL s106	10,000	£/ Unit (all)	
		Total	600,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	600,000

CIL	290.91	£/sqm	**1,133,458**

BNG	0.75%	**Total**	91,539

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,910.24	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.20	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,948.44	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,851,000	2,851,000	2,851,000	2,851,000	2,851,000	2,851,000	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	119,093	119,093	119,093	119,093	119,093	119,093	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	170,660	170,660	170,660	170,660	170,660	170,660	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	235,405	235,405	235,405	235,405	235,405	235,405	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,376,158**	**3,376,158**	**3,376,158**	**3,376,158**	**3,376,158**	**3,376,158**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-15,001																							
Planning Fee	33,640																							
Professional	671,281		671,281																					
Build Cost - BCIS Base		0	678,070	1,356,139	2,034,209	2,034,209	2,034,209	2,034,209	1,356,139	678,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	373,371	66,667	100,000	496,710	111,007	111,007	474,384	44,340	11,007	11,007	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	5,086	10,171	15,257	15,257	15,257	15,257	10,171	5,086	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	33,903	67,807	101,710	101,710	101,710	101,710	67,807	33,903	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	28,809	57,618	86,426	86,426	86,426	86,426	57,618	28,809	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	101,285	101,285	101,285	101,285	101,285	101,285	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,881	16,881	16,881	16,881	16,881	16,881	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**689,920**	**0**	**1,790,519**	**1,558,401**	**2,337,602**	**2,734,313**	**2,466,775**	**2,466,775**	**2,084,284**	**908,373**	**129,172**	**129,172**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,000,071**																							
Interest		0	0	27,757	57,497	102,405	155,594	141,460	127,062	105,222	60,924	1,185	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,993,550
ordable for Rent																								189,057
First Homes																								0
Cash Flow	310,151	0	-1,790,519	-1,586,158	-2,395,100	-2,836,718	753,789	767,923	1,164,812	2,362,563	3,186,062	3,245,801	0	0	0	0	0	0	0	0	0	0	0	-3,182,607
Opening Balance	0																							
Closing Balance	310,151	310,151	-1,480,368	-3,066,526	-5,461,626	-8,298,344	-7,544,554	-6,776,631	-5,611,819	-3,249,256	-63,194	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	0

APP 10a. Battle, Rural North and West
Site 24

Site 24	24	Brownfield 20	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					20	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	96.15	96.15		65.00%	13	4,400	5,500,000	1,250
Affordable Overall				35%	7			
Social Rent	60.83	56.67		12.25%	2	1,531	212,554	149
Affordable Rent	63.13	60.00		12.25%	2	2,300	338,100	155
Shared Ownersl	77.00	77.00		10.50%	2	3,080	498,036	162
First Homes	77.00	77.00		0.00%	0	3,023	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.333	ha		60	/ha		**6,548,690**	**1,715**
SITE AREA - Gro	0.444	ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**127,516**	**382,547**	**286,910**
Existing Use Value	444,444		1,000,000
Uplift 20%	88,889		200,000
Plus /ha 0	0		0
Benchmark Land Value	**533,333**		**1,200,000**
Additional Profit	**-7,581,861**	**-6,065**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 151,742,981

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				127,516	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,913	1,913	
Fees						
	Planning			12,700		
	Professional		10.00%	397,520	410,220	
CONSTRUCTION						
	Build Cost	BCIS +	1,873	3,212,596		
		Extras		25,500		
		Unit extras	2,390.00	47,800		
		Site	10.00%	321,260		
	BNG			27,054		
	Contingency	5.00%		180,358		
	Abnormals	5.00%		160,630		
				0	3,975,197	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	196,461		
	Legals	%	0.5%	32,743		
		£/unit	0	0		
	Misc.	%	0.0%	0	229,204	**4,744,050**

Developers Profit				
	Market Housing	% Value	17.50%	**962,500**
	Affordable Hou	% Value	6.00%	**62,921**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		127,516
	Total	0

Stamp duty calc - AP		
Land payment		533,333
	Total	16,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	21,188	
		Total	21,188

Pre CIL s106	5,000	£/ Unit (all)	
		Total	100,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	100,000

CIL	290.91	£/sqm	**363,638**

BNG	0.75%	**Total**	27,054

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,836.08	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.72	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,872.80	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,375,000	1,375,000	1,375,000	1,375,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	53,138	53,138	53,138	53,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	84,525	84,525	84,525	84,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	124,509	124,509	124,509	124,509	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,637,172**	**1,637,172**	**1,637,172**	**1,637,172**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,913																							
Planning Fee	12,700																							
Professional	198,760		198,760																					
Build Cost - BCIS Base		0	300,596	601,193	901,789	901,789	601,193	300,596	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	117,425	16,667	25,000	152,273	21,964	13,630	132,570	5,297	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,254	4,509	6,763	6,763	4,509	2,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	15,030	30,060	45,089	45,089	30,060	15,030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,386	26,772	40,157	40,157	26,772	13,386	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	49,115	49,115	49,115	49,115	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,186	8,186	8,186	8,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**213,373**	**0**	**647,451**	**679,200**	**1,018,799**	**1,146,072**	**741,797**	**402,198**	**189,871**	**62,598**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**127,516**																							
Interest		6,392	6,512	18,773	31,860	51,560	74,016	58,615	36,559	10,107	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								962,500
ordable for Rent																								62,921
First Homes																								0
Cash Flow	-340,889	-6,392	-653,962	-697,973	-1,050,660	-1,197,633	821,359	1,176,359	1,410,743	1,564,467	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,025,421
Opening Balance	0																							
Closing Balance	-340,889	-347,280	-1,001,243	-1,699,215	-2,749,875	-3,947,508	-3,126,148	-1,949,789	-539,046	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	0

APP 10a. Battle, Rural North and West
Site 25

Site 25	25	Brownfield 20 l	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					20	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	102.31	102.31		65.00%	13	4,400	5,852,000	1,330
Affordable Overall				35%	7			
Social Rent	60.83	56.67		12.25%	2	1,531	212,554	149
Affordable Rent	63.13	60.00		12.25%	2	2,300	338,100	155
Shared Ownersl	70.00	70.00		10.50%	2	3,080	452,760	147
First Homes	70.00	70.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.500	ha		40	/ha		**6,855,414**	**1,781**
SITE AREA - Gro	0.667	ha		30	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-19,015**	**-38,029**	**-28,522**
Existing Use Value	666,667		1,000,000
Uplift 20%	133,333		200,000
Plus /ha 0	0		0
Benchmark Land Value	**800,000**		**1,200,000**
Additional Profit	**-8,201,408**	**-6,166**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 154,750,003

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-19,015	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-285	-285	
Fees						
	Planning			12,700		
	Professional		10.00%	430,331	443,031	
CONSTRUCTION						
	Build Cost	BCIS +	1,946	3,465,603		
		Extras		45,500		
		Unit extras	2,390.00	47,800		
		Site	10.00%	346,560		
	BNG			29,291		
	Contingency	5.00%		195,273		
	Abnormals	5.00%		173,280		
				0	4,303,307	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	205,662		
	Legals	%	0.5%	34,277		
		£/unit	0	0		
	Misc.	%	0.0%	0	239,939	**4,966,978**

Developers Profit				
	Market Housing	% Value	17.50%	**1,024,100**
	Affordable Hou:	% Value	6.00%	**60,205**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		-19,015
	Total	0

Stamp duty calc - AP		
Land payment		800,000
	Total	29,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	22,544	
		Total	22,544

Pre CIL s106	5,000	£/ Unit (all)	
		Total	100,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	100,000

CIL	290.91	£/sqm	**386,910**

BNG	0.75%	**Total**	29,291

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,908.04	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.16	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,946.20	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,463,000	1,463,000	1,463,000	1,463,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	53,138	53,138	53,138	53,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	84,525	84,525	84,525	84,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	113,190	113,190	113,190	113,190	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,713,853**	**1,713,853**	**1,713,853**	**1,713,853**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-285																							
Planning Fee	12,700																							
Professional	215,165		215,165																					
Build Cost - BCIS Base		0	325,455	650,911	976,366	976,366	650,911	325,455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	124,406	16,667	25,000	160,419	22,303	13,969	141,054	5,636	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,441	4,882	7,323	7,323	4,882	2,441	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,273	32,546	48,818	48,818	32,546	16,273	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	14,440	28,880	43,320	43,320	28,880	14,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	51,416	51,416	51,416	51,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,569	8,569	8,569	8,569	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**227,580**	**0**	**698,181**	**733,885**	**1,100,827**	**1,236,245**	**799,505**	**432,563**	**201,039**	**65,621**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-19,015**																							
Interest		3,911	3,984	17,150	31,231	52,458	76,621	60,913	38,031	10,379	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,024,100
ordable for Rent																								60,205
First Homes																								0
Cash Flow	-208,566	-3,911	-702,165	-751,034	-1,132,058	-1,288,703	837,727	1,220,377	1,474,783	1,637,854	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,084,305
Opening Balance	0																							
Closing Balance	-208,566	-212,476	-914,641	-1,665,675	-2,797,733	-4,086,436	-3,248,709	-2,028,332	-553,549	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	0

APP 10a. Battle, Rural North and West
Site 26

Site 26 **26** **Brownfield 12** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					12	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	96.25	96.25		65.00%	8	4,400	3,303,300	751
Affordable Overall				35%	4.2			
Social Rent	63.13	60.00		12.25%	1	1,531	135,034	93
Affordable Rent	56.25	50.00		12.25%	1	2,300	169,050	83
Shared Ownersl	70.00	70.00		10.50%	1	3,080	271,656	88
First Homes	70.00	70.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.200	ha		60	/ha		**3,879,040**	**1,014**
SITE AREA - Gro	0.222	ha		54	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**75,696**	**378,480**	**340,632**
Existing Use Value	222,222		1,000,000
Uplift 20%	44,444		200,000
Plus /ha 0	0		0
Benchmark Land Value	**266,667**		**1,200,000**
Additional Profit	**-14,922,304**	**-19,877**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 310,973,114

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					75,696	
	Land			0		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	1,135	1,135	
Fees						
	Planning			7,620		
	Professional		10.00%	234,233	241,853	
CONSTRUCTION						
	Build Cost	BCIS +	1,878	1,904,792		
		Extras		15,000		
		Unit extras	1,220.00	14,640		
		Site	10.00%	190,479		
	BNG			15,937		
	Contingency	5.00%		106,246		
	Abnormals	5.00%		95,240		
				0	2,342,333	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	116,371		
	Legals	%	0.5%	19,395		
		£/unit	0	0		
	Misc.	%	0.0%	0	135,766	**2,796,784**

Developers Profit				
	Market Housing	% Value	17.50%	**578,078**
	Affordable Hou	% Value	6.00%	**34,544**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		75,696
	Total	0

Stamp duty calc - AP		
Land payment		266,667
	Total	2,833

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	12,725	
		Total	12,725

Pre CIL s106	5,000	£/ Unit (all)	
		Total	60,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	60,000

CIL	290.91	£/sqm	**218,401**

BNG	0.75%	**Total**	15,937

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,840.88	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.82	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,877.69	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			4	4	4																			
Market Housing				0	0	0	1,101,100	1,101,100	1,101,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	45,011	45,011	45,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	56,350	56,350	56,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	90,552	90,552	90,552	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,293,013**	**1,293,013**	**1,293,013**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,135																							
Planning Fee	7,620																							
Professional	117,117		117,117																					
Build Cost - BCIS Base		0	236,101	472,202	708,304	472,202	236,101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	6,667	122,534	20,000	122,534	10,908	4,242	4,242	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,771	3,542	5,312	3,542	1,771	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,805	23,610	35,415	23,610	11,805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	10,582	21,164	31,747	21,164	10,582	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	38,790	38,790	38,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,465	6,465	6,465	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**125,872**	**0**	**384,043**	**643,052**	**800,778**	**643,052**	**316,423**	**49,497**	**49,497**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**75,696**																							
Interest		3,779	3,850	11,123	23,389	38,842	51,628	34,285	11,612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								578,078
ordable for Rent																								34,544
First Homes																								0
Cash Flow	-201,568	-3,779	-387,893	-654,175	-824,167	-681,894	924,963	1,209,232	1,231,905	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-612,622
Opening Balance	0																							
Closing Balance	-201,568	-205,348	-593,241	-1,247,416	-2,071,583	-2,753,477	-1,828,514	-619,283	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	0

APP 10a. Battle, Rural North and West
Site 27

Site 27	27	Brownfield 12 l	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					12	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	97.50	97.50		65.00%	8	4,400	3,346,200	761
Affordable Overall				35%	4.2			
Social Rent	63.13	60.00		12.25%	1	1,531	135,034	93
Affordable Rent	56.25	50.00		12.25%	1	2,300	169,050	83
Shared Ownersl	70.00	70.00		10.50%	1	3,080	271,656	88
First Homes	70.00	70.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.300	ha		40	/ha		3,921,940	1,024
SITE AREA - Gro	0.333	ha		36	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	621	2,071	1,864
Existing Use Value	333,333		1,000,000
Uplift 20%	66,667		200,000
Plus /ha 0	0		0
Benchmark Land Value	400,000		1,200,000

Additional Profit	-8,710,394	-11,454	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 175,316,425

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				621	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	9	9	
Fees						
	Planning			7,620		
	Professional		10.00%	244,294	251,914	
CONSTRUCTION						
	Build Cost	BCIS +	1,932	1,979,003		
		Extras		25,000		
		Unit extras	1,220.00	14,640		
		Site	10.00%	197,900		
	BNG			16,624		
	Contingency	5.00%		110,827		
	Abnormals	5.00%		98,950		
				0	2,442,945	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	117,658		
	Legals	%	0.5%	19,610		
		£/unit	0	0		
	Misc.	%	0.0%	0	137,268	**2,832,758**

Developers Profit				
	Market Housing	% Value	17.50%	**585,585**
	Affordable Hou	% Value	6.00%	**34,544**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		621
	Total	0

Stamp duty calc - AP		
Land payment		400,000
	Total	9,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	12,890	
		Total	12,890

Pre CIL s106	5,000	£/ Unit (all)	
		Total	60,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	60,000

CIL	290.91	£/sqm	**221,237**

BNG	0.75%	**Total**	16,624

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,894.39	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.89	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,932.28	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			4	4	4																			
Market Housing				0	0	0	1,115,400	1,115,400	1,115,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	45,011	45,011	45,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	56,350	56,350	56,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	90,552	90,552	90,552	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,307,313**	**1,307,313**	**1,307,313**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	9																							
Planning Fee	7,620																							
Professional	122,147		122,147																					
Build Cost - BCIS Base		0	246,283	492,565	738,848	492,565	246,283	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	6,667	123,952	20,000	123,952	10,963	4,297	4,297	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,847	3,694	5,541	3,694	1,847	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,314	24,628	36,942	24,628	12,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	10,994	21,989	32,983	21,989	10,994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	39,219	39,219	39,219	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,537	6,537	6,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**129,777**	**0**	**400,252**	**666,828**	**834,315**	**666,828**	**328,158**	**50,053**	**50,053**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**621**																							
Interest		2,445	2,491	10,042	22,734	38,803	52,034	34,650	11,726	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								585,585
ordable for Rent																								34,544
First Homes																								0
Cash Flow	-130,398	-2,445	-402,743	-676,871	-857,048	-705,632	927,122	1,222,610	1,245,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-620,129
Opening Balance	0																							
Closing Balance	-130,398	-132,843	-535,586	-1,212,457	-2,069,505	-2,775,137	-1,848,015	-625,405	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	0

APP 10a. Battle, Rural North and West
Site 28

Site 28	28	Brownfield 6	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					6	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	96.25	96.25		65.00%	4	4,400	1,651,650	375
Affordable Overall				35%	2.1			
Social Rent	56.25	50.00		12.25%	1	1,531	56,264	41
Affordable Rent	56.25	50.00		12.25%	1	2,300	84,525	41
Shared Ownersl	56.25	50.00		10.50%	1	3,080	97,020	35
First Homes	56.25	50.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.100	ha		60	/ha		**1,889,459**	**494**
SITE AREA - Gro	0.111	ha		54	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**38,661**	**386,606**	**347,946**
Existing Use Value	111,111		1,000,000
Uplift 20%	22,222		200,000
Plus /ha 0	0		0
Benchmark Land Value	**133,333**		**1,200,000**
Additional Profit	**-3,802,954**	**-10,131**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 78,762,835

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land					38,661
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	580	580
Fees					
Planning				3,810	
Professional			10.00%	115,870	119,680
CONSTRUCTION					
Build Cost	BCIS +		1,912	943,427	
	Extras			6,000	
	Unit extras		1,220.00	7,320	
	Site		10.00%	94,343	
BNG				7,883	
Contingency		5.00%		52,555	
Abnormals		5.00%		47,171	
				0	1,158,699
FINANCE					
Fees			0%	0	
Interest			7.50%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	56,684	
Legals	%		0.5%	9,447	
	£/unit		0	0	
Misc.	%		0.0%	0	66,131 **1,383,751**

Developers Profit				
Market Housing	% Value	17.50%		**289,039**
Affordable Hou:	% Value	6.00%		**14,269**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		38,661
	Total	0

Stamp duty calc - AP		
Land payment		133,333
	Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	6,363	
		Total	6,363

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	290.91	£/sqm	**109,200**

BNG	0.75%	**Total**	7,883

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,874.22	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.48	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,911.71	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2																			
Market Housing				0	0	0	550,550	550,550	550,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	18,755	18,755	18,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	28,175	28,175	28,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	32,340	32,340	32,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**629,820**	**629,820**	**629,820**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	580																							
Planning Fee	3,810																							
Professional	57,935		57,935																					
Build Cost - BCIS Base		0	116,788	233,576	350,363	233,576	116,788	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	0	54,600	0	54,600	2,121	2,121	2,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	876	1,752	2,628	1,752	876	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,839	11,679	17,518	11,679	5,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,241	10,483	15,724	10,483	5,241	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	18,895	18,895	18,895	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,149	3,149	3,149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**62,325**	**0**	**186,679**	**312,089**	**386,233**	**312,089**	**152,909**	**24,165**	**24,165**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**38,661**																							
Interest		1,893	1,929	5,465	11,420	18,876	25,081	16,609	5,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								289,039
ordable for Rent																								14,269
First Homes																								0
Cash Flow	-100,986	-1,893	-188,608	-317,554	-397,653	-330,964	451,830	589,046	600,091	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-303,307
Opening Balance	0																							
Closing Balance	-100,986	-102,879	-291,488	-609,042	-1,006,694	-1,337,659	-885,829	-296,783	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	0

APP 10a. Battle, Rural North and West
Site 29

Site 29	29	Brownfield 6 LL	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					6	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	91.67	91.67		65.00%	4	4,400	1,573,000	358
Affordable Overall				35%	2.1			
Social Rent	56.25	50.00		12.25%	1	1,531	56,264	41
Affordable Rent	56.25	50.00		12.25%	1	2,300	84,525	41
Shared Ownersl	56.25	50.00		10.50%	1	3,080	97,020	35
First Homes	56.25	50.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.150	ha		40	/ha		**1,810,809**	**476**
SITE AREA - Gro	0.167	ha		36	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**21,293**	**141,956**	**127,760**
Existing Use Value	166,667		1,000,000
Uplift 20%	33,333		200,000
Plus /ha 0	0		0
Benchmark Land Value	**200,000**		**1,200,000**
Additional Profit	**-3,802,954**	**-10,638**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 76,561,318

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
	Land			21,293	
	Stamp Duty			0	
	Easements etc.			0	
	Legals /Acquisition		1.50%	319	319
Fees					
	Planning			3,810	
	Professional		10.00%	112,747	116,557
CONSTRUCTION					
	Build Cost	BCIS +	1,932	918,995	
		Extras		4,500	
		Unit extras	1,220.00	7,320	
		Site	10.00%	91,899	
	BNG			7,670	
	Contingency	5.00%		51,136	
	Abnormals	5.00%		45,950	
				0	1,127,470
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES					
	Agents	%	3.0%	54,324	
	Legals	%	0.5%	9,054	
		£/unit	0	0	
	Misc.	%	0.0%	0	63,378 **1,329,019**

Developers Profit				
	Market Housing	% Value	17.50%	**275,275**
	Affordable Hou	% Value	6.00%	**14,269**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		21,293
	Total	0

Stamp duty calc - AP		
Land payment		200,000
	Total	1,000

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	6,060	
		Total	6,060

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	290.91	£/sqm	**104,000**

BNG	0.75%	**Total**	7,670

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,894.30	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.89	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,932.18	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2																			
Market Housing				0	0	0	524,333	524,333	524,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	18,755	18,755	18,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	28,175	28,175	28,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	32,340	32,340	32,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**603,603**	**603,603**	**603,603**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	319																							
Planning Fee	3,810																							
Professional	56,374			56,374																				
Build Cost - BCIS Base		0	113,635	227,270	340,905	227,270	113,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	0	52,000	0	52,000	2,020	2,020	2,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	852	1,705	2,557	1,705	852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,682	11,363	17,045	11,363	5,682	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,106	10,211	15,317	10,211	5,106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	18,108	18,108	18,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,018	3,018	3,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**60,503**	**0**	**181,648**	**302,549**	**375,823**	**302,549**	**148,420**	**23,146**	**23,146**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**21,293**																							
Interest		1,534	1,562	4,998	10,764	18,013	24,023	15,939	5,354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								275,275
ordable for Rent																								14,269
First Homes																								0
Cash Flow	-81,797	-1,534	-183,210	-307,547	-386,588	-320,562	431,159	564,518	575,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-289,544
Opening Balance	0																							
Closing Balance	-81,797	-83,330	-266,541	-574,088	-960,675	-1,281,237	-850,077	-285,559	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	0

APP 10a. Battle, Rural North and West
Site 30

Site 30	30	Large Brown Fl:	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					200	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.10	70.31		65.00%	130	4,200	38,388,000	10,283
Affordable Overall				35%	70			
Social Rent	64.53	57.36		12.25%	25	1,531	2,151,545	1,581
Affordable Rent	65.48	58.21		12.25%	25	2,300	3,280,040	1,604
Shared Ownersl	70.55	62.71		10.50%	21	2,940	3,871,980	1,482
First Homes	70.55	62.71		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.667	ha			120	/ha	**47,691,565**	**14,949**
SITE AREA - Gro	2.222	ha			90	/ha		

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-5,842,627**	**-3,505,576**	**-2,629,182**
Existing Use Value		2,222,222		1,000,000
Uplift	20%	444,444		200,000
Plus /ha	0	0		0
Benchmark Land Value		**2,666,667**		**1,200,000**
Additional Profit		**-24,501,866**	**-2,383**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 226,806,932

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-5,842,627	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-87,639	-87,639	
Fees						
	Planning			60,100		
	Professional		10.00%	3,417,622	3,477,722	
CONSTRUCTION						
	Build Cost	BCIS +	1,856	27,752,514		
		Extras		0		
		Unit extras	2,390.00	478,000		
		Site	10.00%	2,775,251		
	BNG			232,543		
	Contingency	5.00%		1,550,288		
	Abnormals	5.00%		1,387,626		
				0	34,176,223	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,430,747		
	Legals	%	0.5%	238,458		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,669,205	**33,392,884**

Developers Profit				
	Market Housing	% Value	17.50%	**6,717,900**
	Affordable Hou:	% Value	6.00%	**558,214**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	200		
No dwgs under	50	635	31,750
No dwgs over 5	150	189	28,350
		Total	60,100

Stamp duty calc - Residual		
Land payment		-5,842,627
	Total	0

Stamp duty calc - AP		
Land payment		2,666,667
	Total	122,833

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	174,288	
		Total	174,288

Pre CIL s106	12,000	£/ Unit (all)	
		Total	2,400,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	2,400,000

CIL	290.91	£/sqm	**2,991,282**

BNG	0.75%	**Total**	232,543

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,820.02	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.40	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,856.42	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			20	20	20	20	20	20	20	20	20	20												
Market Housing				0	0	0	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	0	0	0	0	0	0	0	0
Social Rent				0	0	0	215,154	215,154	215,154	215,154	215,154	215,154	215,154	215,154	215,154	215,154	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	328,004	328,004	328,004	328,004	328,004	328,004	328,004	328,004	328,004	328,004	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	387,198	387,198	387,198	387,198	387,198	387,198	387,198	387,198	387,198	387,198	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-87,639																							
Planning Fee	60,100																							
Professional	1,708,811		1,708,811																					
Build Cost - BCIS Base		0	1,033,526	2,067,051	3,100,577	3,100,577	3,100,577	3,100,577	3,100,577	3,100,577	3,100,577	3,100,577	2,067,051	1,033,526	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	977,385	160,000	240,000	1,286,949	257,429	257,429	1,304,378	257,429	257,429	257,429	177,429	97,429	17,429	17,429	0	0	0	0	0	0	0	0
BNG		0	7,751	15,503	23,254	23,254	23,254	23,254	23,254	23,254	23,254	23,254	15,503	7,751	0	0	0	0	0	0	0	0	0	0
Contingency		0	51,676	103,353	155,029	155,029	155,029	155,029	155,029	155,029	155,029	155,029	103,353	51,676	0	0	0	0	0	0	0	0	0	0
Abnormals		0	46,254	92,508	138,763	138,763	138,763	138,763	138,763	138,763	138,763	138,763	92,508	46,254	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	143,075	143,075	143,075	143,075	143,075	143,075	143,075	143,075	143,075	143,075	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	23,846	23,846	23,846	23,846	23,846	23,846	23,846	23,846	23,846	23,846	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,681,272**	**0**	**3,825,403**	**2,438,415**	**3,657,622**	**4,704,571**	**3,841,972**	**3,841,972**	**4,888,920**	**3,841,972**	**3,841,972**	**3,841,972**	**2,622,764**	**1,403,557**	**184,349**	**184,349**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-5,842,627**																							
Interest		0	0	0	39,421	108,741	198,990	185,337	171,427	176,887	162,819	148,487	133,886	96,152	34,850	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								6,717,900
ordable for Rent																								558,214
First Homes																								0
Cash Flow	4,161,355	0	-3,825,403	-2,438,415	-3,697,043	-4,813,312	728,194	741,848	-291,191	750,298	764,366	778,698	2,012,506	3,269,448	4,549,957	4,584,807	0	0	0	0	0	0	0	-7,276,114
Opening Balance	0																							
Closing Balance	4,161,355	4,161,355	335,952	-2,102,463	-5,799,506	-10,612,818	-9,884,624	-9,142,775	-9,433,966	-8,683,668	-7,919,302	-7,140,604	-5,128,099	-1,858,651	2,691,307	7,276,114	7,276,114	7,276,114	7,276,114	7,276,114	7,276,114	7,276,114	7,276,114	0

APP 10a. Battle, Rural North and West
Site 31

Site 31	31	Brown Flats 80	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					80	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	78.86	70.10		65.00%	52	4,200	15,309,000	4,101
Affordable Overall				35%	28			
Social Rent	65.36	58.10		12.25%	10	1,531	871,721	641
Affordable Rent	65.36	58.10		12.25%	10	2,300	1,309,574	641
Shared Ownersl	69.19	61.50		10.50%	8	2,940	1,518,804	581
First Homes	69.19	61.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.667	ha		120	/ha		**19,009,099**	**5,963**
SITE AREA - Gro	0.889	ha		90	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-4,321,738**	**-6,482,607**	**-4,861,955**
Existing Use Value		888,889		1,000,000
Uplift	20%	177,778		200,000
Plus /ha	0	0		0
Benchmark Land Value		**1,066,667**		**1,200,000**
Additional Profit		**-4,415,752**	**-1,077**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -30,561,886

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					-4,321,738	
Stamp Duty				0		
Easements etc.				0		
Legals /Acquisition			1.50%	-64,826	-64,826	
Fees						
Planning				37,420		
Professional			10.00%	1,554,101	1,591,521	
CONSTRUCTION						
Build Cost	BCIS +		2,120	12,642,749		
	Extras			0		
	Unit extras		2,390.00	191,200		
	Site		10.00%	1,264,275		
BNG				105,737		
Contingency		5.00%		704,911		
Abnormals		5.00%		632,137		
				0	15,541,009	
FINANCE						
Fees			0%	0		
Interest			7.50%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	570,273		
Legals	%		0.5%	95,045		
	£/unit		0	0		
Misc.	%		0.0%	0	665,318	**13,411,285**

Developers Profit				
Market Housing	% Value	17.50%		**2,679,075**
Affordable Hou:	% Value	6.00%		**222,006**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		-4,321,738
	Total	0

Stamp duty calc - AP		
Land payment		1,066,667
	Total	42,833

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	69,506	
		Total	69,506

Pre CIL s106	10,000	£/ Unit (all)	
		Total	800,000
Post CIL s106	10,000	£/ Unit (all)	
		Total	800,000
CIL	290.91	£/sqm	**1,192,913**

BNG	0.75%	**Total**	105,737
Unit Build Time		3	Quarters

Build Cost			/m2	
			2,078.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		41.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,120.23	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			20	20	20	20																		
Market Housing				0	0	0	3,827,250	3,827,250	3,827,250	3,827,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	217,930	217,930	217,930	217,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	327,394	327,394	327,394	327,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	379,701	379,701	379,701	379,701	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,752,275**	**4,752,275**	**4,752,275**	**4,752,275**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-64,826																							
Planning Fee	37,420																							
Professional	777,050			777,050																				
Build Cost - BCIS Base		0	1,174,852	2,349,704	3,524,556	3,524,556	2,349,704	1,174,852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	424,541	133,333	200,000	617,519	150,710	84,043	434,896	17,376	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	8,811	17,623	26,434	26,434	17,623	8,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	58,743	117,485	176,228	176,228	117,485	58,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	52,678	105,356	158,034	158,034	105,356	52,678	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	142,568	142,568	142,568	142,568	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	23,761	23,761	23,761	23,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**749,645**	**0**	**2,496,675**	**2,723,502**	**4,085,252**	**4,502,772**	**2,907,208**	**1,545,457**	**601,225**	**183,706**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-4,321,738**																							
Interest		0	0	0	30,902	108,079	194,533	163,585	106,525	30,690	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,679,075
ordable for Rent																								222,006
First Homes																								0
Cash Flow	3,572,093	0	-2,496,675	-2,723,502	-4,116,154	-4,610,851	1,650,534	3,043,232	4,044,524	4,537,879	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,901,081
Opening Balance	0																							
Closing Balance	3,572,093	3,572,093	1,075,418	-1,648,084	-5,764,238	-10,375,089	-8,724,555	-5,681,322	-1,636,798	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	0

APP 10a. Battle, Rural North and West
Site 32

Site 32 **32 Brown Flats 40** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					40	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.40	70.58		65.00%	26	4,200	7,707,000	2,064
Affordable Overall				35%	14			
Social Rent	61.20	54.40		12.25%	5	1,531	408,103	300
Affordable Rent	61.20	54.40		12.25%	5	2,300	613,088	300
Shared Ownersl	69.19	61.50		10.50%	4	2,940	759,402	291
First Homes	69.19	61.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.400	ha		100	/ha		**9,487,593**	**2,955**
SITE AREA - Gro	0.533	ha		75	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-1,926,828**	**-4,817,071**	**-3,612,803**
Existing Use Value	533,333		1,000,000
Uplift 20%	106,667		200,000
Plus /ha 0	0		0
Benchmark Land Value	**640,000**		**1,200,000**
Additional Profit	**-8,443,256**	**-4,090**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 124,662,496

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				-1,926,828	
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-28,902	-28,902
Fees					
Planning				25,400	
Professional			10.00%	770,175	795,575
CONSTRUCTION					
Build Cost	BCIS +		2,120	6,264,701	
	Extras			0	
	Unit extras		2,390.00	95,600	
	Site		10.00%	626,470	
BNG				52,401	
Contingency		5.00%		349,339	
Abnormals		5.00%		313,235	
				0	7,701,745
FINANCE					
Fees			0%	0	
Interest			7.50%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	284,628	
Legals	%		0.5%	47,438	
	£/unit		0	0	
Misc.	%		0.0%	0	332,066 **6,873,655**

Developers Profit				
Market Housing	% Value	17.50%		**1,348,725**
Affordable Hou	% Value	6.00%		**106,836**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		-1,926,828
	Total	0

Stamp duty calc - AP		
Land payment		640,000
	Total	21,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	34,991	
		Total	34,991

Pre CIL s106	5,000	£/ Unit (all)	
		Total	200,000
Post CIL s106	5,000	£/ Unit (all)	
		Total	200,000
CIL	290.91	£/sqm	**600,547**

BNG	0.75%	**Total**	52,401
Unit Build Time		3	Quarters

Build Cost			/m2	
			2,078.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		41.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,120.23	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10																		
Market Housing				0	0	0	1,926,750	1,926,750	1,926,750	1,926,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	102,026	102,026	102,026	102,026	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	153,272	153,272	153,272	153,272	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	189,851	189,851	189,851	189,851	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,371,898**	**2,371,898**	**2,371,898**	**2,371,898**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-28,902																							
Planning Fee	25,400																							
Professional	385,087			385,087																				
Build Cost - BCIS Base		0	582,231	1,164,462	1,746,693	1,746,693	1,164,462	582,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	196,831	33,333	50,000	260,192	42,081	25,414	218,939	8,748	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,367	8,733	13,100	13,100	8,733	4,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	29,112	58,223	87,335	87,335	58,223	29,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,103	52,206	78,309	78,309	52,206	26,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	71,157	71,157	71,157	71,157	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,859	11,859	11,859	11,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**381,585**	**0**	**1,223,730**	**1,316,958**	**1,975,436**	**2,185,628**	**1,408,722**	**750,243**	**301,956**	**91,764**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,926,828**																							
Interest		0	0	0	18,665	56,054	98,086	81,865	52,994	15,176	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,348,725
ordable for Rent																								106,836
First Homes																								0
Cash Flow	1,545,243	0	-1,223,730	-1,316,958	-1,994,101	-2,241,682	865,091	1,539,790	2,016,949	2,264,958	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,455,561
Opening Balance	0																							
Closing Balance	1,545,243	1,545,243	321,513	-995,445	-2,989,545	-5,231,227	-4,366,136	-2,826,346	-809,397	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	0

APP 10a. Battle, Rural North and West
Site 33

Site 33 **33 Brown Flats 20** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					20	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	80.05	71.15		65.00%	13	4,200	3,885,000	1,041
Affordable Overall				35%	7			
Social Rent	69.38	61.67		12.25%	2	1,531	231,309	170
Affordable Rent	62.44	55.50		12.25%	2	2,300	312,743	153
Shared Ownersl	75.94	67.50		10.50%	2	2,940	416,745	159
First Homes	75.94	67.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent	0	per unit			0		
	Affordable Rent	0				0		
	Shared Ownersl	0				0		
	First Homes	0				0	0	
SITE AREA - Net	0.267	ha		75	/ha		**4,845,796**	**1,523**
SITE AREA - Gro	0.281	ha		71	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-1,009,228**	**-3,784,605**	**-3,595,375**
Existing Use Value	280,702		1,000,000
Uplift 20%	56,140		200,000
Plus /ha 0	0		0
Benchmark Land Value	**336,842**		**1,200,000**
Additional Profit	**-4,837,841**	**-4,649**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 73,941,855

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-1,009,228	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-15,138	-15,138	
Fees						
	Planning			12,700		
	Professional		10.00%	396,836	409,536	
CONSTRUCTION						
	Build Cost	BCIS +	2,120	3,229,188		
		Extras		0		
		Unit extras	2,390.00	47,800		
		Site	10.00%	322,919		
	BNG			26,999		
	Contingency	5.00%		179,995		
	Abnormals	5.00%		161,459		
				0	3,968,361	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	145,374		
	Legals	%	0.5%	24,229		
		£/unit	0	0		
	Misc.	%	0.0%	0	169,603	**3,523,134**

Developers Profit				
	Market Housing	% Value	17.50%	**679,875**
	Affordable Hou	% Value	6.00%	**57,648**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		-1,009,228
	Total	0

Stamp duty calc - AP		
Land payment		336,842
	Total	6,342

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	17,639	
		Total	17,639

Pre CIL s106	5,000	£/ Unit (all)	
		Total	100,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	100,000

CIL	290.91	£/sqm	**302,728**

BNG	0.75%	**Total**	26,999

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,078.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		41.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,120.23	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	971,250	971,250	971,250	971,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	57,827	57,827	57,827	57,827	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	78,186	78,186	78,186	78,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	104,186	104,186	104,186	104,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,211,449**	**1,211,449**	**1,211,449**	**1,211,449**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-15,138																							
Planning Fee	12,700																							
Professional	198,418		198,418																					
Build Cost - BCIS Base		0	299,992	599,984	899,977	899,977	599,984	299,992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	99,152	16,667	25,000	130,955	21,076	12,743	110,365	4,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,250	4,500	6,750	6,750	4,500	2,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	15,000	29,999	44,999	44,999	29,999	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,455	26,910	40,365	40,365	26,910	13,455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	36,343	36,343	36,343	36,343	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,057	6,057	6,057	6,057	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**195,980**	**0**	**628,267**	**678,060**	**1,017,090**	**1,123,045**	**724,871**	**385,840**	**152,765**	**46,810**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,009,228**																							
Interest		0	0	0	9,245	28,489	50,080	41,896	27,201	7,861	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								679,875
ordable for Rent																								57,648
First Homes																								0
Cash Flow	813,248	0	-628,267	-678,060	-1,026,335	-1,151,534	436,498	783,713	1,031,482	1,156,778	0	0	0	0	0	0	0	0	0	0	0	0	0	-737,523
Opening Balance	0																							
Closing Balance	813,248	813,248	184,982	-493,079	-1,519,414	-2,670,948	-2,234,450	-1,450,737	-419,255	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	0

APP 10a. Battle, Rural North and West
Site 34

Site 34 **34 Brown Flats 12** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					12	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	80.16	71.25		65.00%	8	4,200	2,334,150	625
Affordable Overall				35%	4.2			
Social Rent	62.44	55.50		12.25%	1	1,531	124,907	92
Affordable Rent	56.25	50.00		12.25%	1	2,300	169,050	83
Shared Ownersl	56.25	50.00		10.50%	1	2,940	185,220	71
First Homes	56.25	50.00		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.171	ha		70	/ha		**2,813,327**	**871**
SITE AREA - Gro	0.180	ha		67	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-562,536**	**-3,281,461**	**-3,117,388**
Existing Use Value	180,451		1,000,000
Uplift 20%	36,090		200,000
Plus /ha 0	0		0
Benchmark Land Value	**216,541**		**1,200,000**
Additional Profit	**-2,338,287**	**-3,740**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 33,319,325

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-562,536	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-8,438	-8,438	
Fees						
	Planning			7,620		
	Professional		10.00%	225,490	233,110	
CONSTRUCTION						
	Build Cost	BCIS +	2,120	1,845,799		
		Extras		0		
		Unit extras	1,220.00	14,640		
		Site	10.00%	184,580		
	BNG			15,338		
	Contingency	5.00%		102,251		
	Abnormals	5.00%		92,290		
				0	2,254,898	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	84,400		
	Legals	%	0.5%	14,067		
		£/unit	0	0		
	Misc.	%	0.0%	0	98,466	**2,015,500**

Developers Profit				
	Market Housing	% Value	17.50%	**408,476**
	Affordable Hou	% Value	6.00%	**28,751**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		-562,536
	Total	0

Stamp duty calc - AP		
Land payment		216,541
	Total	1,331

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	10,597	
		Total	10,597

Pre CIL s106	5,000	£/ Unit (all)	
		Total	60,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	60,000

CIL	290.91	£/sqm	**181,882**

BNG	0.75%	**Total**	15,338

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,078.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		41.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,120.23	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6																				
Market Housing				0	0	0	1,167,075	1,167,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	62,453	62,453	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	84,525	84,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	92,610	92,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,406,663**	**1,406,663**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-8,438																							
Planning Fee	7,620																							
Professional	112,745		112,745																					
Build Cost - BCIS Base		0	340,837	681,673	681,673	340,837	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	10,000	110,941	20,000	100,941	5,299	5,299	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,556	5,113	5,113	2,556	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	17,042	34,084	34,084	17,042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	15,382	30,763	30,763	15,382	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	42,200	42,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,033	7,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**111,927**	**0**	**498,561**	**862,574**	**771,633**	**476,758**	**54,532**	**54,532**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-562,536**																							
Interest		0	0	899	17,089	31,878	41,415	16,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								408,476
ordable for Rent																								28,751
First Homes																								0
Cash Flow	450,609	0	-498,561	-863,473	-788,722	-508,635	1,310,717	1,335,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-437,227
Opening Balance	0																							
Closing Balance	450,609	450,609	-47,952	-911,425	-1,700,147	-2,208,782	-898,066	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	0

APP 10b. Hastings Fringes and Rural Ea Cover

Rother DC - LPVA - April 2026

Hastings Fringes and Rural East

07/10/2026
11:48

Large Greenfield 600

1

						Rounded
UNITS	**600**	Social Rent	35.00%	% of Aff	73.5	74
Affordable	35%	210 Affordable Re	35.00%		73.5	73
		Shared Owne	30.00%		63	63
		First Homes	0.00%		0	0
					210	210

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	30.000	Sub Area	Wider Rother
Net:Gross	50.0%		Gross	30.000 ha	Green Brov	Green
			Net	15.000 ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	390		Rounded	m2	m2	Circulation	74		Rounded	m2	73		Rounded	m2	63		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	97.50	98	7,350	70	0.0%	30%	22.20	22	1,540	30%	21.90	22	1,540	45%	28.35	29	2,030	45%	0.00	0	0
Terrace	3	95	0.0%	20%	78.00	78	7,410	84	0.0%	10%	7.40	7	588	10%	7.30	7	588	15%	9.45	9	756	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	117.00	117	12,285	93	0.0%	5%	3.70	4	372	5%	3.65	4	372	15%	9.45	9	837	15%	0.00	0	0
Semi	4	120	0.0%	5%	19.50	20	2,400	106	0.0%	5%	3.70	4	424	5%	3.65	4	424	5%	3.15	3	318	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	39.00	39	5,265	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	19.50	20	2,900	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	19.50	18	1,013	50	12.5%	50%	37.00	37	2,081	50%	36.50	36	2,025	20%	12.60	13	731	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**390.00**	390	**38,623**			**100%**	**74.00**	74	**5,005**	**100%**	**73.00**	73	**4,949**	**100%**	**63.00**	63	**4,672**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	12,460	19,714,212
Terrace	3		1,582		1,582	9,342	14,780,912
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	13,866	22,522,821
Semi	4		1,624		1,624	3,566	5,792,325
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	5,265	10,303,394
Det	5		1,957		1,957	2,900	5,675,184
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	5,850	10,647,117
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						53,249	89,435,966
							1,680 £/m2

Occupants		Population	
	Count	per unit	
1 bed	104	2.40	250
2 bed	171	2.40	410
3 bed	235	2.40	564
4 bed	70	2.40	168
5 bed	20	2.40	48
		Residents	**1,440**

ha/1000 residents	
0.80	Parks and gardens
0.60	Amenity Greenspace
1.80	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
5.3500	**ha**

Open Space Required			
		77,040	m2
		7.704	ha
Gross - Net		15.000	ha
Shortfall / Surplus		7.296	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	390	38,623	99.03	38,510	98.74
Social Rent	74	5,005	67.64	4,774	64.51
Affordable Rent	73	4,949	67.79	4,724	64.71
Shared Ownership	63	4,672	74.16	4,591	72.87
First Homes	0	0	74.16	0	72.87
Total	**600**	**53,249**		**52,599**	
per ha		3,550		3,507	

#

Large Greenfield 400

2

					Rounded
UNITS	**400**	Social Rent	35.00%	% of Aff	49	49
Affordable	35%	140 Affordable Re	35.00%		49	49
		Shared Owne	30.00%		42	42
		First Homes	0.00%		0	0
					140	140

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	20.000	Sub Area	Wider Rother
Net:Gross	50.0%		Gross	20.000 ha	Green Brov	Green
			Net	10.000 ha	Use	Agricultural

				Market				Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	260		Rounded	m2	m2	Circulation	49		Rounded	m2	49		Rounded	m2	42		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	65.00	65	4,875	70	0.0%	30%	14.70	15	1,050	30%	14.70	15	1,050	45%	18.90	20	1,400	45%	0.00	0	0
Terrace	3	95	0.0%	20%	52.00	52	4,940	84	0.0%	10%	4.90	5	420	10%	4.90	5	420	15%	6.30	6	504	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	78.00	78	8,190	93	0.0%	5%	2.45	2	186	5%	2.45	2	186	15%	6.30	6	558	15%	0.00	0	0
Semi	4	120	0.0%	5%	13.00	13	1,560	106	0.0%	5%	2.45	2	212	5%	2.45	2	212	5%	2.10	2	212	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	26.00	26	3,510	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	13.00	13	1,885	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	13.00	13	731	50	12.5%	50%	24.50	25	1,406	50%	24.50	25	1,406	20%	8.40	8	450	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**260.00**	260	**25,691**			**100%**	**49.00**	49	**3,274**	**100%**	**49.00**	49	**3,274**	**100%**	**42.00**	42	**3,124**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	8,375	13,250,925
Terrace	3		1,582		1,582	6,284	9,942,545
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	9,120	14,813,798
Semi	4		1,624		1,624	2,196	3,567,007
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	3,510	6,868,930
Det	5		1,957		1,957	1,885	3,688,870
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	3,994	7,268,705
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						35,364	59,400,779
							1,680 £/m2

Occupants		Population	
	Count	per unit	
1 bed	71	2.40	170
2 bed	115	2.40	276
3 bed	156	2.40	374
4 bed	45	2.40	108
5 bed	13	2.40	31
		Residents	**960**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		20,640	m2
		2.064	ha
Gross - Net		10.000	ha
Shortfall / Surplus		7.936	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		260	25,691	98.81	25,610	98.50
Social Rent		49	3,274	66.82	3,118	63.63
Affordable Rent		49	3,274	66.82	3,118	63.63
Shared Ownership		42	3,124	74.38	3,074	73.19
First Homes		0	0	74.38	0	73.19
Total		**400**	**35,364**		**34,920**	
per ha			3,536		3,492	

#

Large Greenfield 300

3

						Rounded
UNITS	**300**	Social Rent	35.00%	% of Aff	36.75	37
Affordable	35%	105 Affordable Re	35.00%		36.75	36
		Shared Owne	30.00%		31.5	32
		First Homes	0.00%		0	0
					105	105

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	15.000	Sub Area	Wider Rother
Net:Gross	50.0%		Gross	15.000	ha Green Brov	Green
			Net	7.500	ha Use	Agricultural

	Beds	m2	Circulation	Market 195		Rounded	m2	m2	Circulation	Social Rent 37		Rounded	m2	Affordable Rent 36		Rounded	m2	Shared Ownership 32		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	48.75	49	3,675	70	0.0%	30%	11.10	11	770	30%	10.80	11	770	45%	14.40	14	980	45%	0.00	0	0
Terrace	3	95	0.0%	20%	39.00	39	3,705	84	0.0%	10%	3.70	4	336	10%	3.60	4	336	15%	4.80	5	420	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	58.50	59	6,195	93	0.0%	5%	1.85	2	186	5%	1.80	2	186	15%	4.80	5	465	15%	0.00	0	0
Semi	4	120	0.0%	5%	9.75	10	1,200	106	0.0%	5%	1.85	2	212	5%	1.80	2	212	5%	1.60	2	212	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	19.50	20	2,700	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	9.75	10	1,450	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	9.75	8	450	50	12.5%	50%	18.50	18	1,013	50%	18.00	17	956	20%	6.40	6	338	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**195.00**	195	**19,375**			**100%**	**37.00**	37	**2,517**	**100%**	**36.00**	36	**2,460**	**100%**	**32.00**	32	**2,415**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	6,195	9,801,729
Terrace	3		1,582		1,582	4,797	7,589,813
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	7,032	11,422,218
Semi	4		1,624		1,624	1,836	2,982,252
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	2,700	5,283,792
Det	5		1,957		1,957	1,450	2,837,592
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,756	5,016,430
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						26,766	44,933,826
							1,679 £/m2

Occupants	Count	Population per unit	
1 bed	49	2.40	118
2 bed	85	2.40	204
3 bed	120	2.40	288
4 bed	36	2.40	86
5 bed	10	2.40	24
		Residents	**720**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		15,480	m2
		1.548	ha
Gross - Net		7.500	ha
Shortfall / Surplus		5.952	ha

Summary		Units	Construction m2	Average	Saleable m2	Average
Market		195	19,375	99.36	19,325	99.10
Social Rent		37	2,517	68.01	2,404	64.97
Affordable Rent		36	2,460	68.34	2,354	65.39
Shared Ownership		32	2,415	75.45	2,377	74.28
First Homes		0	0	75.45	0	74.28
Total		**300**	**26,766**		**26,460**	
per ha			3,569		3,528	

#

Large Greenfield 300 LD

4 UNITS **300** Social Rent 35.00% % of Aff 36.75 Rounded 37
Affordable 35% 105 Affordable Re 35.00% 36.75 36
Shared Owne 30.00% 31.5 32
First Homes 0.00% 0 0
105 105

Modelling Area ha Characteristics
Density 35 units/ha Total 17.143 Sub Area Wider Rother
Net:Gross 50.0% Gross 17.143 ha Green Brov Green
Net 8.571 ha Use Agricultural

				Market						Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	195		Rounded	m2	m2	Circulation	37		Rounded	m2	36		Rounded	m2	32		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	48.75	49	3,675	70	0.0%	30%	11.10	11	770	30%	10.80	11	770	45%	14.40	14	980	45%	0.00	0	0
Terrace	3	95	0.0%	20%	39.00	39	3,705	84	0.0%	10%	3.70	4	336	10%	3.60	4	336	15%	4.80	5	420	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	58.50	59	6,195	93	0.0%	5%	1.85	2	186	5%	1.80	2	186	15%	4.80	5	465	15%	0.00	0	0
Semi	4	120	0.0%	5%	9.75	10	1,200	106	0.0%	5%	1.85	2	212	5%	1.80	2	212	5%	1.60	2	212	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	19.50	20	2,700	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	9.75	10	1,450	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	9.75	8	450	50	12.5%	50%	18.50	18	1,013	50%	18.00	17	956	20%	6.40	6	338	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**195.00**	195	**19,375**			**100%**	**37.00**	37	**2,517**	**100%**	**36.00**	36	**2,460**	**100%**	**32.00**	32	**2,415**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	6,195	9,801,729
Terrace	3		1,582		1,582	4,797	7,589,813
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	7,032	11,422,218
Semi	4		1,624		1,624	1,836	2,982,252
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	2,700	5,283,792
Det	5		1,957		1,957	1,450	2,837,592
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,756	5,016,430
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						26,766	44,933,826
							1,679 £/m2

Occupants		Population	
	Count	per unit	
1 bed	49	2.40	118
2 bed	85	2.40	204
3 bed	120	2.40	288
4 bed	36	2.40	86
5 bed	10	2.40	24
		Residents	**720**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		15,480	m2
		1.548	ha
Gross - Net		8.571	ha
Shortfall / Surplus		7.023	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		195	19,375	99.36	19,325	99.10
Social Rent		37	2,517	68.01	2,404	64.97
Affordable Rent		36	2,460	68.34	2,354	65.39
Shared Ownership		32	2,415	75.45	2,377	74.28
First Homes		0	0	75.45	0	74.28
Total		**300**	**26,766**		**26,460**	
per ha			3,123		3,087	

#

Large Greenfield 210

5 UNITS **210** Social Rent 35.00% % of Aff 25.725 26
Affordable 35% 73.5 Affordable Re 35.00% 25.725 26
Shared Owne 30.00% 22.05 22
First Homes 0.00% 0 0
73.5 74

Modelling
Density 40 units/ha
Net:Gross 50.0%

Area ha
Total 10.500
Gross 10.500 ha
Net 5.250 ha

Characteristics
Sub Area Wider Rother
Green Brov Green
Use Agricultural

	Beds	m2	Circulation	Market 136.5		Rounded	m2	m2	Circulation	Social Rent 26		Rounded	m2	Affordable Rent 26		Rounded	m2	Shared Ownership 22		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	34.13	34	2,550	70	0.0%	30%	7.80	8	560	30%	7.80	8	560	45%	9.90	11	770	45%	0.00	0	0
Terrace	3	95	0.0%	20%	27.30	27	2,565	84	0.0%	10%	2.60	3	252	10%	2.60	3	252	15%	3.30	3	252	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	40.95	41	4,305	93	0.0%	5%	1.30	1	93	5%	1.30	1	93	15%	3.30	3	279	15%	0.00	0	0
Semi	4	120	0.0%	5%	6.83	7	840	106	0.0%	5%	1.30	1	106	5%	1.30	1	106	5%	1.10	1	106	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	13.65	14	1,890	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	6.83	7	1,015	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.83	6	338	50	12.5%	50%	13.00	13	731	50%	13.00	13	731	20%	4.40	4	225	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**136.50**	**136**	**13,503**			**100%**	**26.00**	**26**	**1,742**	**100%**	**26.00**	**26**	**1,742**	**100%**	**22.00**	**22**	**1,632**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	4,440	7,024,968
Terrace	3		1,582		1,582	3,321	5,254,486
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	4,770	7,748,006
Semi	4		1,624		1,624	1,158	1,880,963
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	1,890	3,698,654
Det	5		1,957		1,957	1,015	1,986,314
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,025	3,685,541
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						18,619	31,278,932
							1,680 £/m2

Occupants	Count	Population per unit	
1 bed	36	2.40	86
2 bed	61	2.40	146
3 bed	82	2.40	197
4 bed	24	2.40	58
5 bed	7	2.40	17
		Residents	**504**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		10,836	m2
		1.084	ha
Gross - Net		5.250	ha
Shortfall / Surplus		4.166	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	136	13,503	99.28	13,465	99.01
Social Rent	26	1,742	67.01	1,661	63.88
Affordable Rent	26	1,742	67.01	1,661	63.88
Shared Ownership	22	1,632	74.18	1,607	73.05
First Homes	0	0	74.18	0	73.05
Total	**210**	**18,619**		**18,394**	
per ha		3,546		3,504	

#

Large Greenfield 210 LD

6

							Rounded
UNITS	**210**		Social Rent	35.00%	% of Aff	25.725	26
Affordable	35%	73.5	Affordable Re	35.00%		25.725	26
			Shared Owne	30.00%		22.05	22
			First Homes	0.00%		0	0
						73.5	74

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	12.000	Sub Area	Wider Rother
Net:Gross	50.0%		Gross	12.000 ha	Green Brov	Green
			Net	6.000 ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	136.5		Rounded	m2	m2	Circulation	26		Rounded	m2	26		Rounded	m2	22		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	34.13	34	2,550	70	0.0%	30%	7.80	8	560	30%	7.80	8	560	45%	9.90	11	770	45%	0.00	0	0
Terrace	3	95	0.0%	20%	27.30	27	2,565	84	0.0%	10%	2.60	3	252	10%	2.60	3	252	15%	3.30	3	252	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	40.95	41	4,305	93	0.0%	5%	1.30	1	93	5%	1.30	1	93	15%	3.30	3	279	15%	0.00	0	0
Semi	4	120	0.0%	5%	6.83	7	840	106	0.0%	5%	1.30	1	106	5%	1.30	1	106	5%	1.10	1	106	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	13.65	14	1,890	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	6.83	7	1,015	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.83	6	338	50	12.5%	50%	13.00	13	731	50%	13.00	13	731	20%	4.40	4	225	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**136.50**	**136**	**13,503**			**100%**	**26.00**	**26**	**1,742**	**100%**	**26.00**	**26**	**1,742**	**100%**	**22.00**	**22**	**1,632**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	4,440	7,024,968
Terrace	3		1,582		1,582	3,321	5,254,486
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	4,770	7,748,006
Semi	4		1,624		1,624	1,158	1,880,963
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	1,890	3,698,654
Det	5		1,957		1,957	1,015	1,986,314
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,025	3,685,541
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						18,619	31,278,932
							1,680 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	2.40	86
2 bed	61	2.40	146
3 bed	82	2.40	197
4 bed	24	2.40	58
5 bed	7	2.40	17
		Residents	**504**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		10,836	m2
		1.084	ha
Gross - Net		6.000	ha
Shortfall / Surplus		4.916	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	136	13,503	99.28	13,465	99.01
Social Rent	26	1,742	67.01	1,661	63.88
Affordable Rent	26	1,742	67.01	1,661	63.88
Shared Ownership	22	1,632	74.18	1,607	73.05
First Homes	0	0	74.18	0	73.05
Total	**210**	**18,619**		**18,394**	
per ha		3,103		3,066	

#

Greenfield 190

7

						Rounded
UNITS	**190**	Social Rent	35.00%	% of Aff	23.275	23
Affordable	35%	66.5 Affordable Re	35.00%		23.275	23
		Shared Owne	30.00%		19.95	20
		First Homes	0.00%		0	0
					66.5	66

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	9.500	Sub Area	Wider Rother
Net:Gross	50.0%		Gross	9.500	ha Green Brov	Green
			Net	4.750	ha Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	123.5		Rounded	m2	m2	Circulation	23		Rounded	m2	23		Rounded	m2	20		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	30.88	31	2,325	70	0.0%	30%	6.90	7	490	30%	6.90	7	490	45%	9.00	9	630	45%	0.00	0	0
Terrace	3	95	0.0%	20%	24.70	26	2,470	84	0.0%	10%	2.30	2	168	10%	2.30	2	168	15%	3.00	3	252	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	37.05	37	3,885	93	0.0%	5%	1.15	1	93	5%	1.15	1	93	15%	3.00	3	279	15%	0.00	0	0
Semi	4	120	0.0%	5%	6.18	6	720	106	0.0%	5%	1.15	1	106	5%	1.15	1	106	5%	1.00	1	106	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	12.35	12	1,620	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	6.18	6	870	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.18	6	338	50	12.5%	50%	11.50	12	675	50%	11.50	12	675	20%	4.00	4	225	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**123.50**	**124**	**12,228**			**100%**	**23.00**	**23**	**1,532**	**100%**	**23.00**	**23**	**1,532**	**100%**	**20.00**	**20**	**1,492**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	3,935	7,063,168
Terrace	3			1,795	1,795	3,058	5,488,988
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	4,350	8,080,560
Semi	4			1,858	1,858	1,038	1,928,189
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	1,620	3,598,927
Det	5			2,222	2,222	870	1,932,757
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	1,913	3,975,437
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						16,784	32,068,026
							1,911 £/m2

Occupants		Population	
	Count	per unit	
1 bed	34	2.40	82
2 bed	54	2.40	130
3 bed	75	2.40	180
4 bed	21	2.40	50
5 bed	6	2.40	14
		Residents	**456**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		9,804	m2
		0.980	ha
Gross - Net		4.750	ha
Shortfall / Surplus		3.770	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		124	12,228	98.61	12,190	98.31
Social Rent		23	1,532	66.61	1,457	63.35
Affordable Rent		23	1,532	66.61	1,457	63.35
Shared Ownership		20	1,492	74.60	1,467	73.35
First Homes		0	0	74.60	0	73.35
Total		**190**	**16,784**		**16,571**	
per ha			3,533		3,489	

#

Greenfield 190 LD

8

						Rounded
UNITS	**190**	Social Rent	35.00%	% of Aff	23.275	23
Affordable	35%	66.5 Affordable Re	35.00%		23.275	23
		Shared Owne	30.00%		19.95	20
		First Homes	0.00%		0	0
					66.5	66

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	10.857	Sub Area	Wider Rother
Net:Gross	50.0%		Gross	10.857	ha Green Brov	Green
			Net	5.429	ha Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	123.5		Rounded	m2	m2	Circulation	23		Rounded	m2	23		Rounded	m2	20		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	30.88	31	2,325	70	0.0%	30%	6.90	7	490	30%	6.90	7	490	45%	9.00	9	630	45%	0.00	0	0
Terrace	3	95	0.0%	20%	24.70	26	2,470	84	0.0%	10%	2.30	2	168	10%	2.30	2	168	15%	3.00	3	252	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	37.05	37	3,885	93	0.0%	5%	1.15	1	93	5%	1.15	1	93	15%	3.00	3	279	15%	0.00	0	0
Semi	4	120	0.0%	5%	6.18	6	720	106	0.0%	5%	1.15	1	106	5%	1.15	1	106	5%	1.00	1	106	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	12.35	12	1,620	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	6.18	6	870	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.18	6	338	50	12.5%	50%	11.50	12	675	50%	11.50	12	675	20%	4.00	4	225	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**123.50**	**124**	**12,228**			**100%**	**23.00**	**23**	**1,532**	**100%**	**23.00**	**23**	**1,532**	**100%**	**20.00**	**20**	**1,492**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	3,935	7,063,168
Terrace	3			1,795	1,795	3,058	5,488,988
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	4,350	8,080,560
Semi	4			1,858	1,858	1,038	1,928,189
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	1,620	3,598,927
Det	5			2,222	2,222	870	1,932,757
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	1,913	3,975,437
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						16,784	32,068,026
							1,911 £/m2

Occupants		Population	
	Count	per unit	
1 bed	34	2.40	82
2 bed	54	2.40	130
3 bed	75	2.40	180
4 bed	21	2.40	50
5 bed	6	2.40	14
		Residents	**456**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		9,804	m2
		0.980	ha
Gross - Net		5.429	ha
Shortfall / Surplus		4.448	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	124	12,228	98.61	12,190	98.31
Social Rent	23	1,532	66.61	1,457	63.35
Affordable Rent	23	1,532	66.61	1,457	63.35
Shared Ownership	20	1,492	74.60	1,467	73.35
First Homes	0	0	74.60	0	73.35
Total	**190**	**16,784**		**16,571**	
per ha		3,092		3,053	

#

Greenfield **70**

9

UNITS	**70**	Social Rent	35.00%	% of Aff	8.575	9
Affordable	35%	24.5 Affordable Re	35.00%		8.575	8
		Shared Owne	30.00%		7.35	7
		First Homes	0.00%		0	0
					24.5	24

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	3.500	Sub Area	Wider Rother
Net:Gross	50.0%		Gross	3.500	ha Green Brov	Green
			Net	1.750	ha Use	Agricultural

				Market					Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	45.5		Rounded	m2	m2	Circulation	9		Rounded	m2	8		Rounded	m2	7		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	11.38	11	825	70	0.0%	30%	2.70	3	210	30%	2.40	3	210	45%	3.15	4	280	45%	0.00	0	0
Terrace	3	95	0.0%	20%	9.10	10	950	84	0.0%	10%	0.90	1	84	10%	0.80	1	84	15%	1.05	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	13.65	14	1,470	93	0.0%	5%	0.45	0	0	5%	0.40	0	0	15%	1.05	1	93	15%	0.00	0	0
Semi	4	120	0.0%	5%	2.28	2	240	106	0.0%	5%	0.45	0	0	5%	0.40	0	0	5%	0.35	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	4.55	5	675	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	2.28	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	2.28	2	113	50	12.5%	50%	4.50	5	281	50%	4.00	4	225	20%	1.40	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**45.50**	**46**	**4,563**			**100%**	**9.00**	**9**	**575**	**100%**	**8.00**	**8**	**519**	**100%**	**7.00**	**7**	**513**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,525	2,737,314
Terrace	3			1,795	1,795	1,202	2,157,542
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	1,563	2,903,429
Semi	4			1,858	1,858	240	445,824
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	675	1,499,553
Det	5			2,222	2,222	290	644,252
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	675	1,403,096
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						6,170	11,791,010
							1,911 £/m2

Occupants		Population	
	Count	per unit	
1 bed	12	2.40	29
2 bed	21	2.40	50
3 bed	28	2.40	67
4 bed	7	2.40	17
5 bed	2	2.40	5
		Residents	**168**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		924	m2
		0.092	ha
Gross - Net		1.750	ha
Shortfall / Surplus		1.658	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		46	4,563	99.18	4,550	98.91
Social Rent		9	575	63.92	544	60.44
Affordable Rent		8	519	64.88	494	61.75
Shared Ownership		7	513	73.32	507	72.43
First Homes		0	0	73.32	0	72.43
	Total	**70**	**6,170**		**6,095**	
	per ha		3,526		3,483	

#

Greenfield 70 LD

10

							Rounded
UNITS	**70**		Social Rent	35.00%	% of Aff	8.575	9
Affordable	35%	24.5	Affordable Re	35.00%		8.575	9
			Shared Owne	30.00%		7.35	7
			First Homes	0.00%		0	0
						24.5	25

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	4.000	Sub Area	Wider Rother
Net:Gross	50.0%		Gross	4.000 ha	Green Brov	Green
			Net	2.000 ha	Use	Agricultural

	Beds	m2	Circulation	Market 45.5		Rounded	m2	m2	Circulation	Social Rent 9		Rounded	m2	Affordable Rent 9		Rounded	m2	Shared Ownership 7		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	11.38	11	825	70	0.0%	30%	2.70	3	210	30%	2.70	3	210	45%	3.15	4	280	45%	0.00	0	0
Terrace	3	95	0.0%	20%	9.10	10	950	84	0.0%	10%	0.90	1	84	10%	0.90	1	84	15%	1.05	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	13.65	14	1,470	93	0.0%	5%	0.45	0	0	5%	0.45	0	0	15%	1.05	1	93	15%	0.00	0	0
Semi	4	120	0.0%	5%	2.28	2	240	106	0.0%	5%	0.45	0	0	5%	0.45	0	0	5%	0.35	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	4.55	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	2.28	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	2.28	2	113	50	12.5%	50%	4.50	5	281	50%	4.50	5	281	20%	1.40	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**45.50**	**41**	**3,878**			**100%**	**9.00**	9	**575**	**100%**	**9.00**	9	**575**	**100%**	**7.00**	7	**513**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,525	2,737,314
Terrace	3			1,795	1,795	1,202	2,157,542
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	1,563	2,903,429
Semi	4			1,858	1,858	240	445,824
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	731	1,520,020
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						5,541	10,386,166
							1,874 £/m2

Occupants	Count	Population per unit	
1 bed	13	2.40	31
2 bed	21	2.40	50
3 bed	28	2.40	67
4 bed	3	2.40	7
5 bed	1	2.40	2
		Residents	**158**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required		
	871	m2
	0.087	ha
Gross - Net	2.000	ha
Shortfall / Surplus	1.913	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		41	3,878	94.57	3,865	94.27
Social Rent		9	575	63.92	544	60.44
Affordable Rent		9	575	63.92	544	60.44
Shared Ownership		7	513	73.32	507	72.43
First Homes		0	0	73.32	0	72.43
	Total	**66**	**5,541**		**5,460**	
	per ha		2,771		2,730	

#

Greenfield 35

							Rounded
11	UNITS	**35**		Social Rent	35.00%	% of Aff	4.2875	4
	Affordable	35%	12.25	Affordable Re	35.00%		4.2875	4
				Shared Owne	30.00%		3.675	4
				First Homes	0.00%		0	0
							12.25	12

Modelling			Area ha			Characteristics	
Density	40	units/ha	Total	1.167		Sub Area	Wider Rother
Net:Gross	75.0%		Gross	1.167	ha	Green Brov	Green
			Net	0.875	ha	Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	22.75		Rounded	m2	m2	Circulation	4		Rounded	m2	4		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	5.69	6	450	70	0.0%	30%	1.20	2	140	30%	1.20	2	140	45%	1.80	2	140	45%	0.00	0	0
Terrace	3	95	0.0%	20%	4.55	5	475	84	0.0%	10%	0.40	0	0	10%	0.40	0	0	15%	0.60	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	6.83	7	735	93	0.0%	5%	0.20	0	0	5%	0.20	0	0	15%	0.60	1	93	15%	0.00	0	0
Semi	4	120	0.0%	5%	1.14	1	120	106	0.0%	5%	0.20	0	0	5%	0.20	0	0	5%	0.20	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	2.28	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	1.14	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	1.14	1	56	50	12.5%	50%	2.00	2	113	50%	2.00	2	113	20%	0.80	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**22.75**	**23**	**2,251**			**100%**	**4.00**	**4**	**253**	**100%**	**4.00**	**4**	**253**	**100%**	**4.00**	**4**	**317**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	870	1,561,615
Terrace	3			1,795	1,795	559	1,003,383
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	828	1,538,093
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	270	599,821
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	281	584,623
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						3,073	5,832,573
							1,898 £/m2

Occupants		Population	
	Count	per unit	
1 bed	5	2.40	12
2 bed	12	2.40	29
3 bed	14	2.40	34
4 bed	3	2.40	7
5 bed	1	2.40	2
		Residents	**84**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		462	m2
		0.046	ha
Gross - Net		0.292	ha
Shortfall / Surplus		0.245	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		23	2,251	97.88	2,245	97.61
Social Rent		4	253	63.13	240	60.00
Affordable Rent		4	253	63.13	240	60.00
Shared Ownership		4	317	79.25	317	79.25
First Homes		0	0	79.25	0	79.25
Total		**35**	**3,073**		**3,042**	
per ha			3,512		3,477	

#

Greenfield 35 LD

12

						Rounded
UNITS	**35**		Social Rent	35.00%	% of Aff	4.2875	4
Affordable	35%	12.25	Affordable Re	35.00%		4.2875	4
			Shared Owne	30.00%		3.675	4
			First Homes	0.00%		0	0
						12.25	12

Modelling			Area ha			Characteristics	
Density	40	units/ha	Total	1.167		Sub Area	Wider Rother
Net:Gross	75.0%		Gross	1.167	ha	Green Brov	Green
			Net	0.875	ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	22.75		Rounded	m2	m2	Circulation	4		Rounded	m2	4		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	5.69	6	450	70	0.0%	30%	1.20	2	140	30%	1.20	2	140	45%	1.80	2	140	45%	0.00	0	0
Terrace	3	95	0.0%	20%	4.55	5	475	84	0.0%	10%	0.40	0	0	10%	0.40	0	0	15%	0.60	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	6.83	7	735	93	0.0%	5%	0.20	0	0	5%	0.20	0	0	15%	0.60	1	93	15%	0.00	0	0
Semi	4	120	0.0%	5%	1.14	1	120	106	0.0%	5%	0.20	0	0	5%	0.20	0	0	5%	0.20	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	2.28	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	1.14	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	1.14	1	56	50	12.5%	50%	2.00	2	113	50%	2.00	2	113	20%	0.80	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**22.75**	**23**	**2,251**			**100%**	**4.00**	**4**	**253**	**100%**	**4.00**	**4**	**253**	**100%**	**4.00**	**4**	**317**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	870	1,561,615
Terrace	3			1,795	1,795	559	1,003,383
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	828	1,538,093
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	270	599,821
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	281	584,623
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						3,073	5,832,573
							1,898 £/m2

Occupants		Population	
	Count	per unit	
1 bed	5	2.40	12
2 bed	12	2.40	29
3 bed	14	2.40	34
4 bed	3	2.40	7
5 bed	1	2.40	2
		Residents	**84**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		462	m2
		0.046	ha
Gross - Net		0.292	ha
Shortfall / Surplus		0.245	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		23	2,251	97.88	2,245	97.61
Social Rent		4	253	63.13	240	60.00
Affordable Rent		4	253	63.13	240	60.00
Shared Ownership		4	317	79.25	317	79.25
First Homes		0	0	79.25	0	79.25
Total		**35**	**3,073**		**3,042**	
per ha			3,512		3,477	

#

Greenfield 20

13

UNITS	**20**	Social Rent	35.00%	% of Aff	2.45 → 3
Affordable	35%	7 Affordable Re	35.00%		2.45 → 2
		Shared Owne	30.00%		2.1 → 2
		First Homes	0.00%		0 → 0
					7 → 7

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.762		Sub Area	Wider Rother
Net:Gross	75.0%		Gross	0.762	ha	Green Brov	Green
			Net	0.571	ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	13		Rounded	m2	m2	Circulation	3		Rounded	m2	2		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	3.25	3	225	70	0.0%	30%	0.90	1	70	30%	0.60	1	70	45%	0.90	2	140	45%	0.00	0	0
Terrace	3	95	0.0%	20%	2.60	3	285	84	0.0%	10%	0.30	0	0	10%	0.20	0	0	15%	0.30	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	3.90	4	420	93	0.0%	5%	0.15	0	0	5%	0.10	0	0	15%	0.30	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.65	1	120	106	0.0%	5%	0.15	0	0	5%	0.10	0	0	5%	0.10	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	1.30	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.65	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.65	0	0	50	12.5%	50%	1.50	2	113	50%	1.00	1	56	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**13.00**	13	**1,330**			**100%**	**3.00**	3	**183**	**100%**	**2.00**	2	**126**	**100%**	**2.00**	2	**140**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	505	906,455
Terrace	3			1,795	1,795	285	511,564
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	420	780,192
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	169	350,774
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,779	3,393,933
							1,908 £/m2

Occupants		Population	
	Count	per unit	
1 bed	3	2.40	7
2 bed	7	2.40	17
3 bed	7	2.40	17
4 bed	2	2.40	5
5 bed	1	2.40	2
		Residents	**48**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		264	m2
		0.026	ha
Gross - Net		0.190	ha
Shortfall / Surplus		0.164	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		13	1,330	102.31	1,330	102.31
Social Rent		3	183	60.83	170	56.67
Affordable Rent		2	126	63.13	120	60.00
Shared Ownership		2	140	70.00	140	70.00
First Homes		0	0	70.00	0	70.00
Total		**20**	**1,779**		**1,760**	
per ha			3,113		3,080	

#

Greenfield **12**

14

UNITS	**12**	Social Rent	35.00%	% of Aff	1.47	2
Affordable	35%	4.2 Affordable Re	35.00%		1.47	1
		Shared Owne	30.00%		1.26	1
		First Homes	0.00%		0	0
					4.2	4

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	0.381	Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.381 ha	Green Brov	Green
			Net	0.343 ha	Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	7.8		Rounded	m2	m2	Circulation	2		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	1.95	3	225	70	0.0%	30%	0.60	1	70	30%	0.30	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	20%	1.56	2	190	84	0.0%	10%	0.20	0	0	10%	0.10	0	0	15%	0.15	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	2.34	2	210	93	0.0%	5%	0.10	0	0	5%	0.05	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.39	0	0	106	0.0%	5%	0.10	0	0	5%	0.05	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.78	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.39	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.39	0	0	50	12.5%	50%	1.00	1	56	50%	0.50	1	56	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**7.80**	**8**	**760**			**100%**	**2.00**	**2**	**126**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	365	655,160
Terrace	3			1,795	1,795	190	341,042
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	210	390,096
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,013	1,920,059
							1,896 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	5	2.40	12
3 bed	4	2.40	10
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.038	ha
Shortfall / Surplus		0.029	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		8	760	95.00	760	95.00
Social Rent		2	126	63.13	120	60.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**12**	**1,013**		**1,000**	
per ha			2,953		2,917	

#

Greenfield 9

15

						Rounded
UNITS	**9**		Social Rent	35.00%	% of Aff	1.1025	1
Affordable	35%	3.15	Affordable Re	35.00%		1.1025	1
			Shared Owne	30.00%		0.945	1
			First Homes	0.00%		0	0
						3.15	3

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.286		Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.286	ha	Green Brov	Green
			Net	0.257	ha	Use	Agricultural

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	5.85		Rounded	m2	m2	Circulation	1		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	1.46	1	75	70	0.0%	30%	0.30	0	0	30%	0.30	0	0	45%	0.45	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	20%	1.17	2	190	84	0.0%	10%	0.10	0	0	10%	0.10	0	0	15%	0.15	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	1.76	2	210	93	0.0%	5%	0.05	0	0	5%	0.05	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.29	0	0	106	0.0%	5%	0.05	0	0	5%	0.05	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.59	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.29	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.29	0	0	50	12.5%	50%	0.50	1	56	50%	0.50	1	56	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**5.85**	**6**	**610**			**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**84**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	75	134,622
Terrace	3			1,795	1,795	274	491,819
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	210	390,096
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						807	1,550,297
							1,922 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	1	2.40	2
3 bed	5	2.40	12
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**22**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.029	ha
Shortfall / Surplus		0.029	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		6	610	101.67	610	101.67
Social Rent		1	56	56.25	50	50.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	84	84.00	84	84.00
First Homes		0	0	84.00	0	84.00
Total		**9**	**807**		**794**	
per ha			3,136		3,088	

#

Greenfield 6

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UNITS	6	Social Rent	35.00%	% of Aff	0.735	1
Affordable	35%	2.1 Affordable Re	35.00%		0.735	0
		Shared Owne	30.00%		0.63	1
		First Homes	0.00%		0	0
					2.1	2

Modelling		Area ha	
Density	35 units/ha	Total	0.190
Net:Gross	90.0%	Gross	0.190 ha
		Net	0.171 ha

Characteristics	
Sub Area	Wider Rother
Green Brov	Green
Use	Agricultural

				Market						Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	3.9		Rounded	m2	m2	Circulation	1		Rounded	m2	0		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.98	1	75	70	0.0%	30%	0.30	0	0	30%	0.00	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.78	1	95	84	0.0%	10%	0.10	0	0	10%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	1.17	1	105	93	0.0%	5%	0.05	0	0	5%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.20	0	0	106	0.0%	5%	0.05	0	0	5%	0.00	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.39	3	405	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.20	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.20	0	0	50	12.5%	50%	0.50	1	56	50%	0.00	0	0	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**3.90**	**6**	**680**			**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	145	260,269
Terrace	3			1,795	1,795	95	170,521
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	105	195,048
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	405	899,732
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	56	116,925
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						806	1,642,495
							2,037 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.40	2
2 bed	2	2.40	5
3 bed	2	2.40	5
4 bed	3	2.40	7
5 bed	0	2.40	0
		Residents	**19**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.019	ha
Shortfall / Surplus		0.019	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		6	680	113.33	680	113.33
Social Rent		1	56	56.25	50	50.00
Affordable Rent		0	0	56.25	0	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**8**	**806**		**800**	
per ha			4,703		4,667	

#

Greenfield 5

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						Rounded
UNITS	**5**	Social Rent	35.00%	% of Aff	0.6125	1
Affordable	35%	1.75 Affordable Re	35.00%		0.6125	0
		Shared Owne	30.00%		0.525	1
		First Homes	0.00%		0	0
					1.75	2

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	0.159	Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.159	ha Green Brov	Green
			Net	0.143	ha Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	3.25		Rounded	m2	m2	Circulation	1		Rounded	m2	0		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.81	1	75	70	0.0%	30%	0.30	0	0	30%	0.00	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.65	1	95	84	0.0%	10%	0.10	0	0	10%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	0.98	1	105	93	0.0%	5%	0.05	0	0	5%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.16	0	0	106	0.0%	5%	0.05	0	0	5%	0.00	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.33	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.16	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.16	0	0	50	12.5%	50%	0.50	1	56	50%	0.00	0	0	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**3.25**	**3**	**275**			**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	145	260,269
Terrace	3			1,795	1,795	95	170,521
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	105	195,048
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	56	116,925
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						401	742,763
							1,851 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.40	2
2 bed	2	2.40	5
3 bed	2	2.40	5
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**12**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.016	ha
Shortfall / Surplus		0.016	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		3	275	91.67	275	91.67
Social Rent		1	56	56.25	50	50.00
Affordable Rent		0	0	56.25	0	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**5**	**401**		**395**	
per ha			2,809		2,765	

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Greenfield 3

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UNITS	**3**	Social Rent	35.00%	% of Aff	0.3675	1
Affordable	35%	1.05 Affordable Re	35.00%		0.3675	0
		Shared Owne	30.00%		0.315	0
		First Homes	0.00%		0	0
					1.05	1

Modelling			
Density	45	units/ha	
Net:Gross	90.0%		

Area ha		
Total	0.074	
Gross	0.074	ha
Net	0.067	ha

Characteristics	
Sub Area	Wider Rother
Green Brov	Green
Use	Agricultural

	Beds	m2	Circulation	Market 1.95		Rounded	m2	m2	Circulation	Social Rent 1		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	0.49	0	0	70	0.0%	30%	0.30	0	0	30%	0.00	0	0	45%	0.00	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.39	0	0	84	0.0%	10%	0.10	0	0	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	0.59	1	105	93	0.0%	5%	0.05	0	0	5%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.10	0	0	106	0.0%	5%	0.05	0	0	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.20	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.10	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.10	0	0	50	12.5%	50%	0.50	1	56	50%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**1.95**	**1**	**105**			**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	105	195,048
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	56	116,925
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						161	311,973
							1,935 £/m2

Occupants	Count	Population per unit	
1 bed	1	2.40	2
2 bed	0	2.40	0
3 bed	1	2.40	2
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**5**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.007	ha
Shortfall / Surplus		0.007	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		1	105	105.00	105	105.00
Social Rent		1	56	56.25	50	50.00
Affordable Rent		0	0	56.25	0	50.00
Shared Ownership		0	0	56.25	0	50.00
First Homes		0	0	56.25	0	50.00
Total		**2**	**161**		**155**	
per ha			2,419		2,325	

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Greenfield 3 LD

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							Rounded
UNITS		**3**		Social Rent	35.00%	% of Aff	0.3675	1
Affordable		35%	1.05	Affordable Re	35.00%		0.3675	0
				Shared Owne	30.00%		0.315	0
				First Homes	0.00%		0	0
							1.05	1

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.095		Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.095	ha	Green Brov	Green
			Net	0.086	ha	Use	Agricultural

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	1.95		Rounded	m2	m2	Circulation	1		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.49	0	0	70	0.0%	30%	0.30	0	0	30%	0.00	0	0	45%	0.00	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.39	0	0	84	0.0%	10%	0.10	0	0	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	0.59	2	210	93	0.0%	5%	0.05	0	0	5%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.10	0	0	106	0.0%	5%	0.05	0	0	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.20	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.10	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.10	0	0	50	12.5%	50%	0.50	1	56	50%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**1.95**	**2**	**210**			**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	210	390,096
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	56	116,925
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						266	507,021
							1,904 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.40	2
2 bed	0	2.40	0
3 bed	2	2.40	5
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**7**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.010	ha
Shortfall / Surplus		0.010	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		2	210	105.00	210	105.00
Social Rent		1	56	56.25	50	50.00
Affordable Rent		0	0	56.25	0	50.00
Shared Ownership		0	0	56.25	0	50.00
First Homes		0	0	56.25	0	50.00
Total		**3**	**266**		**260**	
per ha			3,106		3,033	

#

Large Brownfield 250

20

						Rounded
UNITS	**250**	Social Rent	35.00%	% of Aff	30.625	31
Affordable	35%	87.5 Affordable Re	35.00%		30.625	31
		Shared Owne	30.00%		26.25	26
		First Homes	0.00%		0	0
					87.5	88

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	8.333		Sub Area	Wider Rother
Net:Gross	50.0%		Gross	8.333	ha	Green Brov	Brown
			Net	4.167	ha	Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	162.5		Rounded	m2	m2	Circulation	31		Rounded	m2	31		Rounded	m2	26		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	40.63	41	3,075	70	0.0%	30%	9.30	9	630	30%	9.30	9	630	45%	11.70	12	840	45%	0.00	0	0
Terrace	3	95	0.0%	50%	81.25	81	7,695	84	0.0%	15%	4.65	5	420	15%	4.65	5	420	30%	7.80	8	672	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	1.55	2	194	5%	1.55	2	194		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	32.50	33	3,960	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	1.30	1	106	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	8.13	7	394	50	12.5%	50%	15.50	15	844	50%	15.50	15	844	20%	5.20	5	281	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**162.50**	**162**	**15,124**			**100%**	**31.00**	**31**	**2,088**	**100%**	**31.00**	**31**	**2,088**	**100%**	**26.00**	**26**	**1,899**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	5,175	8,187,885
Terrace	3		1,582		1,582	9,207	14,567,315
Terrace	4		1,582		1,582	388	613,894
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	0	0
Semi	4		1,624		1,624	4,066	6,604,485
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	0	0
Det	5		1,957		1,957	0	0
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,363	4,299,797
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						21,199	34,273,376
							1,617 £/m2

Occupants		Population	
	Count	per unit	
1 bed	42	2.40	101
2 bed	71	2.40	170
3 bed	99	2.40	238
4 bed	38	2.40	91
5 bed	0	2.40	0
		Residents	**600**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		12,900	m2
		1.290	ha
Gross - Net		4.167	ha
Shortfall / Surplus		2.877	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	162	15,124	93.36	15,080	93.09
Social Rent	31	2,088	67.35	1,994	64.32
Affordable Rent	31	2,088	67.35	1,994	64.32
Shared Ownership	26	1,899	73.05	1,868	71.85
First Homes	0	0	73.05	0	71.85
Total	**250**	**21,199**		**20,936**	
per ha		5,088		5,025	

#

Brownfield 80

21

UNITS	**80**	Social Rent	35.00%	% of Aff	
Affordable	35%	28 Affordable Re	35.00%		
		Shared Owne	30.00%		
		First Homes	0.00%		

	Rounded
9.8	10
9.8	10
8.4	8
0	0
28	28

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	1.778		Sub Area	Wider Rother
Net:Gross	75.0%		Gross	1.778	ha	Green Brov	Brown
			Net	1.333	ha	Use	PDL

	Beds	m2	Circulation	Market 52		Rounded	m2	m2	Circulation	Social Rent 10		Rounded	m2	Affordable Rent 10		Rounded	m2	Shared Ownership 8		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	13.00	13	975	70	0.0%	30%	3.00	3	210	30%	3.00	3	210	45%	3.60	4	280	45%	0.00	0	0
Terrace	3	95	0.0%	50%	26.00	26	2,470	84	0.0%	15%	1.50	2	168	15%	1.50	2	168	30%	2.40	2	168	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	0.50	1	97	5%	0.50	1	97		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	10.40	10	1,200	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	0.40	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	2.60	3	169	50	12.5%	50%	5.00	4	225	50%	5.00	4	225	20%	1.60	2	113	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**52.00**	52	**4,814**			**100%**	**10.00**	10	**700**	**100%**	**10.00**	10	**700**	**100%**	**8.00**	8	**561**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,675	3,006,558
Terrace	3			1,795	1,795	2,974	5,338,211
Terrace	4			1,795	1,795	194	348,222
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	1,200	2,229,120
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	731	1,520,020
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						6,774	12,442,131
							1,837 £/m2

Occupants	Count	Population per unit	
1 bed	13	2.40	31
2 bed	23	2.40	55
3 bed	32	2.40	77
4 bed	12	2.40	29
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		1,056	m2
		0.106	ha
Gross - Net		0.444	ha
Shortfall / Surplus		0.339	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		52	4,814	92.57	4,795	92.21
Social Rent		10	700	70.00	675	67.50
Affordable Rent		10	700	70.00	675	67.50
Shared Ownership		8	561	70.06	548	68.50
First Homes		0	0	70.06	0	68.50
Total		**80**	**6,774**		**6,693**	
per ha			5,081		5,020	

#

Brownfield 60

22

UNITS	**60**	Social Rent	35.00%	% of Aff	
Affordable	35%	21 Affordable Re	35.00%		
		Shared Owne	30.00%		
		First Homes	0.00%		

	Rounded
7.35	8
7.35	7
6.3	6
0	0
21	21

Modelling
Density 60 units/ha
Net:Gross 75.0%

Area ha
Total 1.333
Gross 1.333 ha
Net 1.000 ha

Characteristics
Sub Area Wider Rother
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 39		Rounded	m2	m2	Circulation	Social Rent 8		Rounded	m2	Affordable Rent 7		Rounded	m2	Shared Ownership 6		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	9.75	10	750	70	0.0%	30%	2.40	2	140	30%	2.10	2	140	45%	2.70	3	210	45%	0.00	0	0
Terrace	3	95	0.0%	50%	19.50	20	1,900	84	0.0%	15%	1.20	2	168	15%	1.05	1	84	30%	1.80	2	168	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	0.40	0	0	5%	0.35	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	7.80	8	960	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	0.30	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	1.95	1	56	50	12.5%	50%	4.00	4	225	50%	3.50	4	225	20%	1.20	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**39.00**	39	**3,666**			**100%**	**8.00**	8	**533**	**100%**	**7.00**	7	**449**	**100%**	**6.00**	6	**434**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,240	2,225,750
Terrace	3			1,795	1,795	2,320	4,164,307
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	960	1,783,296
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	563	1,169,246
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						5,083	9,342,600
							1,838 £/m2

Occupants	Count	Population per unit	
1 bed	10	2.40	24
2 bed	17	2.40	41
3 bed	25	2.40	60
4 bed	8	2.40	19
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		792	m2
		0.079	ha
Gross - Net		0.333	ha
Shortfall / Surplus		0.254	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		39	3,666	94.01	3,660	93.85
Social Rent		8	533	66.63	508	63.50
Affordable Rent		7	449	64.14	424	60.57
Shared Ownership		6	434	72.38	428	71.33
First Homes		0	0	72.38	0	71.33
Total		**60**	**5,083**		**5,020**	
per ha			5,083		5,020	

#

Brownfield 60 LD

23

UNITS	60	Social Rent	35.00%	% of Aff	7.35	8
Affordable	35%	21 Affordable Re	35.00%		7.35	7
		Shared Owne	30.00%		6.3	6
		First Homes	0.00%		0	0
					21	21

Modelling		
Density	40	units/ha
Net:Gross	75.0%	

Area ha		
Total	2.000	
Gross	2.000	ha
Net	1.500	ha

Characteristics	
Sub Area	Wider Rother
Green Brov	Brown
Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	39		Rounded	m2	m2	Circulation	8		Rounded	m2	7		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	9.75	10	750	70	0.0%	30%	2.40	2	140	30%	2.10	2	140	45%	2.70	3	210	45%	0.00	0	0
Terrace	3	95	0.0%	20%	7.80	8	760	84	0.0%	10%	0.80	2	168	10%	0.70	1	84	15%	0.90	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	11.70	12	1,260	93	0.0%	5%	0.40	0	0	5%	0.35	0	0	15%	0.90	1	93	15%	0.00	0	0
Semi	4	120	0.0%	5%	1.95	2	240	106	0.0%	5%	0.40	0	0	5%	0.35	0	0	5%	0.30	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	3.90	4	540	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	1.95	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	1.95	1	56	50	12.5%	50%	4.00	4	225	50%	3.50	4	225	20%	1.20	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**39.00**	39	**3,896**			**100%**	**8.00**	8	**533**	**100%**	**7.00**	7	**449**	**100%**	**6.00**	6	**443**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,240	2,225,750
Terrace	3			1,795	1,795	1,096	1,967,276
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	1,353	2,513,333
Semi	4			1,858	1,858	240	445,824
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	540	1,199,642
Det	5			2,222	2,222	290	644,252
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	563	1,169,246
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						5,322	10,165,324
							1,910 £/m2

Occupants		Population	
	Count	per unit	
1 bed	10	2.40	24
2 bed	17	2.40	41
3 bed	25	2.40	60
4 bed	6	2.40	14
5 bed	2	2.40	5
		Residents	**144**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		792	m2
		0.079	ha
Gross - Net		0.500	ha
Shortfall / Surplus		0.421	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		39	3,896	99.90	3,890	99.74
Social Rent		8	533	66.63	508	63.50
Affordable Rent		7	449	64.14	424	60.57
Shared Ownership		6	443	73.88	437	72.83
First Homes		0	0	73.88	0	72.83
Total		**60**	**5,322**		**5,259**	
per ha			3,548		3,506	

#

Brownfield 20

24

UNITS	**20**	Social Rent	35.00%	% of Aff	2.45 → 3
Affordable	35%	7 Affordable Re	35.00%		2.45 → 2
		Shared Owne	30.00%		2.1 → 2
		First Homes	0.00%		0 → 0
					7 → 7

Modelling			Area ha		Characteristics	
Density	60	units/ha	Total	0.444	Sub Area	Wider Rother
Net:Gross	75.0%		Gross	0.444 ha	Green Brov	Brown
			Net	0.333 ha	Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	13		Rounded	m2	m2	Circulation	3		Rounded	m2	2		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	3.25	3	225	70	0.0%	30%	0.90	1	70	30%	0.60	1	70	45%	0.90	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	50%	6.50	7	665	84	0.0%	15%	0.45	0	0	15%	0.30	0	0	30%	0.60	1	84	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	0.15	0	0	5%	0.10	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	2.60	3	360	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	0.10	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.65	0	0	50	12.5%	50%	1.50	2	113	50%	1.00	1	56	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**13.00**	13	**1,250**			**100%**	**3.00**	3	**183**	**100%**	**2.00**	2	**126**	**100%**	**2.00**	2	**154**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	435	780,808
Terrace	3			1,795	1,795	749	1,344,425
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	360	668,736
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	169	350,774
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,713	3,144,743
							1,836 £/m2

Occupants		Population	
	Count	per unit	
1 bed	3	2.40	7
2 bed	6	2.40	14
3 bed	8	2.40	19
4 bed	3	2.40	7
5 bed	0	2.40	0
		Residents	**48**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		144	m2
		0.014	ha
Gross - Net		0.111	ha
Shortfall / Surplus		0.097	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	13	1,250	96.15	1,250	96.15
Social Rent	3	183	60.83	170	56.67
Affordable Rent	2	126	63.13	120	60.00
Shared Ownership	2	154	77.00	154	77.00
First Homes	0	0	77.00	0	77.00
Total	**20**	**1,713**		**1,694**	
per ha		5,138		5,082	

#

Brownfield 20 LD

25 UNITS **20** Affordable 35% 7

Social Rent 35.00% % of Aff
Affordable Re 35.00%
Shared Owne 30.00%
First Homes 0.00%

	Rounded
2.45	3
2.45	2
2.1	2
0	0
7	7

Modelling
Density 40 units/ha
Net:Gross 75.0%

Area ha
Total 0.667
Gross 0.667 ha
Net 0.500 ha

Characteristics
Sub Area Wider Rother
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 13		Rounded	m2	m2	Circulation	Social Rent 3		Rounded	m2	Affordable Rent 2		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	3.25	3	225	70	0.0%	30%	0.90	1	70	30%	0.60	1	70	45%	0.90	2	140	45%	0.00	0	0
Terrace	3	95	0.0%	20%	2.60	3	285	84	0.0%	10%	0.30	0	0	10%	0.20	0	0	15%	0.30	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	3.90	4	420	93	0.0%	5%	0.15	0	0	5%	0.10	0	0	15%	0.30	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.65	1	120	106	0.0%	5%	0.15	0	0	5%	0.10	0	0	5%	0.10	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	1.30	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.65	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.65	0	0	50	12.5%	50%	1.50	2	113	50%	1.00	1	56	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**13.00**	13	**1,330**			**100%**	**3.00**	3	**183**	**100%**	**2.00**	2	**126**	**100%**	**2.00**	2	**140**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	505	906,455
Terrace	3			1,795	1,795	285	511,564
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	420	780,192
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	169	350,774
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,779	3,393,933
							1,908 £/m2

Occupants	Count	Population per unit	
1 bed	3	2.40	7
2 bed	7	2.40	17
3 bed	7	2.40	17
4 bed	2	2.40	5
5 bed	1	2.40	2
		Residents	**48**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		144	m2
		0.014	ha
Gross - Net		0.167	ha
Shortfall / Surplus		0.152	ha

Summary	Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market	13	1,330	102.31	1,330	102.31
Social Rent	3	183	60.83	170	56.67
Affordable Rent	2	126	63.13	120	60.00
Shared Ownership	2	140	70.00	140	70.00
First Homes	0	0	70.00	0	70.00
Total	**20**	**1,779**		**1,760**	
per ha		3,558		3,520	

#

Brownfield 12

							Rounded
26	UNITS	**12**	Social Rent	35.00%	% of Aff	1.47	2
	Affordable	35%	4.2 Affordable Re	35.00%		1.47	1
			Shared Owne	30.00%		1.26	1
			First Homes	0.00%		0	0
						4.2	4

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	0.222		Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.222	ha	Green Brov	Brown
			Net	0.200	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	7.8		Rounded	m2	m2	Circulation	2		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	1.95	2	150	70	0.0%	30%	0.60	1	70	30%	0.30	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	50%	3.90	4	380	84	0.0%	15%	0.30	0	0	15%	0.15	0	0	30%	0.30	0	0	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	0.10	0	0	5%	0.05	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	1.56	2	240	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.39	0	0	50	12.5%	50%	1.00	1	56	50%	0.50	1	56	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**7.80**	**8**	**770**			**100%**	**2.00**	**2**	**126**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	290	520,538
Terrace	3			1,795	1,795	380	682,085
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	240	445,824
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,023	1,882,296
							1,841 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	4	2.40	10
3 bed	4	2.40	10
4 bed	2	2.40	5
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.022	ha
Shortfall / Surplus		0.014	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		8	770	96.25	770	96.25
Social Rent		2	126	63.13	120	60.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**12**	**1,023**		**1,010**	
per ha			5,113		5,050	

#

Brownfield 12 LD

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					Rounded
UNITS	**12**	Social Rent	35.00%	% of Aff	1.47	2
Affordable	35%	4.2 Affordable Re	35.00%		1.47	1
		Shared Owne	30.00%		1.26	1
		First Homes	0.00%		0	0
					4.2	4

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	0.333	Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.333 ha	Green Brov	Brown
			Net	0.300 ha	Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	7.8		Rounded	m2	m2	Circulation	2		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	1.95	2	150	70	0.0%	30%	0.60	1	70	30%	0.30	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	20%	1.56	3	285	84	0.0%	10%	0.20	0	0	10%	0.10	0	0	15%	0.15	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	2.34	2	210	93	0.0%	5%	0.10	0	0	5%	0.05	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.39	0	0	106	0.0%	5%	0.10	0	0	5%	0.05	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.78	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.39	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.39	0	0	50	12.5%	50%	1.00	1	56	50%	0.50	1	56	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**7.80**	**8**	**780**			**100%**	**2.00**	**2**	**126**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	290	520,538
Terrace	3			1,795	1,795	285	511,564
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	210	390,096
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,033	1,955,958
							1,894 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	4	2.40	10
3 bed	5	2.40	12
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.033	ha
Shortfall / Surplus		0.025	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		8	780	97.50	780	97.50
Social Rent		2	126	63.13	120	60.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**12**	**1,033**		**1,020**	
per ha			3,442		3,400	

#

Brownfield 6

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						Rounded
UNITS	6	Social Rent	35.00%	% of Aff	0.735	1
Affordable	35%	2.1 Affordable Re	35.00%		0.735	1
		Shared Owne	30.00%		0.63	0
		First Homes	0.00%		0	0
					2.1	2

Modelling			Area ha		Characteristics	
Density	60	units/ha	Total	0.111	Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.111	ha Green Brov	Brown
			Net	0.100	ha Use	PDL

				Market				Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	3.9		Rounded	m2	m2	Circulation	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.98	1	75	70	0.0%	30%	0.30	0	0	30%	0.30	0	0	45%	0.00	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	50%	1.95	2	190	84	0.0%	15%	0.15	0	0	15%	0.15	0	0	30%	0.00	0	0	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	0.05	0	0	5%	0.05	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	0.78	1	120	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.20	0	0	50	12.5%	50%	0.50	1	56	50%	0.50	1	56	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**3.90**	**4**	**385**			**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	75	134,622
Terrace	3			1,795	1,795	190	341,042
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						498	932,426
							1,874 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	1	2.40	2
3 bed	2	2.40	5
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**14**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.011	ha
Shortfall / Surplus		0.011	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	4	385	96.25	385	96.25
Social Rent	1	56	56.25	50	50.00
Affordable Rent	1	56	56.25	50	50.00
Shared Ownership	0	0	56.25	0	50.00
First Homes	0	0	56.25	0	50.00
Total	**6**	**498**		**485**	
per ha		4,975		4,850	

#

Brownfield 6 LD

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					Rounded
UNITS	6	Social Rent	35.00%	% of Aff	1
Affordable	35%	2.1 Affordable Re	35.00%		1
		Shared Owne	30.00%		0
		First Homes	0.00%		0
				2.1	2

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	0.167	Sub Area	Wider Rother
Net:Gross	90.0%		Gross	0.167 ha	Green Brov	Brown
			Net	0.150 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	3.9		Rounded	m2	m2	Circulation	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.98	1	75	70	0.0%	30%	0.30	0	0	30%	0.30	0	0	45%	0.00	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.78	1	95	84	0.0%	10%	0.10	0	0	10%	0.10	0	0	15%	0.00	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	1.17	1	105	93	0.0%	5%	0.05	0	0	5%	0.05	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.20	0	0	106	0.0%	5%	0.05	0	0	5%	0.05	0	0	5%	0.00	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.39	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.20	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.20	0	0	50	12.5%	50%	0.50	1	56	50%	0.50	1	56	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**3.90**	**3**	**275**			**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	75	134,622
Terrace	3			1,795	1,795	95	170,521
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	105	195,048
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						388	734,040
							1,894 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	1	2.40	2
3 bed	2	2.40	5
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**12**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.017	ha
Shortfall / Surplus		0.017	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	3	275	91.67	275	91.67
Social Rent	1	56	56.25	50	50.00
Affordable Rent	1	56	56.25	50	50.00
Shared Ownership	0	0	56.25	0	50.00
First Homes	0	0	56.25	0	50.00
Total	**5**	**388**		**375**	
per ha		2,583		2,500	

#

Large Brown Flats 200

30 UNITS **200** Social Rent 35.00% % of Aff 24.5 25
Affordable 35% 70 Affordable Re 35.00% 24.5 24
Shared Owne 30.00% 21 21
First Homes 0.00% 0 0
70 70

Modelling
Density 120 units/ha
Net:Gross 75.0%

Area ha
Total 2.222
Gross 2.222 ha
Net 1.667 ha

Characteristics
Sub Area Wider Rother
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 130		Rounded	m2	m2	Circulation	Social Rent 25		Rounded	m2	Affordable Rent 24		Rounded	m2	Shared Ownership 21		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.50	6	338	50	12.5%	50%	12.50	13	731	50%	12.00	12	675	20%	4.20	5	281	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	45.50	46	3,364	61	12.5%	30%	7.50	8	549	30%	7.20	7	480	45%	9.45	9	618	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	78.00	78	6,581	74	12.5%	20%	5.00	4	333	20%	4.80	5	416	35%	7.35	7	583	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**130.00**	**130**	**10,283**			**100%**	**25.00**	**25**	**1,613**	**100%**	**24.00**	**24**	**1,572**	**100%**	**21.00**	**21**	**1,482**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	0	0
Terrace	3		1,582		1,582	0	0
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	0	0
Semi	4		1,624		1,624	0	0
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	0	0
Det	5		1,957		1,957	0	0
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,025	3,685,541
Flat to5	2		1,820		1,820	5,011	9,119,665
Flat to5	3		1,820		1,820	7,913	14,402,273
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						14,949	27,207,479
							1,820 £/m2

Occupants	Count	Population per unit	
1 bed	36	2.40	86
2 bed	70	2.40	168
3 bed	94	2.40	226
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**480**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		10,320	m2
		1.032	ha
Gross - Net		0.556	ha
Shortfall / Surplus		-0.476	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		130	10,283	79.10	9,140	70.31
Social Rent		25	1,613	64.53	1,434	57.36
Affordable Rent		24	1,572	65.48	1,397	58.21
Shared Ownership		21	1,482	70.55	1,317	62.71
First Homes		0	0	70.55	0	62.71
Total		**200**	**14,949**		**13,288**	
per ha			8,969		7,973	

#

Brown Flats 80

31

						Rounded
UNITS	**80**	Social Rent	35.00%	% of Aff	9.8	10
Affordable	35%	28 Affordable Re	35.00%		9.8	10
		Shared Owne	30.00%		8.4	8
		First Homes	0.00%		0	0
					28	28

Modelling			Area ha		Characteristics	
Density	120	units/ha	Total	0.889	Sub Area	Wider Rother
Net:Gross	75.0%		Gross	0.889	ha Green Brov	Brown
			Net	0.667	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	52		Rounded	m2	m2	Circulation	10		Rounded	m2	10		Rounded	m2	8		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	2.60	3	169	50	12.5%	50%	5.00	5	281	50%	5.00	5	281	20%	1.60	2	113	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	18.20	18	1,316	61	12.5%	30%	3.00	3	206	30%	3.00	3	206	45%	3.60	4	275	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	31.20	31	2,616	74	12.5%	20%	2.00	2	167	20%	2.00	2	167	35%	2.80	2	167	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**52.00**	52	**4,101**			**100%**	**10.00**	10	**654**	**100%**	**10.00**	10	**654**	**100%**	**8.00**	8	**554**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	844	1,753,869
Flat to5	2			2,079	2,079	2,003	4,162,517
Flat to5	3			2,079	2,079	3,115	6,475,286
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						5,961	12,391,672
							2,079 £/m2

Occupants		Population	
	Count	per unit	
1 bed	15	2.40	36
2 bed	28	2.40	67
3 bed	37	2.40	89
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		1,056	m2
		0.106	ha
Gross - Net		0.222	ha
Shortfall / Surplus		0.117	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		52	4,101	78.86	3,645	70.10
Social Rent		10	654	65.36	581	58.10
Affordable Rent		10	654	65.36	581	58.10
Shared Ownership		8	554	69.19	492	61.50
First Homes		0	0	69.19	0	61.50
Total		**80**	**5,961**		**5,299**	
per ha			8,942		7,949	

#

Brown Flats 40

32

UNITS	**40**	Social Rent	35.00%	% of Aff	4.9 → 5
Affordable	35%	14 Affordable Re	35.00%		4.9 → 5
		Shared Owne	30.00%		4.2 → 4
		First Homes	0.00%		0 → 0
					14 → 14

Modelling			
Density	100	units/ha	
Net:Gross	75.0%		

Area ha		
Total	0.533	
Gross	0.533	ha
Net	0.400	ha

Characteristics	
Sub Area	Wider Rother
Green Brov	Brown
Use	PDL

	Beds	m2	Circulation	Market 26		Rounded	m2	m2	Circulation	Social Rent 5		Rounded	m2	Affordable Rent 5		Rounded	m2	Shared Ownership 4		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	1.30	1	56	50	12.5%	50%	2.50	3	169	50%	2.50	3	169	20%	0.80	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	9.10	9	658	61	12.5%	30%	1.50	2	137	30%	1.50	2	137	45%	1.80	2	137	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	15.60	16	1,350	74	12.5%	20%	1.00	0	0	20%	1.00	0	0	35%	1.40	1	83	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**26.00**	**26**	**2,064**			**100%**	**5.00**	**5**	**306**	**100%**	**5.00**	**5**	**306**	**100%**	**4.00**	**4**	**277**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	450	935,397
Flat to5	2			2,079	2,079	1,070	2,223,906
Flat to5	3			2,079	2,079	1,433	2,979,239
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						2,953	6,138,543
							2,079 £/m2

Occupants	Count	Population per unit	
1 bed	8	2.40	19
2 bed	15	2.40	36
3 bed	17	2.40	41
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**96**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required		
	528	m2
	0.053	ha
Gross - Net	0.133	ha
Shortfall / Surplus	0.081	ha

Summary	Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market	26	2,064	79.40	1,835	70.58
Social Rent	5	306	61.20	272	54.40
Affordable Rent	5	306	61.20	272	54.40
Shared Ownership	4	277	69.19	246	61.50
First Homes	0	0	69.19	0	61.50
Total	**40**	**2,953**		**2,625**	
per ha		7,383		6,563	

#

Brown Flats 20

33

UNITS	**20**	Social Rent	35.00%	% of Aff	2.45 → 3
Affordable	35%	7 Affordable Re	35.00%		2.45 → 2
		Shared Owne	30.00%		2.1 → 2
		First Homes	0.00%		0 → 0
					7 → 7

Modelling			Area ha			Characteristics	
Density	75	units/ha	Total	0.281		Sub Area	Wider Rother
Net:Gross	95.0%		Gross	0.281	ha	Green Brov	Brown
			Net	0.267	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	13		Rounded	m2	m2	Circulation	3		Rounded	m2	2		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.65	0	0	50	12.5%	50%	1.50	1	56	50%	1.00	1	56	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	4.55	5	366	61	12.5%	30%	0.90	1	69	30%	0.60	1	69	45%	0.90	1	69	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	7.80	8	675	74	12.5%	20%	0.60	1	83	20%	0.40	0	0	35%	0.70	1	83	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**13.00**	13	**1,041**			**100%**	**3.00**	3	**208**	**100%**	**2.00**	2	**125**	**100%**	**2.00**	2	**152**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	572	1,187,954
Flat to5	3			2,079	2,079	842	1,749,192
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,526	3,170,996
							2,079 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	8	2.40	19
3 bed	10	2.40	24
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**48**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		144	m2
		0.014	ha
Gross - Net		0.014	ha
Shortfall / Surplus		0.000	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		13	1,041	80.05	925	71.15
Social Rent		3	208	69.38	185	61.67
Affordable Rent		2	125	62.44	111	55.50
Shared Ownership		2	152	75.94	135	67.50
First Homes		0	0	75.94	0	67.50
Total		**20**	**1,526**		**1,356**	
per ha			5,721		5,085	

#

Brown Flats 12

34 UNITS **12** Social Rent 35.00% % of Aff 1.47 2
Affordable 35% 4.2 Affordable Re 35.00% 1.47 1
Shared Owne 30.00% 1.26 1
First Homes 0.00% 0 0
4.2 4

Modelling
Density 70 units/ha
Net:Gross 95.0%

Area ha
Total 0.180
Gross 0.180 ha
Net 0.171 ha

Characteristics
Sub Area Wider Rother
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 7.8		Rounded	m2	m2	Circulation	Social Rent 2		Rounded	m2	Affordable Rent 1		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.39	0	0	50	12.5%	50%	1.00	1	56	50%	0.50	1	56	20%	0.20	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	2.73	3	219	61	12.5%	30%	0.60	1	69	30%	0.30	0	0	45%	0.45	0	0	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	4.68	5	422	74	12.5%	20%	0.40	0	0	20%	0.20	0	0	35%	0.35	0	0	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**7.80**	**8**	**641**			**100%**	**2.00**	**2**	**125**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	169	350,774
Flat to5	2			2,079	2,079	288	598,654
Flat to5	3			2,079	2,079	422	876,935
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						879	1,826,363
							2,079 £/m2

Occupants	Count	Population per unit	
1 bed	3	2.40	7
2 bed	4	2.40	10
3 bed	5	2.40	12
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.009	ha
Shortfall / Surplus		0.000	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		8	641	80.16	570	71.25
Social Rent		2	125	62.44	111	55.50
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	56	56.25	50	50.00
First Homes		0	0	56.25	0	50.00
Total		**12**	**879**		**781**	
per ha			5,125		4,556	

#

FOR APPRAISALS

SITE			Site 1 Large Greenfield 600	Site 2 Large Greenfield 400	Site 3 Large Greenfield 300	Site 4 Large Greenfield 300 LD	Site 5 Large Greenfield 210	Site 6 Large Greenfield 210 LD	Site 7 Greenfield 190	Site 8 Greenfield 190 LD	Site 9 Greenfield 70	Site 10 Greenfield 70 LD	Site 11 Greenfield 35	Site 12 Greenfield 35 LD
			1	2	3	4	5	6	7	8	9	10	11	12
	Sub Area		Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother
	Green/ Brown		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	Existing Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
AREA														
	Total	ha	30.000	20.000	15.000	17.143	10.500	12.000	9.500	10.857	3.500	4.000	1.167	1.167
	Gross	ha	30.000	20.000	15.000	17.143	10.500	12.000	9.500	10.857	3.500	4.000	1.167	1.167
	Net	ha	15.000	10.000	7.500	8.571	5.250	6.000	4.750	5.429	1.750	2.000	0.875	0.875
UNITS														
	Units		600	400	300	300	210	210	190	190	70	70	35	35
UNIT SIZE														
Total	Market	sqm	99.03	98.81	99.36	99.36	99.28	99.28	98.61	98.61	99.18	94.57	97.88	97.88
	Social Rent	sqm	67.64	66.82	68.01	68.01	67.01	67.01	66.61	66.61	63.92	63.92	63.13	63.13
	Affordable Rent	sqm	67.79	66.82	68.34	68.34	67.01	67.01	66.61	66.61	64.88	63.92	63.13	63.13
	Shared Ownership	sqm	74.16	74.38	75.45	75.45	74.18	74.18	74.60	74.60	73.32	73.32	79.25	79.25
	First Homes	sqm	74.16	74.38	75.45	75.45	74.18	74.18	74.60	74.60	73.32	73.32	79.25	79.25
Saleable														
	Market	sqm	98.74	98.50	99.10	99.10	99.01	99.01	98.31	98.31	98.91	94.27	97.61	97.61
	Social Rent	sqm	64.51	63.63	64.97	64.97	63.88	63.88	63.35	63.35	60.44	60.44	60.00	60.00
	Affordable Rent	sqm	64.71	63.63	65.39	65.39	63.88	63.88	63.35	63.35	61.75	60.44	60.00	60.00
	Shared Ownership	sqm	72.87	73.19	74.28	74.28	73.05	73.05	73.35	73.35	72.43	72.43	79.25	79.25
	First Homes	sqm	72.87	73.19	74.28	74.28	73.05	73.05	73.35	73.35	72.43	72.43	79.25	79.25
BASE CONSTRUCTION														
	BCIS +	£/sqm	1,680	1,680	1,679	1,679	1,680	1,680	1,911	1,911	1,911	1,874	1,898	1,898
	Site Costs	%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
	Extras		1,334,000	883,500	676,500	676,500	471,000	471,000	414,000	414,000	157,000	99,500	75,000	75,000
	Abnormals	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
		£	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency	%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	Small Sites	%												
FEES														
	Professional		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189	189
SALES														
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0	0	0	0	0
	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION														
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN														
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE														
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND														
	EUV		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	Premium	% EUV	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Premium	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
	Easements etc	£												
VALUES														
	Market	£/m2	4,395	4,395	4,396	4,396	4,396	4,396	4,395	4,395	4,396	4,395	4,396	4,396
	Social Rent	£/m2	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531
	Affordable Rent	£/m2	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
	Shared Ownership	£/m2	3,077	3,076	3,077	3,077	3,077	3,077	3,077	3,077	3,077	3,076	3,077	3,077
	First Homes	£/m2	2,940	2,940	2,919	2,919	2,946	2,946	2,934	2,934	2,989	2,989	2,936	2,936
GRANT														
	Market	£/unit		0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit		0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit		0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS														
	Biodiversity NG	%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%
		£/ha		0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00
	Water	£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
	Waste % Mat	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0
		£/unit		0	0	0	0	0	0	0	0	0	0	0
	Nest	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0
		£/unit	50	50	50	50	50	50	50	50	50	50	50	50
	Pre CIL s106	£/unit	12,000	12,000	12,000	12,000	12,000	12,000	10,000	10,000	10,000	10,000	5,000	5,000
	Post CIL s106	£/unit	12,000	12,000	12,000	12,000	12,000	12,000	10,000	10,000	10,000	10,000	5,000	5,000
	CIL	Houses	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
		Flats		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	BSL	Greenfield	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91
		Brownfield												
	Affordable Housing													
	Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Social Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Affordable Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Shared Ownership	30.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

SITE			Site 13 Greenfield 20	Site 14 Greenfield 12	Site 15 Greenfield 9	Site 16 Greenfield 6	Site 17 Greenfield 5	Site 18 Greenfield 3	Site 19 Greenfield 3 LD	Site 20 Large Brownfield 250	Site 21 Brownfield 80	Site 22 Brownfield 60	Site 23 Brownfield 60 LD
			13	14	15	16	17	18	19	20	21	22	23
	Sub Area		Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother
	Green/ Brown		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown
	Existing Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL
AREA													
	Total	ha	0.762	0.381	0.286	0.190	0.159	0.074	0.095	8.333	1.778	1.333	2.000
	Gross	ha	0.762	0.381	0.286	0.190	0.159	0.074	0.095	8.333	1.778	1.333	2.000
	Net	ha	0.571	0.343	0.257	0.171	0.143	0.067	0.086	4.167	1.333	1.000	1.500
UNITS													
	Units		20	12	9	6	5	3	3	250	80	60	60
UNIT SIZE													
Total	Market	sqm	102.31	95.00	101.67	113.33	91.67	105.00	105.00	93.36	92.57	94.01	99.90
	Social Rent	sqm	60.83	63.13	56.25	56.25	56.25	56.25	56.25	67.35	70.00	66.63	66.63
	Affordable Rent	sqm	63.13	56.25	56.25	56.25	56.25	56.25	56.25	67.35	70.00	64.14	64.14
	Shared Ownership	sqm	70.00	70.00	84.00	70.00	70.00	56.25	56.25	73.05	70.06	72.38	73.88
	First Homes	sqm	70.00	70.00	84.00	70.00	70.00	56.25	56.25	73.05	70.06	72.38	73.88
Saleable													
	Market	sqm	102.31	95.00	101.67	113.33	91.67	105.00	105.00	93.09	92.21	93.85	99.74
	Social Rent	sqm	56.67	60.00	50.00	50.00	50.00	50.00	50.00	64.32	67.50	63.50	63.50
	Affordable Rent	sqm	60.00	50.00	50.00	50.00	50.00	50.00	50.00	64.32	67.50	60.57	60.57
	Shared Ownership	sqm	70.00	70.00	84.00	70.00	70.00	50.00	50.00	71.85	68.50	71.33	72.83
	First Homes	sqm	70.00	70.00	84.00	70.00	70.00	50.00	50.00	71.85	68.50	71.33	72.83
BASE CONSTRUCTION													
	BCIS +	£/sqm	1,908	1,896	1,922	2,037	1,851	1,935	1,904	1,617	1,837	1,838	1,910
	Site Costs	%	10%	10%	10%	10%	10%	10%	10%	15%	15%	15%	15%
	Extras		45,500	25,000	20,500	40,500	6,000	1,500	3,000	312,000	100,500	75,000	135,000
	Abnormals	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%
		£	0	0	0	0	0	0	0	0	0	0	0
	Contingency	%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%
	Small Sites	%											
FEES													
	Professional		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189
SALES													
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION													
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN													
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE													
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND													
	EUV		25,000	75,000	75,000	75,000	75,000	75,000	75,000	1,000,000	1,000,000	1,000,000	1,000,000
	Premium	% EUV	0%	0%	0%	0%	0%	0%	0%	20%	20%	20%	20%
	Premium	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	0	0	0	0
	Easements etc	£											
VALUES													
	Market	£/m2	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,395	4,394	4,397	4,397
	Social Rent	£/m2	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531
	Affordable Rent	£/m2	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
	Shared Ownership	£/m2	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,077	3,076	3,078	3,078
	First Homes	£/m2	3,080	3,080	2,976	3,080	3,080	3,080	3,080	3,000	3,045	3,038	2,976
GRANT													
	Market	£/unit	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit	0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS													
	Biodiversity NG	%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.75%	0.75%	0.75%	0.75%
		£/ha	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	1,990.00	820.00	820.00	820.00	820.00	820.00	820.00	1,990.00	1,990.00	1,990.00	1,990.00
	Water	£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
	Waste % Mat	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0
		£/unit	0	0	0	0	0	0	0	0	0	0	0
	Nest	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0
		£/unit	50	50	50	50	50	50	50	50	50	50	50
	Pre CIL s106	£/unit	5,000	5,000	0	0	0	0	5,000	12,000	10,000	10,000	10,000
	Post CIL s106	£/unit	5,000	5,000	0	0	0	0	5,000	12,000	10,000	10,000	10,000
	CIL	Houses	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
		Flats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	BSL	Greenfield	33.91	33.91	33.91	33.91	33.91	33.91	33.91				
		Brownfield								16.95	16.95	16.95	16.95
	Affordable Housing												
	Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Social Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Affordable Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Shared Ownership	30.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

SITE			Site 24 Brownfield 20	Site 25 Brownfield 20 LD	Site 26 Brownfield 12	Site 27 Brownfield 12 LD	Site 28 Brownfield 6	Site 29 Brownfield 6 LD	Site 30 Large Brown Flats 200	Site 31 Brown Flats 80	Site 32 Brown Flats 40	Site 33 Brown Flats 20	Site 34 Brown Flats 12
			24	25	26	27	28	29	30	31	32	33	34
	Sub Area		Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother
	Green/ Brown		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Existing Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
AREA													
	Total	ha	0.444	0.667	0.222	0.333	0.111	0.167	2.222	0.889	0.533	0.281	0.180
	Gross	ha	0.444	0.667	0.222	0.333	0.111	0.167	2.222	0.889	0.533	0.281	0.180
	Net	ha	0.333	0.500	0.200	0.300	0.100	0.150	1.667	0.667	0.400	0.267	0.171
UNITS													
	Units		20	20	12	12	6	6	200	80	40	20	12
UNIT SIZE													
Total	Market	sqm	96.15	102.31	96.25	97.50	96.25	91.67	79.10	79	79	80	80.16
	Social Rent	sqm	60.83	60.83	63.13	63.13	56.25	56.25	64.53	65	61	69	62.44
	Affordable Rent	sqm	63.13	63.13	56.25	56.25	56.25	56.25	65.48	65	61	62	56.25
	Shared Ownership	sqm	77.00	70.00	70.00	70.00	56.25	56.25	70.55	69	69	76	56.25
	First Homes	sqm	77.00	70.00	70.00	70.00	56.25	56.25	70.55	69	69	76	56.25
Saleable													
	Market	sqm	96.15	102.31	96.25	97.50	96.25	91.67	70.31	70	71	71	71.25
	Social Rent	sqm	56.67	56.67	60.00	60.00	50.00	50.00	57.36	58	54	62	55.50
	Affordable Rent	sqm	60.00	60.00	50.00	50.00	50.00	50.00	58.21	58	54	56	50.00
	Shared Ownership	sqm	77.00	70.00	70.00	70.00	50.00	50.00	62.71	62	62	68	50.00
	First Homes	sqm	77.00	70.00	70.00	70.00	50.00	50.00	62.71	62	62	68	50.00
BASE CONSTRUCTION													
	BCIS +	£/sqm	1,836	1,908	1,841	1,894	1,874	1,894	1,820	2,079	2,079	2,079	2,079
	Site Costs	%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	Extras		25,500	45,500	15,000	25,000	6,000	4,500	0	0	0	0	0
	Abnormals	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
		£	0	0	0	0	0	0	0	0	0	0	0
	Contingency	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
	Small Sites	%											
FEES													
	Professional		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189
SALES													
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION													
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN													
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE													
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND													
	EUV		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	Premium	£/ha	0	0	0	0	0	0	0	0	0	0	0
	Easements etc	£											
VALUES													
	Market	£/m2	4,400	4,400	4,400	4,400	4,400	4,400	4,200	4,200	4,200	4,200	4,200
	Social Rent	£/m2	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531
	Affordable Rent	£/m2	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
	Shared Ownership	£/m2	3,080	3,080	3,080	3,080	3,080	3,080	2,940	2,940	2,940	2,940	2,940
	First Homes	£/m2	3,023	3,080	3,080	3,080	3,080	3,080	2,940	2,940	2,940	2,940	2,940
GRANT													
	Market	£/unit	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit	0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS													
	Biodiversity NG	%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%
		£/ha	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	1,990.00	1,990.00	820.00	820.00	820.00	820.00	1,990.00	1,990.00	1,990.00	1,990.00	820.00
	Water	£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
	Waste % Mat	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0
		£/unit	0	0	0	0	0	0	0	0	0	0	0
	Nest	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0
		£/unit	50	50	50	50	50	50	50	50	50	50	50
	Pre CIL s106	£/unit	5,000	5,000	5,000	5,000	0	0	12,000	10,000	5,000	5,000	5,000
	Post CIL s106	£/unit	5,000	5,000	5,000	5,000	0	0	12,000	10,000	5,000	5,000	5,000
	CIL	Houses	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
		Flats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	BSL	Greenfield											
		Brownfield	16.95	16.95	16.95	16.95	16.95	16.95	16.95	16.95	16.95	16.95	16.95
	Affordable Housing												
	Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Social Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Affordable Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Shared Ownership	30.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30	Site 31	Site 32	Site 33	Site 34
			Large Greenfield 600	Large Greenfield 400	Large Greenfield 300	Large Greenfield 300 LD	Large Greenfield 210	Large Greenfield 210 LD	Greenfield 190	Greenfield 190 LD	Greenfield 70	Greenfield 70 LD	Greenfield 35	Greenfield 35 LD	Greenfield 20	Greenfield 12	Greenfield 9	Greenfield 6	Greenfield 5	Greenfield 3	Greenfield 3 LD	Large Brownfield 250	Brownfield 80	Brownfield 60	Brownfield 60 LD	Brownfield 20	Brownfield 20 LD	Brownfield 12	Brownfield 12 LD	Brownfield 6	Brownfield 6 LD	Large Brown Flats 200	Brown Flats 80	Brown Flats 40	Brown Flats 20	Brown Flats 12
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
			Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother	Wider Rother
Site Area	Gross	ha	30.000	20.000	15.000	17.143	10.500	12.000	9.500	10.857	3.500	4.000	1.167	1.167	0.762	0.381	0.286	0.190	0.159	0.074	0.095	8.333	1.778	1.333	2.000	0.444	0.667	0.222	0.333	0.111	0.167	2.222	0.889	0.533	0.281	0.180
	Net	ha	15.000	10.000	7.500	8.571	5.250	6.000	4.750	5.429	1.750	2.000	0.875	0.875	0.571	0.343	0.257	0.171	0.143	0.067	0.086	4.167	1.333	1.000	1.500	0.333	0.500	0.200	0.300	0.100	0.150	1.667	0.667	0.400	0.267	0.171
Units			600	400	300	300	210	210	190	190	70	70	35	35	20	12	9	6	5	3	3	250	80	60	60	20	20	12	12	6	6	200	80	40	20	12
			0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mix	Market Housing		65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Affordable Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Affordable Rent		12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Social Rent		12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Shared Ownership		10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	75,000	75,000	75,000	75,000	75,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
		£ site	750,000	500,000	375,000	428,571	262,500	300,000	237,500	271,429	87,500	100,000	29,167	29,167	19,048	28,571	21,429	14,286	11,905	5,556	7,143	8,333,333	1,777,778	1,333,333	2,000,000	444,444	666,667	222,222	333,333	111,111	166,667	2,222,222	888,889	533,333	280,702	180,451
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
		£ site	10,500,000	7,000,000	5,250,000	6,000,000	3,675,000	4,200,000	3,325,000	3,800,000	1,225,000	1,400,000	408,333	408,333	266,667	133,333	100,000	66,667	55,556	25,926	33,333	1,666,667	355,556	266,667	400,000	88,889	133,333	44,444	66,667	22,222	33,333	444,444	177,778	106,667	56,140	36,090
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	425,000	425,000	425,000	425,000	425,000	425,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
		£ site	11,250,000	7,500,000	5,625,000	6,428,571	3,937,500	4,500,000	3,562,500	4,071,429	1,312,500	1,500,000	437,500	437,500	285,714	161,905	121,429	80,952	67,460	31,481	40,476	10,000,000	2,133,333	1,600,000	2,400,000	533,333	800,000	266,667	400,000	133,333	200,000	2,666,667	1,066,667	640,000	336,842	216,541
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	541,630	563,753	617,371	540,200	437,462	382,779	39,653	34,696	49,202	93,742	248,044	248,044	469,905	543,868	700,236	285,010	814,027	892,801	632,100	781,148	-220,921	-162,557	-335,736	512,613	134,024	621,601	191,609	628,914	306,153	-2,235,167	-4,466,868	-3,281,306	-3,277,878	-2,818,328
	Net	£/ha	1,083,259	1,127,506	1,234,743	1,080,400	874,924	765,558	79,305	69,392	98,404	187,484	330,726	330,726	626,540	604,298	778,040	316,678	904,474	992,001	702,334	1,562,296	-294,561	-216,743	-447,648	683,484	178,699	690,667	212,899	698,794	340,170	-2,980,223	-5,955,824	-4,375,075	-3,450,398	-2,966,661
		£ site	16,248,887	11,275,060	9,260,571	9,260,571	4,593,351	4,593,351	376,700	376,700	172,208	374,969	289,385	289,385	358,023	207,188	200,068	54,288	129,211	66,133	60,200	6,509,566	-392,749	-216,743	-671,472	227,828	89,350	138,133	63,870	69,879	51,026	-4,967,038	-3,970,549	-1,750,030	-920,106	-508,570

APP 10b. Hastings Fringes and Rural East
Site 1

Site 1	1 Large Greenfiel Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					600	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.03	98.74		65.00%	390	4,395	169,264,000	38,623
Affordable Overall				35%	210			
Social Rent	67.64	64.51		12.25%	74	1,531	7,259,609	4,971
Affordable Rent	67.79	64.71		12.25%	74	2,300	10,939,619	4,983
Shared Ownersl	74.16	72.87		10.50%	63	3,077	14,125,259	4,672
First Homes	74.16	72.87		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	15.000	ha		40	/ha		**201,588,487**	**53,249**
SITE AREA - Gro	30.000	ha		20	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**16,248,887**	**1,083,259**	**541,630**
Existing Use Value		750,000		25,000
Uplift	0%	0		0
Plus /ha	350,000	10,500,000		350,000
Benchmark Land Value		**11,250,000**		**375,000**
Additional Profit		**26,472,634**	**685**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -72,943,290

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				16,248,887	
	Stamp Duty			801,944		
	Easements etc.			0		
	Legals /Acquisition		1.50%	243,733	1,045,678	
Fees						
	Planning			135,700		
	Professional		10.00%	11,052,997	11,188,697	
CONSTRUCTION						
	Build Cost	BCIS +	1,713	91,224,819		
		Extras		1,334,000		
		Unit extras	2,390.00	1,434,000		
		Site	15.00%	13,683,723		
	BNG			161,515		
	Contingency	2.50%		2,691,914		
	Abnormals	0.00%		0		
				0	110,529,970	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	6,047,655		
	Legals	%	0.5%	1,007,942		
		£/unit	0	0		
	Misc.	%	0.0%	0	7,055,597	**146,068,830**

Developers Profit				
	Market Housing	% Value	17.50%	**29,621,200**
	Affordable Hou	% Value	6.00%	**1,939,469**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	600		
No dwgs under	50	635	31,750
No dwgs over 5	550	189	103,950
		Total	135,700

Stamp duty calc - Residual		
Land payment		16,248,887
	Total	801,944

Stamp duty calc - AP		
Land payment		11,250,000
	Total	552,000

Building Safety Levy			
Greenfield	33.91	1,309,689	
Brownfield	0.00	0	
		Total	1,309,689

Pre CIL s106	12,000	£/ Unit (all)	
		Total	7,200,000
Post CIL s106	12,000	£/ Unit (all)	
		Total	7,200,000
CIL	200.00	£/sqm	**7,724,500**

BNG	0.15%	**Total**	161,515
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,679.58	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.59	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,713.17	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	100	100	100	100	100																	
Market Housing		14,105,333	14,105,333	28,210,667	28,210,667	28,210,667	28,210,667	28,210,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		604,967	604,967	1,209,935	1,209,935	1,209,935	1,209,935	1,209,935	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		911,635	911,635	1,823,270	1,823,270	1,823,270	1,823,270	1,823,270	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,177,105	1,177,105	2,354,210	2,354,210	2,354,210	2,354,210	2,354,210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**16,799,041**	**16,799,041**	**33,598,081**	**33,598,081**	**33,598,081**	**33,598,081**	**33,598,081**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	801,944																							
Easements etc.	0																							
Legals Acquisition	243,733																							
Planning Fee	135,700																							
Professional	11,052,997																							
Build Cost - BCIS Base		8,973,045	8,973,045	17,946,090	17,946,090	17,946,090	17,946,090	17,946,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		3,026,491	3,412,716	4,121,856	1,418,281	1,418,281	1,418,281	1,418,281	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		13,460	13,460	26,919	26,919	26,919	26,919	26,919	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		224,326	224,326	448,652	448,652	448,652	448,652	448,652	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	503,971	503,971	1,007,942	1,007,942	1,007,942	1,007,942	1,007,942	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	83,995	83,995	167,990	167,990	167,990	167,990	167,990	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**12,234,375**	**12,825,288**	**13,211,513**	**23,719,451**	**21,015,876**	**21,015,876**	**21,015,876**	**21,015,876**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**16,248,887**																							
Interest		2,136,245	1,998,432	1,879,249	1,279,296	431,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								29,621,200
ordable for Rent																								1,939,469
First Homes																								0
Cash Flow	-28,483,262	1,837,508	1,589,096	7,999,381	11,302,909	12,150,627	12,582,205	12,582,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-31,560,669
Opening Balance	0																							
Closing Balance	-28,483,262	-26,645,754	-25,056,658	-17,057,278	-5,754,368	6,396,259	18,978,464	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	31,560,669	0

APP 10b. Hastings Fringes and Rural East
Site 2

Site 2 — **2 Large Greenfiel** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					400	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	98.81	98.50		65.00%	260	4,395	112,554,000	25,691
Affordable Overall				35%	140			
Social Rent	66.82	63.63		12.25%	49	1,531	4,773,658	3,274
Affordable Rent	66.82	63.63		12.25%	49	2,300	7,171,400	3,274
Shared Ownersl	74.38	73.19		10.50%	42	3,076	9,456,997	3,124
First Homes	74.38	73.19		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	10.000	ha		40	/ha		**133,956,055**	**35,364**
SITE AREA - Gro	20.000	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**11,275,060**	**1,127,506**	**563,753**
Existing Use Value	500,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	7,000,000		350,000
Benchmark Land Value	**7,500,000**		**375,000**
Additional Profit	**22,393,776**	**872**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -173,147,021

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				11,275,060	
	Stamp Duty			553,253		
	Easements etc.			0		
	Legals /Acquisition		1.50%	169,126	722,379	
Fees						
	Planning			97,900		
	Professional		10.00%	7,341,180	7,439,080	
CONSTRUCTION						
	Build Cost	BCIS +	1,713	60,588,795		
		Extras		883,500		
		Unit extras	2,390.00	956,000		
		Site	15.00%	9,088,319		
	BNG			107,275		
	Contingency	2.50%		1,787,915		
	Abnormals	0.00%		0		
				0	73,411,804	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	4,018,682		
	Legals	%	0.5%	669,780		
		£/unit	0	0		
	Misc.	%	0.0%	0	4,688,462	**97,536,786**

Developers Profit				
	Market Housing	% Value	17.50%	**19,696,950**
	Affordable Hou:	% Value	6.00%	**1,284,123**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	400		
No dwgs under	50	635	31,750
No dwgs over 5	350	189	66,150
		Total	97,900

Stamp duty calc - Residual		
Land payment		11,275,060
	Total	553,253

Stamp duty calc - AP		
Land payment		7,500,000
	Total	364,500

Building Safety Levy			
Greenfield	33.91	871,190	
Brownfield	0.00	0	
		Total	871,190

Pre CIL s106	12,000	£/ Unit (all)	
		Total	4,800,000
Post CIL s106	12,000	£/ Unit (all)	
		Total	4,800,000
CIL	200.00	£/sqm	**5,138,250**

BNG	0.15%	**Total**	107,275
Unit Build Time		3	Quarters

Build Cost			/m2	Per Unit
			1,679.71	
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.59	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,713.30	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	50	50	50																
Market Housing		14,069,250	14,069,250	14,069,250	14,069,250	14,069,250	14,069,250	14,069,250	14,069,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		596,707	596,707	596,707	596,707	596,707	596,707	596,707	596,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		896,425	896,425	896,425	896,425	896,425	896,425	896,425	896,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,182,125	1,182,125	1,182,125	1,182,125	1,182,125	1,182,125	1,182,125	1,182,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**16,744,507**	**16,744,507**	**16,744,507**	**16,744,507**	**16,744,507**	**16,744,507**	**16,744,507**	**16,744,507**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	553,253																							
Easements etc.	0																							
Legals Acquisition	169,126																							
Planning Fee	97,900																							
Professional	7,341,180																							
Build Cost - BCIS Base		8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		2,250,374	2,507,286	2,507,286	708,899	708,899	708,899	708,899	708,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		13,409	13,409	13,409	13,409	13,409	13,409	13,409	13,409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		223,489	223,489	223,489	223,489	223,489	223,489	223,489	223,489	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	502,335	502,335	502,335	502,335	502,335	502,335	502,335	502,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	83,723	83,723	83,723	83,723	83,723	83,723	83,723	83,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**8,161,460**	**12,012,907**	**12,269,820**	**12,269,820**	**10,471,432**	**10,471,432**	**10,471,432**	**10,471,432**	**10,471,432**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**11,275,060**																							
Interest		1,457,739	1,212,199	967,513	704,475	286,830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								19,696,950
ordable for Rent																								1,284,123
First Homes																								0
Cash Flow	-19,436,520	3,273,861	3,262,488	3,507,175	5,568,600	5,986,245	6,273,075	6,273,075	6,273,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-20,981,073
Opening Balance	0																							
Closing Balance	-19,436,520	-16,162,659	-12,900,171	-9,392,997	-3,824,396	2,161,849	8,434,924	14,707,998	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	20,981,073	0

APP 10b. Hastings Fringes and Rural East
Site 3

Site 3 **3 Large Greenfiel** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					300	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.36	99.10		65.00%	195	4,396	84,950,000	19,375
Affordable Overall				35%	105			
Social Rent	68.01	64.97		12.25%	37	1,531	3,655,656	2,499
Affordable Rent	68.34	65.39		12.25%	37	2,300	5,526,996	2,512
Shared Ownersl	75.45	74.28		10.50%	32	3,077	7,199,986	2,377
First Homes	75.45	74.28		0.00%	0	2,919	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	7.500	ha		40	/ha		**101,332,638**	**26,763**
SITE AREA - Gro	15.000	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**9,260,571**	**1,234,743**	**617,371**
Existing Use Value	375,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	5,250,000		350,000
Benchmark Land Value	**5,625,000**		**375,000**
Additional Profit	**11,937,883**	**616**	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r *Closing balance =* 0

RUN CIL MACRO ctrl+l *Closing balance =* 70,674,687

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					9,260,571	
	Land			452,529		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	138,909	591,437	
Fees						
	Planning			79,000		
	Professional		10.00%	5,552,753	5,631,753	
CONSTRUCTION						
	Build Cost	BCIS +	1,712	45,826,553		
		Extras		676,500		
		Unit extras	2,390.00	717,000		
		Site	15.00%	6,873,983		
	BNG			81,141		
	Contingency	2.50%		1,352,351		
	Abnormals	0.00%		0		
				0	55,527,528	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,039,979		
	Legals	%	0.5%	506,663		
		£/unit	0	0		
	Misc.	%	0.0%	0	3,546,642	**74,557,931**

Developers Profit				
	Market Housing	% Value	17.50%	**14,866,250**
	Affordable Hou:	% Value	6.00%	**982,958**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	300		
No dwgs under	50	635	31,750
No dwgs over 5	250	189	47,250
		Total	79,000

Stamp duty calc - Residual		
Land payment		9,260,571
	Total	452,529

Stamp duty calc - AP		
Land payment		5,625,000
	Total	270,750

Building Safety Levy			
Greenfield	33.91	657,006	
Brownfield	0.00	0	
		Total	657,006

Pre CIL s106	12,000	£/ Unit (all)	
		Total	3,600,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	3,600,000

CIL	200.00	£/sqm	**3,875,000**

BNG	0.15%	**Total**	81,141

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,678.75	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,712.32	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	50																		
Market Housing		14,158,333	14,158,333	14,158,333	14,158,333	14,158,333	14,158,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		609,276	609,276	609,276	609,276	609,276	609,276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		921,166	921,166	921,166	921,166	921,166	921,166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,199,998	1,199,998	1,199,998	1,199,998	1,199,998	1,199,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**16,888,773**	**16,888,773**	**16,888,773**	**16,888,773**	**16,888,773**	**16,888,773**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	452,529																							
Easements etc.	0																							
Legals Acquisition	138,909																							
Planning Fee	79,000																							
Professional	5,552,753																							
Build Cost - BCIS Base		9,015,673	9,015,673	9,015,673	9,015,673	9,015,673	9,015,673	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,872,001	2,065,751	2,065,751	709,501	709,501	709,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		13,524	13,524	13,524	13,524	13,524	13,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		225,392	225,392	225,392	225,392	225,392	225,392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	506,663	506,663	506,663	506,663	506,663	506,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	84,444	84,444	84,444	84,444	84,444	84,444	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**6,223,190**	**11,717,696**	**11,911,446**	**11,911,446**	**10,555,196**	**10,555,196**	**10,555,196**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**9,260,571**																							
Interest		1,161,282	860,547	551,789	219,874	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								14,866,250
ordable for Rent																								982,958
First Homes																								0
Cash Flow	-15,483,761	4,009,795	4,116,779	4,425,538	6,113,703	6,333,577	6,333,577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-15,849,208
Opening Balance	0																							
Closing Balance	-15,483,761	-11,473,966	-7,357,187	-2,931,649	3,182,054	9,515,631	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	0

APP 10b. Hastings Fringes and Rural East
Site 4

Site 4 **4 Large Greenfiel** Green

INCOME	**Av Size**	m2		**%**	**Number**	**Price**	**GDV**	**GIA**
					300	**£/m2**	**£**	**m2**
	Gross	Net Saleable						
Market Housing	99.36	99.10		65.00%	195	4,396	84,950,000	19,375
Affordable Overall				35%	105			
Social Rent	68.01	64.97		12.25%	37	1,531	3,655,656	2,499
Affordable Rent	68.34	65.39		12.25%	37	2,300	5,526,996	2,512
Shared Ownersl	75.45	74.28		10.50%	32	3,077	7,199,986	2,377
First Homes	75.45	74.28		0.00%	0	2,919	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	8.571	ha		35	/ha		**101,332,638**	**26,763**
SITE AREA - Gro	17.143	ha		18	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**9,260,571**	**1,080,400**	**540,200**
Existing Use Value		428,571		25,000
Uplift	0%	0		0
Plus /ha	350,000	6,000,000		350,000
Benchmark Land Value		**6,428,571**		**375,000**
Additional Profit		**11,937,883**	**616**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 41,916,266

DEVELOPMENT COSTS					
LAND			**/unit or m2**	**Total**	
	Land			9,260,571	
	Stamp Duty			452,529	
	Easements etc.			0	
	Legals /Acquisition		1.50%	138,909	591,437
Fees					
	Planning			79,000	
	Professional		10.00%	5,552,753	5,631,753
CONSTRUCTION					
	Build Cost	BCIS +	1,712	45,826,553	
		Extras		676,500	
		Unit extras	2,390.00	717,000	
		Site	15.00%	6,873,983	
	BNG			81,141	
	Contingency	2.50%		1,352,351	
	Abnormals	0.00%		0	
				0	55,527,528
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES					
	Agents	%	3.0%	3,039,979	
	Legals	%	0.5%	506,663	
		£/unit	0	0	
	Misc.	%	0.0%	0	3,546,642 **74,557,931**

Developers Profit				
	Market Housing	% Value	17.50%	**14,866,250**
	Affordable Hou:	% Value	6.00%	**982,958**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	300		
No dwgs under	50	635	31,750
No dwgs over 5	250	189	47,250
		Total	79,000

Stamp duty calc - Residual		
Land payment		9,260,571
	Total	452,529

Stamp duty calc - AP		
Land payment		6,428,571
	Total	310,929

Building Safety Levy			
Greenfield	33.91	657,006	
Brownfield	0.00	0	
		Total	657,006

Pre CIL s106	12,000	£/ Unit (all)	
		Total	3,600,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	3,600,000

CIL	200.00	£/sqm	**3,875,000**

BNG	0.15%	**Total**	81,141

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,678.75	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,712.32	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	50																		
Market Housing		14,158,333	14,158,333	14,158,333	14,158,333	14,158,333	14,158,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		609,276	609,276	609,276	609,276	609,276	609,276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		921,166	921,166	921,166	921,166	921,166	921,166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,199,998	1,199,998	1,199,998	1,199,998	1,199,998	1,199,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**16,888,773**	**16,888,773**	**16,888,773**	**16,888,773**	**16,888,773**	**16,888,773**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	452,529																							
Easements etc.	0																							
Legals Acquisition	138,909																							
Planning Fee	79,000																							
Professional	5,552,753																							
Build Cost - BCIS Base		9,015,673	9,015,673	9,015,673	9,015,673	9,015,673	9,015,673	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,872,001	2,065,751	2,065,751	709,501	709,501	709,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		13,524	13,524	13,524	13,524	13,524	13,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		225,392	225,392	225,392	225,392	225,392	225,392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	506,663	506,663	506,663	506,663	506,663	506,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	84,444	84,444	84,444	84,444	84,444	84,444	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**6,223,190**	**11,717,696**	**11,911,446**	**11,911,446**	**10,555,196**	**10,555,196**	**10,555,196**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**9,260,571**																							
Interest		1,161,282	860,547	551,789	219,874	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								14,866,250
ordable for Rent																								982,958
First Homes																								0
Cash Flow	-15,483,761	4,009,795	4,116,779	4,425,538	6,113,703	6,333,577	6,333,577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-15,849,208
Opening Balance	0																							
Closing Balance	-15,483,761	-11,473,966	-7,357,187	-2,931,649	3,182,054	9,515,631	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	15,849,208	0

APP 10b. Hastings Fringes and Rural East
Site 5

Site 5 **5 Large Greenfiel** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					210	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.28	99.01		65.00%	137	4,396	59,403,596	13,552
Affordable Overall				35%	73.5			
Social Rent	67.01	63.88		12.25%	26	1,531	2,516,094	1,724
Affordable Rent	67.01	63.88		12.25%	26	2,300	3,779,893	1,724
Shared Ownersl	74.18	73.05		10.50%	22	3,077	4,955,785	1,636
First Homes	74.18	73.05		0.00%	0	2,946	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	5.250	ha		40	/ha		**70,655,368**	**18,635**
SITE AREA - Gro	10.500	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**4,593,351**	**874,924**	**437,462**
Existing Use Value	262,500		25,000
Uplift 0%	0		0
Plus /ha 350,000	3,675,000		350,000
Benchmark Land Value	**3,937,500**		**375,000**
Additional Profit	**-9,568,705**	**-706**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -6,105,264

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				4,593,351	
	Stamp Duty			219,168		
	Easements etc.			0		
	Legals /Acquisition		1.50%	68,900	288,068	
Fees						
	Planning			61,990		
	Professional		10.00%	3,869,453	3,931,443	
CONSTRUCTION						
	Build Cost	BCIS +	1,714	31,932,777		
		Extras		471,000		
		Unit extras	2,390.00	501,900		
		Site	15.00%	4,789,916		
	BNG			56,543		
	Contingency	2.50%		942,390		
	Abnormals	0.00%		0		
				0	38,694,526	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,119,661		
	Legals	%	0.5%	353,277		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,472,938	**49,980,326**
Developers Profit						
	Market Housing	% Value	17.50%			**10,395,629**
	Affordable Hou	% Value	6.00%			**675,106**
	First Homes	% Value	17.50%			**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	210		
No dwgs under	50	635	31,750
No dwgs over 5	160	189	30,240
		Total	61,990

Stamp duty calc - Residual		
Land payment		4,593,351
	Total	219,168

Stamp duty calc - AP		
Land payment		3,937,500
	Total	186,375

Building Safety Levy			
Greenfield	33.91	459,553	
Brownfield	0.00	0	
		Total	459,553

Pre CIL s106	12,000	£/ Unit (all)	
		Total	2,520,000
Post CIL s106	12,000	£/ Unit (all)	
		Total	2,520,000
CIL	200.00	£/sqm	**2,710,428**

BNG	0.15%	**Total**	56,543
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,679.95	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.60	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,713.55	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	12	13	12	13	12	13	12	13	12	11					
Market Housing				0	0	0	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,111,617	0
Social Rent				0	0	0	143,777	155,758	143,777	155,758	143,777	155,758	143,777	143,777	155,758	143,777	155,758	143,777	155,758	143,777	155,758	143,777	131,795	0
Affordable Rent				0	0	0	215,994	233,993	215,994	233,993	215,994	233,993	215,994	215,994	233,993	215,994	233,993	215,994	233,993	215,994	233,993	215,994	197,994	0
Shared Ownership				0	0	0	283,188	306,787	283,188	306,787	283,188	306,787	283,188	283,188	306,787	283,188	306,787	283,188	306,787	283,188	306,787	283,188	259,589	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**3,700,995**	**0**
EXPENDITURE																								
Stamp Duty	219,168																							
Easements etc.	0																							
Legals Acquisition	68,900																							
Planning Fee	61,990																							
Professional	1,934,726		1,934,726																					
Build Cost - BCIS Base		0	718,011	1,495,857	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,213,868	2,213,868	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,154,034	1,376,188	658,177	0	0	0
BSL/BSL/s106/CIL/Tariff		0	861,128	100,000	148,000	1,100,650	174,260	180,449	1,122,910	176,449	174,260	176,449	178,260	174,260	180,449	174,260	180,449	174,260	172,449	118,260	72,449	26,260	24,072	0
BNG		0	1,077	2,244	3,321	3,411	3,321	3,411	3,321	3,321	3,321	3,321	3,411	3,321	3,411	3,321	3,411	3,321	3,231	2,064	987	0	0	0
Contingency		0	17,950	37,396	55,347	56,843	55,347	56,843	55,347	55,347	55,347	55,347	56,843	55,347	56,843	55,347	56,843	55,347	53,851	34,405	16,454	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	121,123	131,217	121,123	131,217	121,123	131,217	121,123	121,123	131,217	121,123	131,217	121,123	131,217	121,123	131,217	121,123	111,030	0
Legals	0	0	0	0	0	0	20,187	21,870	20,187	21,870	20,187	21,870	20,187	20,187	21,870	20,187	21,870	20,187	21,870	20,187	21,870	20,187	18,505	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,284,784**	**0**	**3,532,893**	**1,635,497**	**2,420,536**	**3,434,605**	**2,588,107**	**2,667,491**	**3,536,756**	**2,602,071**	**2,588,107**	**2,602,071**	**2,653,526**	**2,588,107**	**2,667,491**	**2,588,107**	**2,667,491**	**2,588,107**	**2,536,651**	**1,672,228**	**901,154**	**167,571**	**153,607**	**0**
For Residual Va Land	**4,593,351**																							
Interest		128,965	131,383	200,088	234,506	284,288	354,017	333,479	307,737	304,119	276,599	254,610	226,163	204,455	181,113	152,513	128,198	98,606	73,280	40,206	0	0	0	0
Developers Return																								
Market Housing																								10,395,629
ordable for Rent																								675,106
First Homes																								0
Cash Flow	-6,878,135	-128,965	-3,664,277	-1,835,585	-2,655,041	-3,718,893	1,095,326	1,372,934	192,956	1,467,714	1,172,744	1,517,222	1,157,761	1,244,888	1,525,300	1,296,830	1,578,215	1,350,737	1,763,973	2,325,016	3,472,750	3,869,879	3,547,389	-11,070,736
Opening Balance	0																							
Closing Balance	-6,878,135	-7,007,100	-10,671,377	-12,506,962	-15,162,003	-18,880,896	-17,785,570	-16,412,637	-16,219,681	-14,751,967	-13,579,223	-12,062,001	-10,904,240	-9,659,352	-8,134,051	-6,837,222	-5,259,007	-3,908,270	-2,144,298	180,718	3,653,468	7,523,347	11,070,736	0

APP 10b. Hastings Fringes and Rural East
Site 6

Site 6	6 Large Greenfiel Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					210	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.28	99.01		65.00%	137	4,396	59,403,596	13,552
Affordable Overall				35%	73.5			
Social Rent	67.01	63.88		12.25%	26	1,531	2,516,094	1,724
Affordable Rent	67.01	63.88		12.25%	26	2,300	3,779,893	1,724
Shared Ownersl	74.18	73.05		10.50%	22	3,077	4,955,785	1,636
First Homes	74.18	73.05		0.00%	0	2,946	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	6.000	ha		35	/ha		**70,655,368**	**18,635**
SITE AREA - Gro	12.000	ha		18	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**4,593,351**	**765,558**	**382,779**
Existing Use Value	300,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	4,200,000		350,000
Benchmark Land Value	**4,500,000**		**375,000**
Additional Profit	**-8,553,797**	**-631**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -39,929,446

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				4,593,351	
	Stamp Duty			219,168		
	Easements etc.			0		
	Legals /Acquisition		1.50%	68,900	288,068	
Fees						
	Planning			61,990		
	Professional		10.00%	3,869,453	3,931,443	
CONSTRUCTION						
	Build Cost	BCIS +	1,714	31,932,777		
		Extras		471,000		
		Unit extras	2,390.00	501,900		
		Site	15.00%	4,789,916		
	BNG			56,543		
	Contingency	2.50%		942,390		
	Abnormals	0.00%		0		
				0	38,694,526	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,119,661		
	Legals	%	0.5%	353,277		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,472,938	**49,980,326**

Developers Profit				
	Market Housing	% Value	17.50%	**10,395,629**
	Affordable Hou	% Value	6.00%	**675,106**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	210		
No dwgs under	50	635	31,750
No dwgs over 5	160	189	30,240
		Total	61,990

Stamp duty calc - Residual		
Land payment		4,593,351
	Total	219,168

Stamp duty calc - AP		
Land payment		4,500,000
	Total	214,500

Building Safety Levy			
Greenfield	33.91	459,553	
Brownfield	0.00	0	
		Total	459,553

Pre CIL s106	12,000	£/ Unit (all)	
		Total	2,520,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	2,520,000

CIL	200.00	£/sqm	**2,710,428**

BNG	0.15%	**Total**	56,543

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,679.95	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.60	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,713.55	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	12	13	12	13	12	13	12	13	12	11					
Market Housing				0	0	0	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,677,365	3,394,491	3,111,617	0
Social Rent				0	0	0	143,777	155,758	143,777	155,758	143,777	155,758	143,777	143,777	155,758	143,777	155,758	143,777	155,758	143,777	155,758	143,777	131,795	0
Affordable Rent				0	0	0	215,994	233,993	215,994	233,993	215,994	233,993	215,994	215,994	233,993	215,994	233,993	215,994	233,993	215,994	233,993	215,994	197,994	0
Shared Ownership				0	0	0	283,188	306,787	283,188	306,787	283,188	306,787	283,188	283,188	306,787	283,188	306,787	283,188	306,787	283,188	306,787	283,188	259,589	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**4,373,904**	**4,037,450**	**3,700,995**	**0**
EXPENDITURE																								
Stamp Duty	219,168																							
Easements etc.	0																							
Legals Acquisition	68,900																							
Planning Fee	61,990																							
Professional	1,934,726		1,934,726																					
Build Cost - BCIS Base		0	718,011	1,495,857	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,213,868	2,213,868	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,154,034	1,376,188	658,177	0	0	0
BSL/s106/CIL/Tariff		0	861,128	100,000	148,000	1,100,650	174,260	180,449	1,122,910	176,449	174,260	176,449	178,260	174,260	180,449	174,260	180,449	174,260	172,449	118,260	72,449	26,260	24,072	0
BNG		0	1,077	2,244	3,321	3,411	3,321	3,411	3,321	3,321	3,321	3,321	3,411	3,321	3,411	3,321	3,411	3,321	3,231	2,064	987	0	0	0
Contingency		0	17,950	37,396	55,347	56,843	55,347	56,843	55,347	55,347	55,347	55,347	56,843	55,347	56,843	55,347	56,843	55,347	53,851	34,405	16,454	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	121,123	131,217	121,123	131,217	121,123	131,217	121,123	121,123	131,217	121,123	131,217	121,123	131,217	121,123	131,217	121,123	111,030	0
Legals	0	0	0	0	0	0	20,187	21,870	20,187	21,870	20,187	21,870	20,187	20,187	21,870	20,187	21,870	20,187	21,870	20,187	21,870	20,187	18,505	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,284,784**	**0**	**3,532,893**	**1,635,497**	**2,420,536**	**3,434,605**	**2,588,107**	**2,667,491**	**3,536,756**	**2,602,071**	**2,588,107**	**2,602,071**	**2,653,526**	**2,588,107**	**2,667,491**	**2,588,107**	**2,667,491**	**2,588,107**	**2,536,651**	**1,672,228**	**901,154**	**167,571**	**153,607**	**0**
For Residual Va Land	**4,593,351**																							
Interest		128,965	131,383	200,088	234,506	284,288	354,017	333,479	307,737	304,119	276,599	254,610	226,163	204,455	181,113	152,513	128,198	98,606	73,280	40,206	0	0	0	0
Developers Return																								
Market Housing																								10,395,629
ordable for Rent																								675,106
First Homes																								0
Cash Flow	-6,878,135	-128,965	-3,664,277	-1,835,585	-2,655,041	-3,718,893	1,095,326	1,372,934	192,956	1,467,714	1,172,744	1,517,222	1,157,761	1,244,888	1,525,300	1,296,830	1,578,215	1,350,737	1,763,973	2,325,016	3,472,750	3,869,879	3,547,389	-11,070,736
Opening Balance	0																							
Closing Balance	-6,878,135	-7,007,100	-10,671,377	-12,506,962	-15,162,003	-18,880,896	-17,785,570	-16,412,637	-16,219,681	-14,751,967	-13,579,223	-12,062,001	-10,904,240	-9,659,352	-8,134,051	-6,837,222	-5,259,007	-3,908,270	-2,144,298	180,718	3,653,468	7,523,347	11,070,736	0

APP 10b. Hastings Fringes and Rural East
Site 7

Site 7	7	Greenfield 190	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					190	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	98.61	98.31		65.00%	124	4,395	53,359,968	12,178
Affordable Overall				35%	66.5			
Social Rent	66.61	63.35		12.25%	23	1,531	2,257,338	1,550
Affordable Rent	66.61	63.35		12.25%	23	2,300	3,391,168	1,550
Shared Ownersl	74.60	73.35		10.50%	20	3,077	4,502,022	1,488
First Homes	74.60	73.35		0.00%	0	2,934	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	4.750	ha		40	/ha		**63,510,496**	**16,767**
SITE AREA - Gro	9.500	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**376,700**	**79,305**	**39,653**
Existing Use Value	237,500		25,000
Uplift 0%	0		0
Plus /ha 350,000	3,325,000		350,000
Benchmark Land Value	**3,562,500**		**375,000**
Additional Profit	**-4,866,048**	**-400**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -125,395,079

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					376,700	
	Land					
	Stamp Duty			8,335		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,651	13,986	
Fees						
	Planning			58,210		
	Professional		10.00%	3,946,599	4,004,809	
CONSTRUCTION						
	Build Cost	BCIS +	1,949	32,677,425		
		Extras		414,000		
		Unit extras	2,390.00	454,100		
		Site	15.00%	4,901,614		
	BNG			57,671		
	Contingency	2.50%		961,178		
	Abnormals	0.00%		0		
				0	39,465,988	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,905,315		
	Legals	%	0.5%	317,552		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,222,867	**46,084,350**

Developers Profit				
	Market Housing	% Value	17.50%	**9,337,994**
	Affordable Hou	% Value	6.00%	**609,032**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	190		
No dwgs under	50	635	31,750
No dwgs over 5	140	189	26,460
		Total	58,210

Stamp duty calc - Residual		
Land payment		376,700
	Total	8,335

Stamp duty calc - AP		
Land payment		3,562,500
	Total	167,625

Building Safety Levy			
Greenfield	33.91	412,963	
Brownfield	0.00	0	
		Total	412,963

Pre CIL s106	10,000	£/ Unit (all)	
		Total	1,900,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	1,900,000

CIL	200.00	£/sqm	**2,435,639**

BNG	0.15%	**Total**	57,671

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,910.69	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.21	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,948.90	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	12	13	12	13	12	13	12	13	3						
Market Housing				0	0	0	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,650,945	842,526	0	0
Social Rent				0	0	0	142,569	154,449	142,569	154,449	142,569	154,449	142,569	142,569	154,449	142,569	154,449	142,569	154,449	142,569	154,449	35,642	0	0
Affordable Rent				0	0	0	214,179	232,027	214,179	232,027	214,179	232,027	214,179	214,179	232,027	214,179	232,027	214,179	232,027	214,179	232,027	53,545	0	0
Shared Ownership				0	0	0	284,338	308,033	284,338	308,033	284,338	308,033	284,338	284,338	308,033	284,338	308,033	284,338	308,033	284,338	308,033	71,085	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**1,002,797**	**0**	**0**
EXPENDITURE																								
Stamp Duty	8,335																							
Easements etc.	0																							
Legals Acquisition	5,651																							
Planning Fee	58,210																							
Professional	1,973,299		1,973,299																					
Build Cost - BCIS Base		0	809,413	1,686,278	2,495,691	2,563,143	2,495,691	2,563,143	2,495,691	2,495,691	2,495,691	2,495,691	2,563,143	2,495,691	2,563,143	2,495,691	2,563,143	1,888,631	1,079,218	202,353	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	770,692	83,333	123,333	979,140	149,415	154,922	1,001,889	151,589	149,415	151,589	152,749	149,415	154,922	149,415	154,922	119,415	81,589	36,082	28,255	6,520	0	0
BNG		0	1,214	2,529	3,744	3,845	3,744	3,845	3,744	3,744	3,744	3,744	3,845	3,744	3,845	3,744	3,845	2,833	1,619	304	0	0	0	0
Contingency		0	20,235	42,157	62,392	64,079	62,392	64,079	62,392	62,392	62,392	62,392	64,079	62,392	64,079	62,392	64,079	47,216	26,980	5,059	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	120,336	130,364	120,336	130,364	120,336	130,364	120,336	120,336	130,364	120,336	130,364	120,336	130,364	120,336	130,364	30,084	0	0
Legals	0	0	0	0	0	0	20,056	21,727	20,056	21,727	20,056	21,727	20,056	20,056	21,727	20,056	21,727	20,056	21,727	20,056	21,727	5,014	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,045,495**	**0**	**3,574,854**	**1,814,298**	**2,685,161**	**3,610,206**	**2,851,634**	**2,938,079**	**3,704,108**	**2,865,507**	**2,851,634**	**2,865,507**	**2,924,206**	**2,851,634**	**2,938,079**	**2,851,634**	**2,938,079**	**2,198,487**	**1,341,497**	**384,189**	**180,346**	**41,618**	**0**	**0**
For Residual Va Land	**376,700**																							
Interest		45,416	46,268	114,164	150,322	203,488	274,994	258,409	236,866	235,549	212,217	194,454	170,351	153,164	134,295	110,424	90,753	66,066	33,317	0	0	0	0	0
Developers Return																								
Market Housing																								9,337,994
ordable for Rent																								609,032
First Homes																								0
Cash Flow	-2,422,195	-45,416	-3,621,122	-1,928,461	-2,835,483	-3,813,694	884,561	1,148,967	70,216	1,244,399	947,338	1,285,494	916,632	1,006,391	1,273,082	1,049,131	1,316,623	1,746,636	2,970,641	3,627,000	4,165,109	961,179	0	-9,947,026
Opening Balance	0																							
Closing Balance	-2,422,195	-2,467,611	-6,088,733	-8,017,195	-10,852,678	-14,666,372	-13,781,811	-12,632,844	-12,562,628	-11,318,229	-10,370,891	-9,085,397	-8,168,765	-7,162,374	-5,889,293	-4,840,162	-3,523,539	-1,776,903	1,193,738	4,820,738	8,985,847	9,947,026	9,947,026	0

APP 10b. Hastings Fringes and Rural East
Site 8

Site 8	8	Greenfield 190	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					190	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	98.61	98.31		65.00%	124	4,395	53,359,968	12,178
Affordable Overall				35%	66.5			
Social Rent	66.61	63.35		12.25%	23	1,531	2,257,338	1,550
Affordable Rent	66.61	63.35		12.25%	23	2,300	3,391,168	1,550
Shared Ownersl	74.60	73.35		10.50%	20	3,077	4,502,022	1,488
First Homes	74.60	73.35		0.00%	0	2,934	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	5.429	ha		35	/ha		**63,510,496**	**16,767**
SITE AREA - Gro	10.857	ha		18	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	376,700	69,392	34,696
Existing Use Value	271,429		25,000
Uplift 0%	0		0
Plus /ha 350,000	3,800,000		350,000
Benchmark Land Value	**4,071,429**		**375,000**
Additional Profit	**-1,486,945**	**-122**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -201,116,331

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				376,700	
	Stamp Duty			8,335		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,651	13,986	
Fees						
	Planning			58,210		
	Professional		10.00%	3,946,599	4,004,809	
CONSTRUCTION						
	Build Cost	BCIS +	1,949	32,677,425		
		Extras		414,000		
		Unit extras	2,390.00	454,100		
		Site	15.00%	4,901,614		
	BNG			57,671		
	Contingency	2.50%		961,178		
	Abnormals	0.00%		0		
				0	39,465,988	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,905,315		
	Legals	%	0.5%	317,552		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,222,867	**46,084,350**

Developers Profit				
	Market Housing	% Value	17.50%	**9,337,994**
	Affordable Hou	% Value	6.00%	**609,032**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	190		
No dwgs under	50	635	31,750
No dwgs over 5	140	189	26,460
		Total	58,210

Stamp duty calc - Residual		
Land payment		376,700
	Total	8,335

Stamp duty calc - AP		
Land payment		4,071,429
	Total	193,071

Building Safety Levy			
Greenfield	33.91	412,963	
Brownfield	0.00	0	
		Total	412,963

Pre CIL s106	10,000	£/ Unit (all)	
		Total	1,900,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	1,900,000

CIL	200.00	£/sqm	**2,435,639**

BNG	0.15%	**Total**	57,671

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,910.69	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.21	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,948.90	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	12	13	12	13	12	13	12	13	3						
Market Housing				0	0	0	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,650,945	3,370,103	3,650,945	842,526	0	0
Social Rent				0	0	0	142,569	154,449	142,569	154,449	142,569	154,449	142,569	142,569	154,449	142,569	154,449	142,569	154,449	142,569	154,449	35,642	0	0
Affordable Rent				0	0	0	214,179	232,027	214,179	232,027	214,179	232,027	214,179	214,179	232,027	214,179	232,027	214,179	232,027	214,179	232,027	53,545	0	0
Shared Ownership				0	0	0	284,338	308,033	284,338	308,033	284,338	308,033	284,338	284,338	308,033	284,338	308,033	284,338	308,033	284,338	308,033	71,085	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**4,011,189**	**4,345,455**	**1,002,797**	**0**	**0**
EXPENDITURE																								
Stamp Duty	8,335																							
Easements etc.	0																							
Legals Acquisition	5,651																							
Planning Fee	58,210																							
Professional	1,973,299		1,973,299																					
Build Cost - BCIS Base		0	809,413	1,686,278	2,495,691	2,563,143	2,495,691	2,563,143	2,495,691	2,495,691	2,495,691	2,495,691	2,563,143	2,495,691	2,563,143	2,495,691	2,563,143	1,888,631	1,079,218	202,353	0	0	0	0
BSL/s106/CIL/Tariff		0	770,692	83,333	123,333	979,140	149,415	154,922	1,001,889	151,589	149,415	151,589	152,749	149,415	154,922	149,415	154,922	119,415	81,589	36,082	28,255	6,520	0	0
BNG		0	1,214	2,529	3,744	3,845	3,744	3,845	3,744	3,744	3,744	3,744	3,845	3,744	3,845	3,744	3,845	2,833	1,619	304	0	0	0	0
Contingency		0	20,235	42,157	62,392	64,079	62,392	64,079	62,392	62,392	62,392	62,392	64,079	62,392	64,079	62,392	64,079	47,216	26,980	5,059	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	120,336	130,364	120,336	130,364	120,336	130,364	120,336	120,336	130,364	120,336	130,364	120,336	130,364	120,336	130,364	30,084	0	0
Legals	0	0	0	0	0	0	20,056	21,727	20,056	21,727	20,056	21,727	20,056	20,056	21,727	20,056	21,727	20,056	21,727	20,056	21,727	5,014	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,045,495**	**0**	**3,574,854**	**1,814,298**	**2,685,161**	**3,610,206**	**2,851,634**	**2,938,079**	**3,704,108**	**2,865,507**	**2,851,634**	**2,865,507**	**2,924,206**	**2,851,634**	**2,938,079**	**2,851,634**	**2,938,079**	**2,198,487**	**1,341,497**	**384,189**	**180,346**	**41,618**	**0**	**0**
For Residual Va Land	**376,700**																							
Interest		45,416	46,268	114,164	150,322	203,488	274,994	258,409	236,866	235,549	212,217	194,454	170,351	153,164	134,295	110,424	90,753	66,066	33,317	0	0	0	0	0
Developers Return																								
Market Housing																								9,337,994
ordable for Rent																								609,032
First Homes																								0
Cash Flow	-2,422,195	-45,416	-3,621,122	-1,928,461	-2,835,483	-3,813,694	884,561	1,148,967	70,216	1,244,399	947,338	1,285,494	916,632	1,006,391	1,273,082	1,049,131	1,316,623	1,746,636	2,970,641	3,627,000	4,165,109	961,179	0	-9,947,026
Opening Balance	0																							
Closing Balance	-2,422,195	-2,467,611	-6,088,733	-8,017,195	-10,852,678	-14,666,372	-13,781,811	-12,632,844	-12,562,628	-11,318,229	-10,370,891	-9,085,397	-8,168,765	-7,162,374	-5,889,293	-4,840,162	-3,523,539	-1,776,903	1,193,738	4,820,738	8,985,847	9,947,026	9,947,026	0

APP 10b. Hastings Fringes and Rural East
Site 9

Site 9	9	Greenfield 70	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					70	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.18	98.91		65.00%	46	4,396	19,782,609	4,513
Affordable Overall				35%	24.5			
Social Rent	63.92	60.44		12.25%	9	1,531	793,534	548
Affordable Rent	64.88	61.75		12.25%	9	2,300	1,217,864	556
Shared Ownersl	73.32	72.43		10.50%	7	3,077	1,638,000	539
First Homes	73.32	72.43		0.00%	0	2,989	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.750	ha		40	/ha		**23,432,007**	**6,156**
SITE AREA - Gro	3.500	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	172,208	98,404	49,202
Existing Use Value	87,500		25,000
Uplift 0%	0		0
Plus /ha 350,000	1,225,000		350,000
Benchmark Land Value	**1,312,500**		**375,000**

Additional Profit	499,900	111 £/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -53,733,735

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
	Land				172,208
	Stamp Duty			444	
	Easements etc.			0	
	Legals /Acquisition		1.50%	2,583	3,027
Fees					
	Planning			35,530	
	Professional		10.00%	1,449,853	1,485,383
CONSTRUCTION					
	Build Cost	BCIS +	1,949	11,999,947	
		Extras		157,000	
		Unit extras	2,390.00	167,300	
		Site	15.00%	1,799,992	
	BNG			21,186	
	Contingency	2.50%		353,106	
	Abnormals	0.00%		0	
				0	14,498,532
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES					
	Agents	%	3.0%	702,960	
	Legals	%	0.5%	117,160	
		£/unit	0	0	
	Misc.	%	0.0%	0	820,120 **16,979,270**

Developers Profit				
	Market Housing	% Value	17.50%	**3,461,957**
	Affordable Hou	% Value	6.00%	**218,964**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	70		
No dwgs under	50	635	31,750
No dwgs over 5	20	189	3,780
		Total	35,530

Stamp duty calc - Residual		
Land payment		172,208
	Total	444

Stamp duty calc - AP		
Land payment		1,312,500
	Total	55,125

Building Safety Levy			
Greenfield	33.91	153,033	
Brownfield	0.00	0	
		Total	153,033

Pre CIL s106	10,000	£/ Unit (all)	
		Total	700,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	700,000

CIL	200.00	£/sqm	**902,582**

BNG	0.15%	**Total**	21,186

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,911.02	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.22	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,949.24	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	8																
Market Housing				0	0	0	3,391,304	3,673,913	3,391,304	3,673,913	3,391,304	2,260,870	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	136,034	147,371	136,034	147,371	136,034	90,690	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	208,777	226,175	208,777	226,175	208,777	139,185	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	280,800	304,200	280,800	304,200	280,800	187,200	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,016,916**	**4,351,659**	**4,016,916**	**4,351,659**	**4,016,916**	**2,677,944**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	444																							
Easements etc.	0																							
Legals Acquisition	2,583																							
Planning Fee	35,530																							
Professional	724,927		724,927																					
Build Cost - BCIS Base		0	807,099	1,681,457	2,488,556	2,555,815	2,488,556	2,219,523	1,345,166	538,066	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	310,774	83,333	123,333	442,570	149,568	138,420	408,804	55,087	26,234	17,489	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,211	2,522	3,733	3,834	3,733	3,329	2,018	807	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	20,177	42,036	62,214	63,895	62,214	55,488	33,629	13,452	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	120,507	130,550	120,507	130,550	120,507	80,338	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	20,085	21,758	20,085	21,758	20,085	13,390	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**763,484**	**0**	**1,864,189**	**1,809,349**	**2,677,837**	**3,066,114**	**2,844,663**	**2,569,069**	**1,930,209**	**759,720**	**166,826**	**111,217**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**172,208**																							
Interest		17,544	17,873	53,162	88,084	139,945	200,059	181,830	151,816	115,536	50,354	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,461,957
ordable for Rent																								218,964
First Homes																								0
Cash Flow	-935,692	-17,544	-1,882,062	-1,862,511	-2,765,920	-3,206,059	972,194	1,600,760	1,934,891	3,476,402	3,799,735	2,566,726	0	0	0	0	0	0	0	0	0	0	0	-3,680,920
Opening Balance	0																							
Closing Balance	-935,692	-953,236	-2,835,298	-4,697,809	-7,463,729	-10,669,788	-9,697,594	-8,096,834	-6,161,943	-2,685,541	1,114,194	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	3,680,920	0

APP 10b. Hastings Fringes and Rural East
Site 10

Site 10 **10 Greenfield 70 L** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					70	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	94.57	94.27		65.00%	46	4,395	18,850,317	4,303
Affordable Overall				35%	24.5			
Social Rent	63.92	60.44		12.25%	9	1,531	793,534	548
Affordable Rent	63.92	60.44		12.25%	9	2,300	1,192,116	548
Shared Ownersl	73.32	72.43		10.50%	7	3,076	1,637,710	539
First Homes	73.32	72.43		0.00%	0	2,989	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	2.000	ha		35	/ha		**22,473,677**	**5,938**
SITE AREA - Gro	4.000	ha		18	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	374,969	187,484	93,742
Existing Use Value	100,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	1,400,000		350,000
Benchmark Land Value	**1,500,000**		**375,000**

Additional Profit	557,644	130	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -55,651,902

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					374,969	
	Land			8,248		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	5,625	13,873	
Fees						
	Planning			35,530		
	Professional		10.00%	1,367,547	1,403,077	
CONSTRUCTION						
	Build Cost	BCIS +	1,912	11,352,716		
		Extras		99,500		
		Unit extras	2,390.00	167,300		
		Site	15.00%	1,702,907		
	BNG			19,984		
	Contingency	2.50%		333,061		
	Abnormals	0.00%		0		
				0	13,675,467	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	674,210		
	Legals	%	0.5%	112,368		
		£/unit	0	0		
	Misc.	%	0.0%	0	786,579	**16,253,964**

Developers Profit				
	Market Housing	% Value	17.50%	**3,298,805**
	Affordable Hou:	% Value	6.00%	**217,402**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	70		
No dwgs under	50	635	31,750
No dwgs over 5	20	189	3,780
		Total	35,530

Stamp duty calc - Residual		
Land payment		374,969
	Total	8,248

Stamp duty calc - AP		
Land payment		1,500,000
	Total	64,500

Building Safety Levy			
Greenfield	33.91	145,917	
Brownfield	0.00	0	
		Total	145,917

Pre CIL s106	10,000	£/ Unit (all)	
		Total	700,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	700,000

CIL	200.00	£/sqm	**860,616**

BNG	0.15%	**Total**	19,984

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,874.34	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.49	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,911.82	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	8																
Market Housing				0	0	0	3,231,483	3,500,773	3,231,483	3,500,773	3,231,483	2,154,322	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	136,034	147,371	136,034	147,371	136,034	90,690	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	204,363	221,393	204,363	221,393	204,363	136,242	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	280,750	304,146	280,750	304,146	280,750	187,167	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,852,630**	**4,173,683**	**3,852,630**	**4,173,683**	**3,852,630**	**2,568,420**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	8,248																							
Easements etc.	0																							
Legals Acquisition	5,625																							
Planning Fee	35,530																							
Professional	683,773		683,773																					
Build Cost - BCIS Base		0	761,281	1,586,003	2,347,284	2,410,724	2,347,284	2,093,524	1,268,802	507,521	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	298,185	83,333	123,333	427,882	148,348	137,099	392,897	53,766	25,014	16,676	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,142	2,379	3,521	3,616	3,521	3,140	1,903	761	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	19,032	39,650	58,682	60,268	58,682	52,338	31,720	12,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	115,579	125,210	115,579	125,210	115,579	77,053	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	19,263	20,868	19,263	20,868	19,263	12,842	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**733,177**	**0**	**1,763,413**	**1,711,365**	**2,532,820**	**2,902,491**	**2,692,677**	**2,432,180**	**1,830,164**	**720,815**	**159,856**	**106,571**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**374,969**																							
Interest		20,778	21,167	54,628	87,741	136,876	193,864	175,750	146,392	111,216	48,560	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,298,805
ordable for Rent																								217,402
First Homes																								0
Cash Flow	-1,108,145	-20,778	-1,784,581	-1,765,993	-2,620,561	-3,039,367	966,089	1,565,753	1,876,074	3,341,652	3,644,214	2,461,849	0	0	0	0	0	0	0	0	0	0	0	-3,516,207
Opening Balance	0																							
Closing Balance	-1,108,145	-1,128,923	-2,913,504	-4,679,497	-7,300,058	-10,339,425	-9,373,335	-7,807,582	-5,931,508	-2,589,856	1,054,358	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	3,516,207	0

APP 10b. Hastings Fringes and Rural East
Site 11

Site 11	11	Greenfield 35	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					35	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	97.88	97.61		65.00%	23	4,396	9,760,739	2,227
Affordable Overall				35%	12.25			
Social Rent	63.13	60.00		12.25%	4	1,531	393,850	271
Affordable Rent	63.13	60.00		12.25%	4	2,300	591,675	271
Shared Ownersl	79.25	79.25		10.50%	4	3,077	896,123	291
First Homes	79.25	79.25		0.00%	0	2,936	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.875	ha		40	/ha		**11,642,387**	**3,059**
SITE AREA - Gro	1.167	ha		30	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	289,385	330,726	248,044
Existing Use Value	29,167		25,000
Uplift 0%	0		0
Plus /ha 350,000	408,333		350,000
Benchmark Land Value	**437,500**		**375,000**
Additional Profit	171,249	77	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -12,781,708

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				289,385	
	Stamp Duty			3,969		
	Easements etc.			0		
	Legals /Acquisition		1.50%	4,341	8,310	
Fees						
	Planning			22,225		
	Professional		10.00%	715,393	737,618	
CONSTRUCTION						
	Build Cost	BCIS +	1,936	5,922,260		
		Extras		75,000		
		Unit extras	2,390.00	83,650		
		Site	15.00%	888,339		
	BNG			10,454		
	Contingency	2.50%		174,231		
	Abnormals	0.00%		0		
				0	7,153,934	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	349,272		
	Legals	%	0.5%	58,212		
		£/unit	0	0		
	Misc.	%	0.0%	0	407,484	**8,596,731**

Developers Profit				
	Market Housing	% Value	17.50%	**1,708,129**
	Affordable Hou:	% Value	6.00%	**112,899**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	35		
No dwgs under	35	635	22,225
No dwgs over 5	0	189	0
		Total	22,225

Stamp duty calc - Residual		
Land payment		289,385
	Total	3,969

Stamp duty calc - AP		
Land payment		437,500
	Total	11,375

Building Safety Levy			
Greenfield	33.91	75,510	
Brownfield	0.00	0	
		Total	75,510

Pre CIL s106	5,000	£/ Unit (all)	
		Total	175,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	175,000

CIL	200.00	£/sqm	**445,356**

BNG	0.15%	**Total**	10,454

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,897.85	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.96	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,935.81	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			7	7	7	7	7																	
Market Housing				0	0	0	1,952,148	1,952,148	1,952,148	1,952,148	1,952,148	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	78,770	78,770	78,770	78,770	78,770	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	118,335	118,335	118,335	118,335	118,335	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	179,225	179,225	179,225	179,225	179,225	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,328,477**	**2,328,477**	**2,328,477**	**2,328,477**	**2,328,477**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	3,969																							
Easements etc.	0																							
Legals Acquisition	4,341																							
Planning Fee	22,225																							
Professional	357,697		357,697																					
Build Cost - BCIS Base		0	464,617	929,233	1,393,850	1,393,850	1,393,850	929,233	464,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	145,273	23,333	35,000	190,875	50,102	38,435	182,643	15,102	15,102	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	697	1,394	2,091	2,091	2,091	1,394	697	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,615	23,231	34,846	34,846	34,846	23,231	11,615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	69,854	69,854	69,854	69,854	69,854	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,642	11,642	11,642	11,642	11,642	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**388,232**	**0**	**979,899**	**977,191**	**1,465,787**	**1,621,661**	**1,562,386**	**1,073,790**	**741,069**	**96,599**	**96,599**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**289,385**																							
Interest		12,705	12,944	31,559	50,473	78,903	110,789	98,502	76,823	48,500	7,562	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,708,129
ordable for Rent																								112,899
First Homes																								0
Cash Flow	-677,617	-12,705	-992,843	-1,008,751	-1,516,260	-1,700,565	655,303	1,156,185	1,510,585	2,183,379	2,224,317	0	0	0	0	0	0	0	0	0	0	0	0	-1,821,028
Opening Balance	0																							
Closing Balance	-677,617	-690,323	-1,683,165	-2,691,916	-4,208,176	-5,908,741	-5,253,438	-4,097,252	-2,586,667	-403,289	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	0

APP 10b. Hastings Fringes and Rural East
Site 12

Site 12 **12 Greenfield 35 L** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					35	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	97.88	97.61		65.00%	23	4,396	9,760,739	2,227
Affordable Overall				35%	12.25			
Social Rent	63.13	60.00		12.25%	4	1,531	393,850	271
Affordable Rent	63.13	60.00		12.25%	4	2,300	591,675	271
Shared Ownersl	79.25	79.25		10.50%	4	3,077	896,123	291
First Homes	79.25	79.25		0.00%	0	2,936	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.875	ha			40	/ha	**11,642,387**	**3,059**
SITE AREA - Gro	1.167	ha			30	/ha		

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	289,385	330,726	248,044
Existing Use Value	29,167		25,000
Uplift 0%	0		0
Plus /ha 350,000	408,333		350,000
Benchmark Land Value	**437,500**		**375,000**
Additional Profit	**-2,751,395**	**-1,236**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 52,693,327

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					289,385	
	Land			3,969		
	Stamp Duty			0		
	Easements etc.			4,341	8,310	
	Legals /Acquisition		1.50%			
Fees						
	Planning			22,225		
	Professional		10.00%	715,393	737,618	
CONSTRUCTION						
	Build Cost	BCIS +	1,936	5,922,260		
		Extras		75,000		
		Unit extras	2,390.00	83,650		
		Site	15.00%	888,339		
	BNG			10,454		
	Contingency	2.50%		174,231		
	Abnormals	0.00%		0		
				0	7,153,934	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	349,272		
	Legals	%	0.5%	58,212		
		£/unit	0	0		
	Misc.	%	0.0%	0	407,484	**8,596,731**

Developers Profit				
	Market Housing	% Value	17.50%	**1,708,129**
	Affordable Hou:	% Value	6.00%	**112,899**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	35		
No dwgs under	35	635	22,225
No dwgs over 5	0	189	0
		Total	22,225

Stamp duty calc - Residual		
Land payment		289,385
	Total	3,969

Stamp duty calc - AP		
Land payment		437,500
	Total	11,375

Building Safety Levy			
Greenfield	33.91	75,510	
Brownfield	0.00	0	
		Total	75,510

Pre CIL s106	5,000	£/ Unit (all)	
		Total	175,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	175,000

CIL	200.00	£/sqm	**445,356**

BNG	0.15%	**Total**	10,454

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,897.85	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.96	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,935.81	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			7	7	7	7	7																	
Market Housing				0	0	0	1,952,148	1,952,148	1,952,148	1,952,148	1,952,148	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	78,770	78,770	78,770	78,770	78,770	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	118,335	118,335	118,335	118,335	118,335	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	179,225	179,225	179,225	179,225	179,225	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,328,477**	**2,328,477**	**2,328,477**	**2,328,477**	**2,328,477**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	3,969																							
Easements etc.	0																							
Legals Acquisition	4,341																							
Planning Fee	22,225																							
Professional	357,697		357,697																					
Build Cost - BCIS Base		0	464,617	929,233	1,393,850	1,393,850	1,393,850	929,233	464,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	145,273	23,333	35,000	190,875	50,102	38,435	182,643	15,102	15,102	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	697	1,394	2,091	2,091	2,091	1,394	697	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,615	23,231	34,846	34,846	34,846	23,231	11,615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	69,854	69,854	69,854	69,854	69,854	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,642	11,642	11,642	11,642	11,642	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**388,232**	**0**	**979,899**	**977,191**	**1,465,787**	**1,621,661**	**1,562,386**	**1,073,790**	**741,069**	**96,599**	**96,599**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**289,385**																							
Interest		12,705	12,944	31,559	50,473	78,903	110,789	98,502	76,823	48,500	7,562	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,708,129
ordable for Rent																								112,899
First Homes																								0
Cash Flow	-677,617	-12,705	-992,843	-1,008,751	-1,516,260	-1,700,565	655,303	1,156,185	1,510,585	2,183,379	2,224,317	0	0	0	0	0	0	0	0	0	0	0	0	-1,821,028
Opening Balance	0																							
Closing Balance	-677,617	-690,323	-1,683,165	-2,691,916	-4,208,176	-5,908,741	-5,253,438	-4,097,252	-2,586,667	-403,289	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	1,821,028	0

APP 10b. Hastings Fringes and Rural East
Site 13

Site 13 **13 Greenfield 20** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					20	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	102.31	102.31		65.00%	13	4,400	5,852,000	1,330
Affordable Overall				35%	7			
Social Rent	60.83	56.67		12.25%	2	1,531	212,554	149
Affordable Rent	63.13	60.00		12.25%	2	2,300	338,100	155
Shared Ownersl	70.00	70.00		10.50%	2	3,080	452,760	147
First Homes	70.00	70.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.571	ha		35	/ha		**6,855,414**	**1,781**
SITE AREA - Gro	0.762	ha		26	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**358,023**	**626,540**	**469,905**
Existing Use Value	19,048		25,000
Uplift 0%	0		0
Plus /ha 350,000	266,667		350,000
Benchmark Land Value	**285,714**		**375,000**
Additional Profit	**-1,025,930**	**-771**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 23,335,113

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				358,023	
	Stamp Duty			7,401		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,370	12,771	
Fees						
	Planning			12,700		
	Professional		10.00%	400,896	413,596	
CONSTRUCTION						
	Build Cost	BCIS +	1,946	3,465,603		
		Extras		45,500		
		Unit extras	2,390.00	47,800		
		Site	10.00%	346,560		
	BNG			5,858		
	Contingency	2.50%		97,637		
	Abnormals	0.00%		0		
				0	4,008,958	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	205,662		
	Legals	%	0.5%	34,277		
		£/unit	0	0		
	Misc.	%	0.0%	0	239,939	**5,033,288**

Developers Profit				
	Market Housing	% Value	17.50%	**1,024,100**
	Affordable Hou	% Value	6.00%	**60,205**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		358,023
	Total	7,401

Stamp duty calc - AP		
Land payment		285,714
	Total	3,786

Building Safety Levy			
Greenfield	33.91	45,100	
Brownfield	0.00	0	
		Total	45,100

Pre CIL s106	5,000	£/ Unit (all)	
		Total	100,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	100,000

CIL	200.00	£/sqm	**266,000**

BNG	0.15%	**Total**	5,858

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,908.04	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.16	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,946.20	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,463,000	1,463,000	1,463,000	1,463,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	53,138	53,138	53,138	53,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	84,525	84,525	84,525	84,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	113,190	113,190	113,190	113,190	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,713,853**	**1,713,853**	**1,713,853**	**1,713,853**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	7,401																							
Easements etc.	0																							
Legals Acquisition	5,370																							
Planning Fee	12,700																							
Professional	200,448			200,448																				
Build Cost - BCIS Base		0	325,455	650,911	976,366	976,366	650,911	325,455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	88,133	16,667	25,000	118,100	27,942	19,608	104,375	11,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	488	976	1,465	1,465	976	488	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	8,136	16,273	24,409	24,409	16,273	8,136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	51,416	51,416	51,416	51,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,569	8,569	8,569	8,569	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**225,920**	**0**	**622,661**	**684,826**	**1,027,239**	**1,120,339**	**756,086**	**413,673**	**164,360**	**71,260**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**358,023**																							
Interest		10,949	11,154	23,038	36,311	56,252	78,313	61,824	38,604	10,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,024,100
ordable for Rent																								60,205
First Homes																								0
Cash Flow	-583,942	-10,949	-633,815	-707,865	-1,063,550	-1,176,592	879,454	1,238,357	1,510,889	1,632,318	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,084,305
Opening Balance	0																							
Closing Balance	-583,942	-594,891	-1,228,707	-1,936,571	-3,000,121	-4,176,713	-3,297,259	-2,058,903	-548,013	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	0

APP 10b. Hastings Fringes and Rural East
Site 14

Site 14	14	Greenfield 12	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					12	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	95.00	95.00		65.00%	8	4,400	3,260,400	741
Affordable Overall				35%	4.2			
Social Rent	63.13	60.00		12.25%	1	1,531	135,034	93
Affordable Rent	56.25	50.00		12.25%	1	2,300	169,050	83
Shared Ownersl	70.00	70.00		10.50%	1	3,080	271,656	88
First Homes	70.00	70.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.343	ha		35	/ha		**3,836,140**	**1,005**
SITE AREA - Gro	0.381	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**207,188**	**604,298**	**543,868**
Existing Use Value	28,571		75,000
Uplift 0%	0		0
Plus /ha 350,000	133,333		350,000
Benchmark Land Value	**161,905**		**425,000**
Additional Profit	**-1,829,853**	**-2,469**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 41,354,690

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				207,188	
	Stamp Duty			1,144		
	Easements etc.			0		
	Legals /Acquisition		1.50%	3,108	4,252	
Fees						
	Planning			7,620		
	Professional		10.00%	223,501	231,121	
CONSTRUCTION						
	Build Cost	BCIS +	1,934	1,943,336		
		Extras		25,000		
		Unit extras	1,220.00	14,640		
		Site	10.00%	194,334		
	BNG			3,266		
	Contingency	2.50%		54,433		
	Abnormals	0.00%		0		
				0	2,235,008	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	115,084		
	Legals	%	0.5%	19,181		
		£/unit	0	0		
	Misc.	%	0.0%	0	134,265	**2,811,834**

Developers Profit				
	Market Housing	% Value	17.50%	**570,570**
	Affordable Hou:	% Value	6.00%	**34,544**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		207,188
	Total	1,144

Stamp duty calc - AP		
Land payment		161,905
	Total	238

Building Safety Levy			
Greenfield	33.91	25,127	
Brownfield	0.00	0	
		Total	25,127

Pre CIL s106	5,000	£/ Unit (all)	
		Total	60,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	60,000

CIL	200.00	£/sqm	**148,200**

BNG	0.15%	**Total**	3,266

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,896.35	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.93	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,934.28	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			4	4	4																			
Market Housing				0	0	0	1,086,800	1,086,800	1,086,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	45,011	45,011	45,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	56,350	56,350	56,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	90,552	90,552	90,552	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,278,713**	**1,278,713**	**1,278,713**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	1,144																							
Easements etc.	0																							
Legals Acquisition	3,108																							
Planning Fee	7,620																							
Professional	111,750		111,750																					
Build Cost - BCIS Base		0	241,923	483,847	725,770	483,847	241,923	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	6,667	87,433	20,000	87,433	15,042	8,376	8,376	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	363	726	1,089	726	363	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,048	12,096	18,144	12,096	6,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	38,361	38,361	38,361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,394	6,394	6,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**123,622**	**0**	**366,751**	**584,102**	**765,003**	**584,102**	**308,132**	**53,131**	**53,131**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**207,188**																							
Interest		6,203	6,319	13,314	24,516	39,319	51,008	33,766	11,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								570,570
ordable for Rent																								34,544
First Homes																								0
Cash Flow	-330,810	-6,203	-373,070	-597,416	-789,518	-623,421	919,573	1,191,816	1,214,163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-605,114
Opening Balance	0																							
Closing Balance	-330,810	-337,013	-710,083	-1,307,499	-2,097,018	-2,720,439	-1,800,865	-609,049	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	605,114	0

APP 10b. Hastings Fringes and Rural East
Site 15

Site 15	15	Greenfield 9	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	101.67	101.67		65.00%	6	4,400	2,616,900	595
Affordable Overall				35%	3.15			
Social Rent	56.25	50.00		12.25%	1	1,531	84,396	62
Affordable Rent	56.25	50.00		12.25%	1	2,300	126,788	62
Shared Ownersl	84.00	84.00		10.50%	1	3,080	244,490	79
First Homes	84.00	84.00		0.00%	0	2,976	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.257	ha		35	/ha		**3,072,574**	**798**
SITE AREA - Gro	0.286	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**200,068**	**778,040**	**700,236**
Existing Use Value	21,429		75,000
Uplift 0%	0		0
Plus /ha 350,000	100,000		350,000
Benchmark Land Value	**121,429**		**425,000**
Additional Profit	**-718,924**	**-1,209**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 17,630,233

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					200,068	
Stamp Duty				1,001		
Easements etc.				0		
Legals /Acquisition			1.50%	3,001	4,002	
Fees						
Planning				5,715		
Professional			10.00%	179,938	185,653	
CONSTRUCTION						
Build Cost	BCIS +		1,961	1,564,953		
	Extras			20,500		
	Unit extras		1,220.00	10,980		
	Site		10.00%	156,495		
BNG				2,629		
Contingency		2.50%		43,823		
Abnormals		0.00%		0		
				0	1,799,381	
FINANCE						
Fees			0%	0		
Interest			7.50%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	92,177		
Legals	%		0.5%	15,363		
	£/unit		0	0		
Misc.	%		0.0%	0	107,540	**2,296,644**

Developers Profit				
Market Housing	% Value	17.50%		**457,958**
Affordable Hou:	% Value	6.00%		**27,340**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		200,068
	Total	1,001

Stamp duty calc - AP		
Land payment		121,429
	Total	0

Building Safety Levy			
Greenfield	33.91	20,168	
Brownfield	0.00	0	
		Total	20,168

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	200.00	£/sqm	**118,950**

BNG	0.15%	**Total**	2,629

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,922.25	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.45	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,960.70	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	872,300	872,300	872,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	28,132	28,132	28,132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	42,263	42,263	42,263	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	81,497	81,497	81,497	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,024,191**	**1,024,191**	**1,024,191**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	1,001																							
Easements etc.	0																							
Legals Acquisition	3,001																							
Planning Fee	5,715																							
Professional	89,969		89,969																					
Build Cost - BCIS Base		0	194,770	389,540	584,309	389,540	194,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	59,475	0	59,475	6,723	6,723	6,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	292	584	876	584	292	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,869	9,738	14,608	9,738	4,869	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	30,726	30,726	30,726	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,121	5,121	5,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**99,687**	**0**	**289,900**	**459,337**	**599,794**	**459,337**	**242,501**	**42,569**	**42,569**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**200,068**																							
Interest		5,620	5,726	11,269	20,093	31,715	40,923	27,033	9,135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								457,958
ordable for Rent																								27,340
First Homes																								0
Cash Flow	-299,754	-5,620	-295,626	-470,606	-619,886	-491,053	740,768	954,589	972,487	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-485,298
Opening Balance	0																							
Closing Balance	-299,754	-305,375	-601,001	-1,071,607	-1,691,493	-2,182,546	-1,441,778	-487,189	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	485,298	0

APP 10b. Hastings Fringes and Rural East
Site 16

Site 16	16	Greenfield 6	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					6	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	113.33	113.33		65.00%	4	4,400	1,944,800	442
Affordable Overall				35%	2.1			
Social Rent	56.25	50.00		12.25%	1	1,531	56,264	41
Affordable Rent	56.25	50.00		12.25%	1	2,300	84,525	41
Shared Ownersl	70.00	70.00		10.50%	1	3,080	135,828	44
First Homes	70.00	70.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.171	ha		35	/ha		**2,221,417**	**569**
SITE AREA - Gro	0.190	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	54,288	316,678	285,010
Existing Use Value	14,286		75,000
Uplift 0%	0		0
Plus /ha 350,000	66,667		350,000
Benchmark Land Value	**80,952**		**425,000**
Additional Profit	**-547,275**	**-1,238**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 11,543,566

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				54,288	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	814	814	
Fees						
	Planning			3,810		
	Professional		10.00%	138,364	142,174	
CONSTRUCTION						
	Build Cost	BCIS +	2,078	1,181,910		
		Extras		40,500		
		Unit extras	1,220.00	7,320		
		Site	10.00%	118,191		
	BNG			2,022		
	Contingency	2.50%		33,698		
	Abnormals	0.00%		0		
				0	1,383,641	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	66,643		
	Legals	%	0.5%	11,107		
		£/unit	0	0		
	Misc.	%	0.0%	0	77,750	**1,658,667**

Developers Profit				
	Market Housing	% Value	17.50%	**340,340**
	Affordable Hou:	% Value	6.00%	**16,597**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		54,288
	Total	0

Stamp duty calc - AP		
Land payment		80,952
	Total	0

Building Safety Levy			
Greenfield	33.91	14,988	
Brownfield	0.00	0	
		Total	14,988

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	200.00	£/sqm	**88,400**

BNG	0.15%	**Total**	2,022

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,037.20	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		40.74	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,077.95	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2	2																			
Market Housing				0	0	0	648,267	648,267	648,267	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	18,755	18,755	18,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	28,175	28,175	28,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	45,276	45,276	45,276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**740,472**	**740,472**	**740,472**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	814																							
Planning Fee	3,810																							
Professional	69,182		69,182																					
Build Cost - BCIS Base		0	149,769	299,538	449,307	299,538	149,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	44,200	0	44,200	4,996	4,996	4,996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	225	449	674	449	225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	3,744	7,488	11,233	7,488	3,744	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	22,214	22,214	22,214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,702	3,702	3,702	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**73,807**	**0**	**222,920**	**351,676**	**461,214**	**351,676**	**184,651**	**30,913**	**30,913**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**54,288**																							
Interest		2,402	2,447	6,672	13,391	22,290	29,302	19,430	6,490	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								340,340
ordable for Rent																								16,597
First Homes																								0
Cash Flow	-128,094	-2,402	-225,367	-358,348	-474,605	-373,966	526,520	690,130	703,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-356,937
Opening Balance	0																							
Closing Balance	-128,094	-130,496	-355,863	-714,211	-1,188,816	-1,562,782	-1,036,263	-346,133	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	356,937	0

APP 10b. Hastings Fringes and Rural East
Site 17

Site 17	17	Greenfield 5	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					5	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	91.67	91.67		65.00%	3	4,400	1,310,833	298
Affordable Overall				35%	1.75			
Social Rent	56.25	50.00		12.25%	1	1,531	46,887	34
Affordable Rent	56.25	50.00		12.25%	1	2,300	70,438	34
Shared Ownersl	70.00	70.00		10.50%	1	3,080	113,190	37
First Homes	70.00	70.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent	0	per unit			0		
	Affordable Rent	0				0		
	Shared Ownersl	0				0		
	First Homes	0				0	0	
SITE AREA - Net	0.143	ha		35	/ha		**1,541,348**	**404**
SITE AREA - Gro	0.159	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**129,211**	**904,474**	**814,027**
Existing Use Value	11,905		75,000
Uplift 0%	0		0
Plus /ha 350,000	55,556		350,000
Benchmark Land Value	**67,460**		**425,000**
Additional Profit	**145,176**	**487**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -2,223,971

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				129,211	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,938	1,938	
Fees						
	Planning			3,175		
	Professional		10.00%	87,284	90,459	
CONSTRUCTION						
	Build Cost	BCIS +	1,888	762,004		
		Extras		6,000		
		Unit extras	1,220.00	6,100		
		Site	10.00%	76,200		
	BNG			1,275		
	Contingency	2.50%		21,258		
	Abnormals	0.00%		0		
				0	872,838	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	46,240		
	Legals	%	0.5%	7,707		
		£/unit	0	0		
	Misc.	%	0.0%	0	53,947	**1,148,393**

Developers Profit				
	Market Housing	% Value	17.50%	**229,396**
	Affordable Hou	% Value	6.00%	**13,831**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	5		
No dwgs under	5	635	3,175
No dwgs over 5	0	189	0
		Total	3,175

Stamp duty calc - Residual		
Land payment		129,211
	Total	0

Stamp duty calc - AP		
Land payment		67,460
	Total	0

Building Safety Levy			
Greenfield	33.91	10,102	
Brownfield	0.00	0	
		Total	10,102

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	200.00	£/sqm	**59,583**

BNG	0.15%	**Total**	1,275

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,851.12	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.02	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,888.15	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			1	2	2																			
Market Housing				0	0	0	262,167	524,333	524,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	9,377	18,755	18,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	14,088	28,175	28,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	22,638	45,276	45,276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**308,270**	**616,539**	**616,539**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,938																							
Planning Fee	3,175																							
Professional	43,642		43,642																					
Build Cost - BCIS Base		0	56,687	170,061	283,435	226,748	113,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	29,792	0	29,792	2,020	4,041	4,041	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	85	255	425	340	170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,417	4,252	7,086	5,669	2,834	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	9,248	18,496	18,496	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,541	3,083	3,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**48,755**	**0**	**101,831**	**204,359**	**290,946**	**262,548**	**129,188**	**25,620**	**25,620**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**129,211**																							
Interest		3,337	3,399	5,373	9,305	14,935	20,137	17,157	6,399	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								229,396
ordable for Rent																								13,831
First Homes																								0
Cash Flow	-177,966	-3,337	-105,231	-209,732	-300,251	-277,483	158,944	573,762	584,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-243,227
Opening Balance	0																							
Closing Balance	-177,966	-181,303	-286,533	-496,265	-796,516	-1,073,999	-915,055	-341,293	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	243,227	0

APP 10b. Hastings Fringes and Rural East
Site 18

Site 18	18	Greenfield 3	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					3	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	105.00	105.00		65.00%	2	4,400	900,900	205
Affordable Overall				35%	1.05			
Social Rent	56.25	50.00		12.25%	0	1,531	28,132	21
Affordable Rent	56.25	50.00		12.25%	0	2,300	42,263	21
Shared Ownersl	56.25	50.00		10.50%	0	3,080	48,510	18
First Homes	56.25	50.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.067	ha		45	/ha		**1,019,805**	**264**
SITE AREA - Gro	0.074	ha		41	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**66,133**	**992,001**	**892,801**
Existing Use Value	5,556		75,000
Uplift 0%	0		0
Plus /ha 350,000	25,926		350,000
Benchmark Land Value	**31,481**		**425,000**
Additional Profit	**117,583**	**574**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,912,847

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					66,133	
	Land			0		
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	992	992	
Fees						
	Planning			1,905		
	Professional		10.00%	59,314	61,219	
CONSTRUCTION						
	Build Cost	BCIS +	1,973	520,610		
		Extras		1,500		
		Unit extras	1,220.00	3,660		
		Site	10.00%	52,061		
	BNG			867		
	Contingency	2.50%		14,446		
	Abnormals	0.00%		0		
				0	593,143	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	30,594		
	Legals	%	0.5%	5,099		
		£/unit	0	0		
	Misc.	%	0.0%	0	35,693	**757,182**

Developers Profit				
	Market Housing	% Value	17.50%	**157,658**
	Affordable Hou	% Value	6.00%	**7,134**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	635	1,905
No dwgs over 5	0	189	0
		Total	1,905

Stamp duty calc - Residual		
Land payment		66,133
	Total	0

Stamp duty calc - AP		
Land payment		31,481
	Total	0

Building Safety Levy			
Greenfield	33.91	6,943	
Brownfield	0.00	0	
		Total	6,943

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	200.00	£/sqm	**40,950**

BNG	0.15%	**Total**	867

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,934.71	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.69	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,973.41	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			1	1	1																			
Market Housing				0	0	0	300,300	300,300	300,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	9,377	9,377	9,377	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	14,088	14,088	14,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	16,170	16,170	16,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**339,935**	**339,935**	**339,935**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	992																							
Planning Fee	1,905																							
Professional	29,657		29,657																					
Build Cost - BCIS Base		0	64,203	128,407	192,610	128,407	64,203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	20,475	0	20,475	2,314	2,314	2,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	96	193	289	193	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,605	3,210	4,815	3,210	1,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	10,198	10,198	10,198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,700	1,700	1,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**32,555**	**0**	**95,562**	**152,285**	**197,714**	**152,285**	**80,117**	**14,212**	**14,212**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**66,133**																							
Interest		1,850	1,885	3,712	6,637	10,469	13,520	8,902	2,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								157,658
ordable for Rent																								7,134
First Homes																								0
Cash Flow	-98,688	-1,850	-97,447	-155,997	-204,352	-162,753	246,298	316,820	322,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-164,792
Opening Balance	0																							
Closing Balance	-98,688	-100,538	-197,985	-353,982	-558,334	-721,087	-474,790	-157,969	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	0

APP 10b. Hastings Fringes and Rural East
Site 19

Site 19 **19 Greenfield 3 LD** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					3	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	105.00	105.00		65.00%	2	4,400	900,900	205
Affordable Overall				35%	1.05			
Social Rent	56.25	50.00		12.25%	0	1,531	28,132	21
Affordable Rent	56.25	50.00		12.25%	0	2,300	42,263	21
Shared Ownersl	56.25	50.00		10.50%	0	3,080	48,510	18
First Homes	56.25	50.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.086	ha		35	/ha		**1,019,805**	**264**
SITE AREA - Gro	0.095	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**60,200**	**702,334**	**632,100**
Existing Use Value	7,143		75,000
Uplift 0%	0		0
Plus /ha 350,000	33,333		350,000
Benchmark Land Value	**40,476**		**425,000**
Additional Profit	**27,422**	**134**	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -245,557

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				60,200	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	903	903	
Fees						
	Planning			1,905		
	Professional		10.00%	58,544	60,449	
CONSTRUCTION						
	Build Cost	BCIS +	1,942	512,426		
		Extras		3,000		
		Unit extras	1,220.00	3,660		
		Site	10.00%	51,243		
	BNG			855		
	Contingency	2.50%		14,258		
	Abnormals	0.00%		0		
				0	585,443	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	30,594		
	Legals	%	0.5%	5,099		
		£/unit	0	0		
	Misc.	%	0.0%	0	35,693	**742,689**

Developers Profit				
	Market Housing	% Value	17.50%	**157,658**
	Affordable Hou	% Value	6.00%	**7,134**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	635	1,905
No dwgs over 5	0	189	0
		Total	1,905

Stamp duty calc - Residual		
Land payment		60,200
	Total	0

Stamp duty calc - AP		
Land payment		40,476
	Total	0

Building Safety Levy			
Greenfield	33.91	6,943	
Brownfield	0.00	0	
		Total	6,943

Pre CIL s106	5,000	£/ Unit (all)	
		Total	15,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	15,000

CIL	200.00	£/sqm	**40,950**

BNG	0.15%	**Total**	855

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,904.30	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.09	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,942.39	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			1	1	1																			
Market Housing				0	0	0	300,300	300,300	300,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	9,377	9,377	9,377	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	14,088	14,088	14,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	16,170	16,170	16,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**339,935**	**339,935**	**339,935**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	903																							
Planning Fee	1,905																							
Professional	29,272		29,272																					
Build Cost - BCIS Base		0	63,370	126,740	190,110	126,740	63,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	1,667	23,808	5,000	23,808	3,981	2,314	2,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	95	190	285	190	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,584	3,168	4,753	3,168	1,584	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	10,198	10,198	10,198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,700	1,700	1,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**32,080**	**0**	**95,988**	**153,907**	**200,148**	**153,907**	**80,928**	**14,212**	**14,212**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**60,200**																							
Interest		1,730	1,763	3,596	6,549	10,424	13,505	8,902	2,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								157,658
ordable for Rent																								7,134
First Homes																								0
Cash Flow	-92,281	-1,730	-97,751	-157,502	-206,696	-164,331	245,501	316,820	322,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-164,792
Opening Balance	0																							
Closing Balance	-92,281	-94,011	-191,761	-349,264	-555,960	-720,291	-474,790	-157,969	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	164,792	0

APP 10b. Hastings Fringes and Rural East
Site 20

Site 20 **20 Large Brownfie** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	93.36	93.09		65.00%	163	4,395	66,486,574	15,170
Affordable Overall				35%	87.5			
Social Rent	67.35	64.32		12.25%	31	1,531	3,015,885	2,062
Affordable Rent	67.35	64.32		12.25%	31	2,300	4,530,722	2,062
Shared Ownersl	73.05	71.85		10.50%	26	3,077	5,802,633	1,918
First Homes	73.05	71.85		0.00%	0	3,000	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	4.167	ha		60	/ha		**79,835,814**	**21,213**
SITE AREA - Gro	8.333	ha		30	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	6,509,566	1,562,296	781,148
Existing Use Value	8,333,333		1,000,000
Uplift 20%	1,666,667		200,000
Plus /ha 0	0		0
Benchmark Land Value	**10,000,000**		**1,200,000**
Additional Profit	9,948,236	656	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -237,846,811

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					6,509,566	
	Land			314,978		
	Stamp Duty			0		
	Easements etc.			97,643	412,622	
	Legals /Acquisition		1.50%			
Fees				69,550		
	Planning			4,525,419	4,594,969	
	Professional		10.00%			
CONSTRUCTION						
	Build Cost	BCIS +	1,649	34,982,641		
		Extras		312,000		
		Unit extras	2,390.00	597,500		
		Site	15.00%	5,247,396		
	BNG			308,547		
	Contingency	5.00%		2,056,977		
	Abnormals	5.00%		1,749,132		
				0	45,254,193	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,395,074		
	Legals	%	0.5%	399,179		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,794,253	**59,565,603**

Developers Profit				
	Market Housing	% Value	17.50%	**11,635,150**
	Affordable Hou:	% Value	6.00%	**800,954**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		6,509,566
	Total	314,978

Stamp duty calc - AP		
Land payment		10,000,000
	Total	489,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	257,139	
		Total	257,139

Pre CIL s106	12,000	£/ Unit (all)	
		Total	3,000,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	3,000,000

CIL	200.00	£/sqm	**3,034,086**

BNG	0.75%	**Total**	308,547

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,616.78	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		32.34	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,649.12	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50																			
Market Housing		13,297,315	13,297,315	13,297,315	13,297,315	13,297,315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		603,177	603,177	603,177	603,177	603,177	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		906,144	906,144	906,144	906,144	906,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,160,527	1,160,527	1,160,527	1,160,527	1,160,527	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**15,967,163**	**15,967,163**	**15,967,163**	**15,967,163**	**15,967,163**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	314,978																							
Easements etc.	0																							
Legals Acquisition	97,643																							
Planning Fee	69,550																							
Professional	4,525,419																							
Build Cost - BCIS Base		8,227,907	8,227,907	8,227,907	8,227,907	8,227,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		651,428	1,561,653	651,428	651,428	1,713,358	0	0	1,061,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		61,709	61,709	61,709	61,709	61,709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		411,395	411,395	411,395	411,395	411,395	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		349,826	349,826	349,826	349,826	349,826	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	479,015	479,015	479,015	479,015	479,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	79,836	79,836	79,836	79,836	79,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**5,007,591**	**10,261,117**	**11,171,343**	**10,261,117**	**10,261,117**	**11,323,047**	**0**	**0**	**1,061,930**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**6,509,566**																							
Interest		863,787	500,617	178,477	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								11,635,150
ordable for Rent																								800,954
First Homes																								0
Cash Flow	-11,517,157	4,842,259	4,295,203	5,527,569	5,706,046	4,644,116	0	0	-1,061,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-12,436,105
Opening Balance	0																							
Closing Balance	-11,517,157	-6,674,898	-2,379,696	3,147,873	8,853,919	13,498,035	13,498,035	13,498,035	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	12,436,105	0

APP 10b. Hastings Fringes and Rural East
Site 21

Site 21	21	Brownfield 80	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					80	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	92.57	92.21		65.00%	52	4,394	21,068,000	4,814
Affordable Overall				35%	28			
Social Rent	70.00	67.50		12.25%	10	1,531	1,012,757	686
Affordable Rent	70.00	67.50		12.25%	10	2,300	1,521,450	686
Shared Ownersl	70.06	68.50		10.50%	8	3,076	1,769,712	589
First Homes	70.06	68.50		0.00%	0	3,045	0	0
Grant and Subsi	Social Rent	0	per unit			0		
	Affordable Rent	0				0		
	Shared Ownersl	0				0		
	First Homes	0				0	0	
SITE AREA - Net	1.333	ha		60	/ha		**25,371,919**	**6,774**
SITE AREA - Gro	1.778	ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-392,749**	**-294,561**	**-220,921**
Existing Use Value	1,777,778		1,000,000
Uplift 20%	355,556		200,000
Plus /ha 0	0		0
Benchmark Land Value	**2,133,333**		**1,200,000**
Additional Profit	**-5,480,513**	**-1,139**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 24,962,806

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-392,749	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-5,891	-5,891	
Fees						
	Planning			37,420		
	Professional		10.00%	1,637,689	1,675,109	
CONSTRUCTION						
	Build Cost	BCIS +	1,873	12,691,021		
		Extras		100,500		
		Unit extras	2,390.00	191,200		
		Site	15.00%	1,903,653		
	BNG			111,648		
	Contingency	5.00%		744,319		
	Abnormals	5.00%		634,551		
				0	16,376,892	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	761,158		
	Legals	%	0.5%	126,860		
		£/unit	0	0		
	Misc.	%	0.0%	0	888,017	**18,541,378**

Developers Profit				
	Market Housing	% Value	17.50%	**3,686,900**
	Affordable Hou	% Value	6.00%	**258,235**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		-392,749
	Total	0

Stamp duty calc - AP		
Land payment		2,133,333
	Total	96,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	81,593	
		Total	81,593

Pre CIL s106	10,000	£/ Unit (all)	
		Total	800,000
Post CIL s106	10,000	£/ Unit (all)	
		Total	800,000
CIL	200.00	£/sqm	**962,750**

BNG	0.75%	**Total**	111,648
Unit Build Time	3	Quarters	

Build Cost			/m2	
			1,836.68	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.73	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,873.41	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10	10	10														
Market Housing				0	0	0	2,633,500	2,633,500	2,633,500	2,633,500	2,633,500	2,633,500	2,633,500	2,633,500	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	126,595	126,595	126,595	126,595	126,595	126,595	126,595	126,595	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	190,181	190,181	190,181	190,181	190,181	190,181	190,181	190,181	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	221,214	221,214	221,214	221,214	221,214	221,214	221,214	221,214	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,171,490**	**3,171,490**	**3,171,490**	**3,171,490**	**3,171,490**	**3,171,490**	**3,171,490**	**3,171,490**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-5,891																							
Planning Fee	37,420																							
Professional	818,845		818,845																					
Build Cost - BCIS Base		0	620,266	1,240,531	1,860,797	1,860,797	1,860,797	1,860,797	1,860,797	1,860,797	1,240,531	620,266	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	322,158	66,667	100,000	436,963	110,199	110,199	447,162	110,199	76,866	43,532	10,199	10,199	0	0	0	0	0	0	0	0	0	0
BNG		0	4,652	9,304	13,956	13,956	13,956	13,956	13,956	13,956	9,304	4,652	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	31,013	62,027	93,040	93,040	93,040	93,040	93,040	93,040	62,027	31,013	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,440	52,879	79,319	79,319	79,319	79,319	79,319	79,319	52,879	26,440	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	95,145	95,145	95,145	95,145	95,145	95,145	95,145	95,145	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	15,857	15,857	15,857	15,857	15,857	15,857	15,857	15,857	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**850,374**	**0**	**1,823,373**	**1,431,408**	**2,147,111**	**2,484,074**	**2,268,313**	**2,268,313**	**2,605,275**	**2,268,313**	**1,552,609**	**836,905**	**121,201**	**121,201**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-392,749**																							
Interest		8,580	8,741	43,094	70,740	112,325	161,008	147,092	132,915	124,791	110,196	81,908	39,671	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,686,900
ordable for Rent																								258,235
First Homes																								0
Cash Flow	-457,625	-8,580	-1,832,115	-1,474,501	-2,217,852	-2,596,399	742,169	756,085	433,299	778,386	1,508,685	2,252,676	3,010,618	3,050,289	0	0	0	0	0	0	0	0	0	-3,945,135
Opening Balance	0																							
Closing Balance	-457,625	-466,206	-2,298,320	-3,772,821	-5,990,673	-8,587,072	-7,844,903	-7,088,818	-6,655,518	-5,877,132	-4,368,448	-2,115,771	894,847	3,945,135	3,945,135	3,945,135	3,945,135	3,945,135	3,945,135	3,945,135	3,945,135	3,945,135	3,945,135	0

APP 10b. Hastings Fringes and Rural East
Site 22

Site 22	22	Brownfield 60	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	94.01	93.85		65.00%	39	4,397	16,094,000	3,666
Affordable Overall				35%	21			
Social Rent	66.63	63.50		12.25%	7	1,531	714,556	490
Affordable Rent	64.14	60.57		12.25%	7	2,300	1,023,960	471
Shared Ownersl	72.38	71.33		10.50%	6	3,078	1,383,292	456
First Homes	72.38	71.33		0.00%	0	3,038	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.000	ha			60	/ha	**19,215,808**	**5,083**
SITE AREA - Gro	1.333	ha			45	/ha		

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-216,743**	**-216,743**	**-162,557**
Existing Use Value	1,333,333		1,000,000
Uplift 20%	266,667		200,000
Plus /ha 0	0		0
Benchmark Land Value	**1,600,000**		**1,200,000**
Additional Profit	**-2,022,992**	**-552**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -15,436,506

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					-216,743	
Stamp Duty				0		
Easements etc.				0		
Legals /Acquisition			1.50%	-3,251	-3,251	
Fees						
Planning				33,640		
Professional			10.00%	1,229,847	1,263,487	
CONSTRUCTION						
Build Cost	BCIS +		1,875	9,531,057		
	Extras			75,000		
	Unit extras		2,390.00	143,400		
	Site		15.00%	1,429,659		
BNG				83,843		
Contingency		5.00%		558,956		
Abnormals		5.00%		476,553		
				0	12,298,468	
FINANCE						
Fees			0%	0		
Interest			7.50%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	576,474		
Legals	%		0.5%	96,079		
	£/unit		0	0		
Misc.	%		0.0%	0	672,553	**14,014,514**

Developers Profit				
Market Housing	% Value	17.50%		**2,816,450**
Affordable Hou	% Value	6.00%		**187,309**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-216,743
	Total	0

Stamp duty calc - AP		
Land payment		1,600,000
	Total	69,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	62,143	
		Total	62,143

Pre CIL s106	10,000	£/ Unit (all)	
		Total	600,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	600,000

CIL	200.00	£/sqm	**733,250**

BNG	0.75%	**Total**	83,843

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,838.19	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.76	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,874.95	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,682,333	2,682,333	2,682,333	2,682,333	2,682,333	2,682,333	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	119,093	119,093	119,093	119,093	119,093	119,093	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	170,660	170,660	170,660	170,660	170,660	170,660	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	230,549	230,549	230,549	230,549	230,549	230,549	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,202,635**	**3,202,635**	**3,202,635**	**3,202,635**	**3,202,635**	**3,202,635**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-3,251																							
Planning Fee	33,640																							
Professional	614,923		614,923																					
Build Cost - BCIS Base		0	621,062	1,242,124	1,863,186	1,863,186	1,863,186	1,863,186	1,242,124	621,062	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	253,308	66,667	100,000	356,638	110,357	110,357	333,661	43,690	10,357	10,357	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,658	9,316	13,974	13,974	13,974	13,974	9,316	4,658	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	31,053	62,106	93,159	93,159	93,159	93,159	62,106	31,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,475	52,950	79,425	79,425	79,425	79,425	52,950	26,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	96,079	96,079	96,079	96,079	96,079	96,079	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,013	16,013	16,013	16,013	16,013	16,013	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**645,313**	**0**	**1,551,480**	**1,433,163**	**2,149,745**	**2,406,382**	**2,272,194**	**2,272,194**	**1,812,250**	**839,031**	**122,449**	**122,449**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-216,743**																							
Interest		8,036	8,186	37,430	65,004	106,530	153,647	139,082	124,245	100,504	58,071	1,407	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,816,450
ordable for Rent																								187,309
First Homes																								0
Cash Flow	-428,570	-8,036	-1,559,666	-1,470,593	-2,214,748	-2,512,912	776,793	791,358	1,266,140	2,263,099	3,022,114	3,078,779	0	0	0	0	0	0	0	0	0	0	0	-3,003,759
Opening Balance	0																							
Closing Balance	-428,570	-436,605	-1,996,272	-3,466,865	-5,681,613	-8,194,526	-7,417,732	-6,626,374	-5,360,234	-3,097,134	-75,020	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	3,003,759	0

APP 10b. Hastings Fringes and Rural East
Site 23

Site 23	23	Brownfield 60 L	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.90	99.74		65.00%	39	4,397	17,106,000	3,896
Affordable Overall				35%	21			
Social Rent	66.63	63.50		12.25%	7	1,531	714,556	490
Affordable Rent	64.14	60.57		12.25%	7	2,300	1,023,960	471
Shared Ownersl	73.88	72.83		10.50%	6	3,078	1,412,432	465
First Homes	73.88	72.83		0.00%	0	2,976	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.500	ha		40	/ha		**20,256,948**	**5,323**
SITE AREA - Gro	2.000	ha		30	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-671,472**	**-447,648**	**-335,736**
Existing Use Value	2,000,000		1,000,000
Uplift 20%	400,000		200,000
Plus /ha 0	0		0
Benchmark Land Value	**2,400,000**		**1,200,000**
Additional Profit	**-767,520**	**-197**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -77,891,914

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-671,472	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-10,072	-10,072	
Fees						
	Planning			33,640		
	Professional		10.00%	1,342,561	1,376,201	
CONSTRUCTION						
	Build Cost	BCIS +	1,948	10,371,176		
		Extras		135,000		
		Unit extras	2,390.00	143,400		
		Site	15.00%	1,555,676		
	BNG			91,539		
	Contingency	5.00%		610,263		
	Abnormals	5.00%		518,559		
				0	13,425,613	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	607,708		
	Legals	%	0.5%	101,285		
		£/unit	0	0		
	Misc.	%	0.0%	0	708,993	**14,829,264**

Developers Profit				
	Market Housing	% Value	17.50%	**2,993,550**
	Affordable Hou	% Value	6.00%	**189,057**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-671,472
	Total	0

Stamp duty calc - AP		
Land payment		2,400,000
	Total	109,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	66,041	
		Total	66,041

Pre CIL s106	10,000	£/ Unit (all)	
		Total	600,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	600,000

CIL	200.00	£/sqm	**779,250**

BNG	0.75%	**Total**	91,539

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,910.24	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.20	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,948.44	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,851,000	2,851,000	2,851,000	2,851,000	2,851,000	2,851,000	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	119,093	119,093	119,093	119,093	119,093	119,093	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	170,660	170,660	170,660	170,660	170,660	170,660	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	235,405	235,405	235,405	235,405	235,405	235,405	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,376,158**	**3,376,158**	**3,376,158**	**3,376,158**	**3,376,158**	**3,376,158**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-10,072																							
Planning Fee	33,640																							
Professional	671,281		671,281																					
Build Cost - BCIS Base		0	678,070	1,356,139	2,034,209	2,034,209	2,034,209	2,034,209	1,356,139	678,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	267,108	66,667	100,000	372,738	111,007	111,007	350,411	44,340	11,007	11,007	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	5,086	10,171	15,257	15,257	15,257	15,257	10,171	5,086	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	33,903	67,807	101,710	101,710	101,710	101,710	67,807	33,903	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	28,809	57,618	86,426	86,426	86,426	86,426	57,618	28,809	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	101,285	101,285	101,285	101,285	101,285	101,285	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,881	16,881	16,881	16,881	16,881	16,881	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**694,849**	**0**	**1,684,256**	**1,558,401**	**2,337,602**	**2,610,340**	**2,466,775**	**2,466,775**	**1,960,311**	**908,373**	**129,172**	**129,172**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-671,472**																							
Interest		438	447	32,035	61,855	106,845	157,792	143,700	129,344	105,222	60,924	1,185	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,993,550
ordable for Rent																								189,057
First Homes																								0
Cash Flow	-23,377	-438	-1,684,703	-1,590,436	-2,399,458	-2,717,185	751,591	765,683	1,286,503	2,362,563	3,186,062	3,245,801	0	0	0	0	0	0	0	0	0	0	0	-3,182,607
Opening Balance	0																							
Closing Balance	-23,377	-23,815	-1,708,518	-3,298,954	-5,698,412	-8,415,596	-7,664,006	-6,898,322	-5,611,819	-3,249,256	-63,194	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	3,182,607	0

APP 10b. Hastings Fringes and Rural East
Site 24

Site 24	24	Brownfield 20	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					20	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	96.15	96.15		65.00%	13	4,400	5,500,000	1,250
Affordable Overall				35%	7			
Social Rent	60.83	56.67		12.25%	2	1,531	212,554	149
Affordable Rent	63.13	60.00		12.25%	2	2,300	338,100	155
Shared Ownersl	77.00	77.00		10.50%	2	3,080	498,036	162
First Homes	77.00	77.00		0.00%	0	3,023	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.333	ha		60	/ha		**6,548,690**	**1,715**
SITE AREA - Gro	0.444	ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**227,828**	**683,484**	**512,613**
Existing Use Value	444,444		1,000,000
Uplift 20%	88,889		200,000
Plus /ha 0	0		0
Benchmark Land Value	**533,333**		**1,200,000**
Additional Profit	**-7,581,861**	**-6,065**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 153,898,472

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					227,828	
	Land			1,557		
	Stamp Duty			0		
	Easements etc.			3,417	4,974	
	Legals /Acquisition		1.50%			
Fees				12,700		
	Planning			397,520	410,220	
	Professional		10.00%			
CONSTRUCTION						
	Build Cost	BCIS +	1,873	3,212,596		
		Extras		25,500		
		Unit extras	2,390.00	47,800		
		Site	10.00%	321,260		
	BNG			27,054		
	Contingency	5.00%		180,358		
	Abnormals	5.00%		160,630		
				0	3,975,197	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	196,461		
	Legals	%	0.5%	32,743		
		£/unit	0	0		
	Misc.	%	0.0%	0	229,204	**4,847,424**

Developers Profit				
	Market Housing	% Value	17.50%	**962,500**
	Affordable Hou	% Value	6.00%	**62,921**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		227,828
	Total	1,557

Stamp duty calc - AP		
Land payment		533,333
	Total	16,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	21,188	
		Total	21,188

Pre CIL s106	5,000	£/ Unit (all)	
		Total	100,000
Post CIL s106	5,000	£/ Unit (all)	
		Total	100,000
CIL	200.00	£/sqm	**250,000**

BNG	0.75%	**Total**	27,054
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,836.08	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.72	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,872.80	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,375,000	1,375,000	1,375,000	1,375,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	53,138	53,138	53,138	53,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	84,525	84,525	84,525	84,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	124,509	124,509	124,509	124,509	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,637,172**	**1,637,172**	**1,637,172**	**1,637,172**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	1,557																							
Easements etc.	0																							
Legals Acquisition	3,417																							
Planning Fee	12,700																							
Professional	198,760		198,760																					
Build Cost - BCIS Base		0	300,596	601,193	901,789	901,789	601,193	300,596	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	83,333	16,667	25,000	112,500	21,964	13,630	92,797	5,297	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,254	4,509	6,763	6,763	4,509	2,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	15,030	30,060	45,089	45,089	30,060	15,030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,386	26,772	40,157	40,157	26,772	13,386	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	49,115	49,115	49,115	49,115	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,186	8,186	8,186	8,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**216,434**	**0**	**613,360**	**679,200**	**1,018,799**	**1,106,299**	**741,797**	**402,198**	**150,098**	**62,598**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**227,828**																							
Interest		8,330	8,486	20,146	33,258	52,985	74,721	59,334	37,291	10,107	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								962,500
ordable for Rent																								62,921
First Homes																								0
Cash Flow	-444,262	-8,330	-621,846	-699,345	-1,052,058	-1,159,284	820,654	1,175,641	1,449,784	1,564,467	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,025,421
Opening Balance	0																							
Closing Balance	-444,262	-452,592	-1,074,438	-1,773,783	-2,825,841	-3,985,125	-3,164,471	-1,988,830	-539,046	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	1,025,421	0

APP 10b. Hastings Fringes and Rural East
Site 25

Site 25	25	Brownfield 20 l	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					20	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	102.31	102.31		65.00%	13	4,400	5,852,000	1,330
Affordable Overall				35%	7			
Social Rent	60.83	56.67		12.25%	2	1,531	212,554	149
Affordable Rent	63.13	60.00		12.25%	2	2,300	338,100	155
Shared Ownersl	70.00	70.00		10.50%	2	3,080	452,760	147
First Homes	70.00	70.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.500	ha		40	/ha		**6,855,414**	**1,781**
SITE AREA - Gro	0.667	ha		30	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**89,350**	**178,699**	**134,024**
Existing Use Value	666,667		1,000,000
Uplift 20%	133,333		200,000
Plus /ha 0	0		0
Benchmark Land Value	**800,000**		**1,200,000**
Additional Profit	**-8,201,408**	**-6,166**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 157,043,444

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				89,350	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,340	1,340	
Fees						
	Planning			12,700		
	Professional		10.00%	430,331	443,031	
CONSTRUCTION						
	Build Cost	BCIS +	1,946	3,465,603		
		Extras		45,500		
		Unit extras	2,390.00	47,800		
		Site	10.00%	346,560		
	BNG			29,291		
	Contingency	5.00%		195,273		
	Abnormals	5.00%		173,280		
				0	4,303,307	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	205,662		
	Legals	%	0.5%	34,277		
		£/unit	0	0		
	Misc.	%	0.0%	0	239,939	**5,076,968**

Developers Profit				
	Market Housing	% Value	17.50%	**1,024,100**
	Affordable Hou:	% Value	6.00%	**60,205**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		89,350
	Total	0

Stamp duty calc - AP		
Land payment		800,000
	Total	29,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	22,544	
		Total	22,544

Pre CIL s106	5,000	£/ Unit (all)	
		Total	100,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	100,000

CIL	200.00	£/sqm	**266,000**

BNG	0.75%	**Total**	29,291

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,908.04	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.16	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,946.20	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,463,000	1,463,000	1,463,000	1,463,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	53,138	53,138	53,138	53,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	84,525	84,525	84,525	84,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	113,190	113,190	113,190	113,190	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,713,853**	**1,713,853**	**1,713,853**	**1,713,853**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,340																							
Planning Fee	12,700																							
Professional	215,165		215,165																					
Build Cost - BCIS Base		0	325,455	650,911	976,366	976,366	650,911	325,455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	88,133	16,667	25,000	118,100	22,303	13,969	98,736	5,636	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,441	4,882	7,323	7,323	4,882	2,441	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,273	32,546	48,818	48,818	32,546	16,273	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	14,440	28,880	43,320	43,320	28,880	14,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	51,416	51,416	51,416	51,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,569	8,569	8,569	8,569	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**229,206**	**0**	**661,908**	**733,885**	**1,100,827**	**1,193,927**	**799,505**	**432,563**	**158,721**	**65,621**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**89,350**																							
Interest		5,973	6,085	18,610	32,719	53,973	77,371	61,678	38,810	10,379	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,024,100
ordable for Rent																								60,205
First Homes																								0
Cash Flow	-318,556	-5,973	-667,993	-752,494	-1,133,546	-1,247,900	836,977	1,219,613	1,516,323	1,637,854	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,084,305
Opening Balance	0																							
Closing Balance	-318,556	-324,528	-992,521	-1,745,015	-2,878,561	-4,126,461	-3,289,484	-2,069,871	-553,549	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	1,084,305	0

APP 10b. Hastings Fringes and Rural East
Site 26

Site 26	26	Brownfield 12	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					12	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	96.25	96.25		65.00%	8	4,400	3,303,300	751
Affordable Overall				35%	4.2			
Social Rent	63.13	60.00		12.25%	1	1,531	135,034	93
Affordable Rent	56.25	50.00		12.25%	1	2,300	169,050	83
Shared Ownersl	70.00	70.00		10.50%	1	3,080	271,656	88
First Homes	70.00	70.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.200	ha		60	/ha		**3,879,040**	**1,014**
SITE AREA - Gro	0.222	ha		54	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**138,133**	**690,667**	**621,601**
Existing Use Value	222,222		1,000,000
Uplift 20%	44,444		200,000
Plus /ha 0	0		0
Benchmark Land Value	**266,667**		**1,200,000**
Additional Profit	**-14,922,304**	**-19,877**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 312,338,128

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				138,133	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	2,072	2,072	
Fees						
	Planning			7,620		
	Professional		10.00%	234,233	241,853	
CONSTRUCTION						
	Build Cost	BCIS +	1,878	1,904,792		
		Extras		15,000		
		Unit extras	1,220.00	14,640		
		Site	10.00%	190,479		
	BNG			15,937		
	Contingency	5.00%		106,246		
	Abnormals	5.00%		95,240		
				0	2,342,333	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	116,371		
	Legals	%	0.5%	19,395		
		£/unit	0	0		
	Misc.	%	0.0%	0	135,766	**2,860,158**

Developers Profit				
	Market Housing	% Value	17.50%	**578,078**
	Affordable Hou:	% Value	6.00%	**34,544**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		138,133
	Total	0

Stamp duty calc - AP		
Land payment		266,667
	Total	2,833

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	12,725	
		Total	12,725

Pre CIL s106	5,000	£/ Unit (all)	
		Total	60,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	60,000

CIL	200.00	£/sqm	**150,150**

BNG	0.75%	**Total**	15,937

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,840.88	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.82	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,877.69	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			4	4	4																			
Market Housing				0	0	0	1,101,100	1,101,100	1,101,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	45,011	45,011	45,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	56,350	56,350	56,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	90,552	90,552	90,552	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,293,013**	**1,293,013**	**1,293,013**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	2,072																							
Planning Fee	7,620																							
Professional	117,117		117,117																					
Build Cost - BCIS Base		0	236,101	472,202	708,304	472,202	236,101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	6,667	88,408	20,000	88,408	10,908	4,242	4,242	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,771	3,542	5,312	3,542	1,771	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,805	23,610	35,415	23,610	11,805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	10,582	21,164	31,747	21,164	10,582	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	38,790	38,790	38,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,465	6,465	6,465	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**126,809**	**0**	**384,043**	**608,927**	**800,778**	**608,927**	**316,423**	**49,497**	**49,497**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**138,133**																							
Interest		4,968	5,061	12,357	24,006	39,470	51,628	34,285	11,612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								578,078
ordable for Rent																								34,544
First Homes																								0
Cash Flow	-264,942	-4,968	-389,103	-621,283	-824,783	-648,397	924,963	1,209,232	1,231,905	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-612,622
Opening Balance	0																							
Closing Balance	-264,942	-269,910	-659,013	-1,280,297	-2,105,080	-2,753,477	-1,828,514	-619,283	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	612,622	0

APP 10b. Hastings Fringes and Rural East
Site 27

Site 27	27	Brownfield 12 l	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					12	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	97.50	97.50		65.00%	8	4,400	3,346,200	761
Affordable Overall				35%	4.2			
Social Rent	63.13	60.00		12.25%	1	1,531	135,034	93
Affordable Rent	56.25	50.00		12.25%	1	2,300	169,050	83
Shared Ownersl	70.00	70.00		10.50%	1	3,080	271,656	88
First Homes	70.00	70.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.300	ha		40	/ha		**3,921,940**	**1,024**
SITE AREA - Gro	0.333	ha		36	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**63,870**	**212,899**	**191,609**
Existing Use Value	333,333		1,000,000
Uplift 20%	66,667		200,000
Plus /ha 0	0		0
Benchmark Land Value	**400,000**		**1,200,000**
Additional Profit	**-8,710,394**	**-11,454**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 176,699,166

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				63,870	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	958	958	
Fees						
	Planning			7,620		
	Professional		10.00%	244,294	251,914	
CONSTRUCTION						
	Build Cost	BCIS +	1,932	1,979,003		
		Extras		25,000		
		Unit extras	1,220.00	14,640		
		Site	10.00%	197,900		
	BNG			16,624		
	Contingency	5.00%		110,827		
	Abnormals	5.00%		98,950		
				0	2,442,945	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	117,658		
	Legals	%	0.5%	19,610		
		£/unit	0	0		
	Misc.	%	0.0%	0	137,268	**2,896,955**

Developers Profit				
	Market Housing	% Value	17.50%	**585,585**
	Affordable Hou:	% Value	6.00%	**34,544**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		63,870
	Total	0

Stamp duty calc - AP		
Land payment		400,000
	Total	9,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	12,890	
		Total	12,890

Pre CIL s106	5,000	£/ Unit (all)	
		Total	60,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	60,000

CIL	200.00	£/sqm	**152,100**

BNG	0.75%	**Total**	16,624

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,894.39	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.89	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,932.28	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			4	4	4																			
Market Housing				0	0	0	1,115,400	1,115,400	1,115,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	45,011	45,011	45,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	56,350	56,350	56,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	90,552	90,552	90,552	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,307,313**	**1,307,313**	**1,307,313**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	958																							
Planning Fee	7,620																							
Professional	122,147		122,147																					
Build Cost - BCIS Base		0	246,283	492,565	738,848	492,565	246,283	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	6,667	89,383	20,000	89,383	10,963	4,297	4,297	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,847	3,694	5,541	3,694	1,847	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,314	24,628	36,942	24,628	12,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	10,994	21,989	32,983	21,989	10,994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	39,219	39,219	39,219	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,537	6,537	6,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**130,726**	**0**	**400,252**	**632,260**	**834,315**	**632,260**	**328,158**	**50,053**	**50,053**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**63,870**																							
Interest		3,649	3,717	11,291	23,358	39,439	52,034	34,650	11,726	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								585,585
ordable for Rent																								34,544
First Homes																								0
Cash Flow	-194,595	-3,649	-403,969	-643,551	-857,673	-671,699	927,122	1,222,610	1,245,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-620,129
Opening Balance	0																							
Closing Balance	-194,595	-198,244	-602,213	-1,245,765	-2,103,438	-2,775,137	-1,848,015	-625,405	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	620,129	0

APP 10b. Hastings Fringes and Rural East
Site 28

Site 28	28	Brownfield 6	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					6	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	96.25	96.25		65.00%	4	4,400	1,651,650	375
Affordable Overall				35%	2.1			
Social Rent	56.25	50.00		12.25%	1	1,531	56,264	41
Affordable Rent	56.25	50.00		12.25%	1	2,300	84,525	41
Shared Ownersl	56.25	50.00		10.50%	1	3,080	97,020	35
First Homes	56.25	50.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.100	ha		60	/ha		**1,889,459**	**494**
SITE AREA - Gro	0.111	ha		54	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**69,879**	**698,794**	**628,914**
Existing Use Value	111,111		1,000,000
Uplift 20%	22,222		200,000
Plus /ha 0	0		0
Benchmark Land Value	**133,333**		**1,200,000**
Additional Profit	**-3,802,954**	**-10,131**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 79,445,342

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					69,879	
	Land			0		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	1,048	1,048	
Fees						
	Planning			3,810		
	Professional		10.00%	115,870	119,680	
CONSTRUCTION						
	Build Cost	BCIS +	1,912	943,427		
		Extras		6,000		
		Unit extras	1,220.00	7,320		
		Site	10.00%	94,343		
	BNG			7,883		
	Contingency	5.00%		52,555		
	Abnormals	5.00%		47,171		
				0	1,158,699	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	56,684		
	Legals	%	0.5%	9,447		
		£/unit	0	0		
	Misc.	%	0.0%	0	66,131	**1,415,438**

Developers Profit				
	Market Housing	% Value	17.50%	**289,039**
	Affordable Hou	% Value	6.00%	**14,269**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		69,879
	Total	0

Stamp duty calc - AP		
Land payment		133,333
	Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	6,363	
		Total	6,363

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	200.00	£/sqm	**75,075**

BNG	0.75%	**Total**	7,883

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,874.22	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.48	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,911.71	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2																			
Market Housing				0	0	0	550,550	550,550	550,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	18,755	18,755	18,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	28,175	28,175	28,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	32,340	32,340	32,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**629,820**	**629,820**	**629,820**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,048																							
Planning Fee	3,810																							
Professional	57,935			57,935																				
Build Cost - BCIS Base		0	116,788	233,576	350,363	233,576	116,788	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	0	37,538	0	37,538	2,121	2,121	2,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	876	1,752	2,628	1,752	876	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,839	11,679	17,518	11,679	5,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,241	10,483	15,724	10,483	5,241	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	18,895	18,895	18,895	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,149	3,149	3,149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**62,793**	**0**	**186,679**	**295,026**	**386,233**	**295,026**	**152,909**	**24,165**	**24,165**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**69,879**																							
Interest		2,488	2,534	6,082	11,728	19,190	25,081	16,609	5,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								289,039
ordable for Rent																								14,269
First Homes																								0
Cash Flow	-132,673	-2,488	-189,214	-301,108	-397,961	-314,216	451,830	589,046	600,091	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-303,307
Opening Balance	0																							
Closing Balance	-132,673	-135,160	-324,374	-625,482	-1,023,443	-1,337,659	-885,829	-296,783	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	303,307	0

APP 10b. Hastings Fringes and Rural East
Site 29

Site 29	29	Brownfield 6 LL	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					6	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	91.67	91.67		65.00%	4	4,400	1,573,000	358
Affordable Overall				35%	2.1			
Social Rent	56.25	50.00		12.25%	1	1,531	56,264	41
Affordable Rent	56.25	50.00		12.25%	1	2,300	84,525	41
Shared Ownersl	56.25	50.00		10.50%	1	3,080	97,020	35
First Homes	56.25	50.00		0.00%	0	3,080	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.150	ha		40	/ha		**1,810,809**	**476**
SITE AREA - Gro	0.167	ha		36	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**51,026**	**340,170**	**306,153**
Existing Use Value	166,667		1,000,000
Uplift 20%	33,333		200,000
Plus /ha 0	0		0
Benchmark Land Value	**200,000**		**1,200,000**
Additional Profit	**-3,802,954**	**-10,638**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 77,211,325

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				51,026	
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	765	765
Fees					
Planning				3,810	
Professional			10.00%	112,747	116,557
CONSTRUCTION					
Build Cost	BCIS +		1,932	918,995	
	Extras			4,500	
	Unit extras		1,220.00	7,320	
	Site		10.00%	91,899	
BNG				7,670	
Contingency		5.00%		51,136	
Abnormals		5.00%		45,950	
				0	1,127,470
FINANCE					
Fees			0%	0	
Interest			7.50%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	54,324	
Legals	%		0.5%	9,054	
	£/unit		0	0	
Misc.	%		0.0%	0	63,378 **1,359,197**

Developers Profit			
Market Housing	% Value	17.50%	**275,275**
Affordable Hou	% Value	6.00%	**14,269**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		51,026
	Total	0

Stamp duty calc - AP		
Land payment		200,000
	Total	1,000

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	6,060	
		Total	6,060

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	200.00	£/sqm	**71,500**

BNG	0.75%	**Total**	7,670

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,894.30	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.89	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,932.18	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2																			
Market Housing				0	0	0	524,333	524,333	524,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	18,755	18,755	18,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	28,175	28,175	28,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	32,340	32,340	32,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**603,603**	**603,603**	**603,603**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	765																							
Planning Fee	3,810																							
Professional	56,374			56,374																				
Build Cost - BCIS Base		0	113,635	227,270	340,905	227,270	113,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	0	35,750	0	35,750	2,020	2,020	2,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	852	1,705	2,557	1,705	852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,682	11,363	17,045	11,363	5,682	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,106	10,211	15,317	10,211	5,106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	18,108	18,108	18,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,018	3,018	3,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**60,949**	**0**	**181,648**	**286,299**	**375,823**	**286,299**	**148,420**	**23,146**	**23,146**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**51,026**																							
Interest		2,100	2,139	5,585	11,058	18,312	24,023	15,939	5,354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								275,275
ordable for Rent																								14,269
First Homes																								0
Cash Flow	-111,975	-2,100	-183,787	-291,884	-386,881	-304,611	431,159	564,518	575,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-289,544
Opening Balance	0																							
Closing Balance	-111,975	-114,074	-297,861	-589,745	-976,626	-1,281,237	-850,077	-285,559	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	289,544	0

APP 10b. Hastings Fringes and Rural East
Site 30

Site 30	30	Large Brown Fl:	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					200	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.10	70.31		65.00%	130	4,200	38,388,000	10,283
Affordable Overall				35%	70			
Social Rent	64.53	57.36		12.25%	25	1,531	2,151,545	1,581
Affordable Rent	65.48	58.21		12.25%	25	2,300	3,280,040	1,604
Shared Ownersl	70.55	62.71		10.50%	21	2,940	3,871,980	1,482
First Homes	70.55	62.71		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.667	ha			120	/ha	**47,691,565**	**14,949**
SITE AREA - Gro	2.222	ha			90	/ha		

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-4,967,038**	**-2,980,223**	**-2,235,167**
Existing Use Value		2,222,222		1,000,000
Uplift	20%	444,444		200,000
Plus /ha	0	0		0
Benchmark Land Value		**2,666,667**		**1,200,000**
Additional Profit		**-24,501,866**	**-2,383**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 245,356,020

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-4,967,038	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-74,506	-74,506	
Fees						
	Planning			60,100		
	Professional		10.00%	3,417,622	3,477,722	
CONSTRUCTION						
	Build Cost	BCIS +	1,856	27,752,514		
		Extras		0		
		Unit extras	2,390.00	478,000		
		Site	10.00%	2,775,251		
	BNG			232,543		
	Contingency	5.00%		1,550,288		
	Abnormals	5.00%		1,387,626		
				0	34,176,223	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,430,747		
	Legals	%	0.5%	238,458		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,669,205	**34,281,607**

Developers Profit				
	Market Housing	% Value	17.50%	**6,717,900**
	Affordable Hou:	% Value	6.00%	**558,214**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	200		
No dwgs under	50	635	31,750
No dwgs over 5	150	189	28,350
		Total	60,100

Stamp duty calc - Residual		
Land payment		-4,967,038
	Total	0

Stamp duty calc - AP		
Land payment		2,666,667
	Total	122,833

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	174,288	
		Total	174,288

Pre CIL s106	12,000	£/ Unit (all)	
		Total	2,400,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	2,400,000

CIL	200.00	£/sqm	**2,056,500**

BNG	0.75%	**Total**	232,543

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,820.02	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.40	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,856.42	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			20	20	20	20	20	20	20	20	20	20												
Market Housing				0	0	0	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	0	0	0	0	0	0	0	0
Social Rent				0	0	0	215,154	215,154	215,154	215,154	215,154	215,154	215,154	215,154	215,154	215,154	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	328,004	328,004	328,004	328,004	328,004	328,004	328,004	328,004	328,004	328,004	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	387,198	387,198	387,198	387,198	387,198	387,198	387,198	387,198	387,198	387,198	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-74,506																							
Planning Fee	60,100																							
Professional	1,708,811		1,708,811																					
Build Cost - BCIS Base		0	1,033,526	2,067,051	3,100,577	3,100,577	3,100,577	3,100,577	3,100,577	3,100,577	3,100,577	3,100,577	2,067,051	1,033,526	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	696,950	160,000	240,000	959,775	257,429	257,429	977,204	257,429	257,429	257,429	177,429	97,429	17,429	17,429	0	0	0	0	0	0	0	0
BNG		0	7,751	15,503	23,254	23,254	23,254	23,254	23,254	23,254	23,254	23,254	15,503	7,751	0	0	0	0	0	0	0	0	0	0
Contingency		0	51,676	103,353	155,029	155,029	155,029	155,029	155,029	155,029	155,029	155,029	103,353	51,676	0	0	0	0	0	0	0	0	0	0
Abnormals		0	46,254	92,508	138,763	138,763	138,763	138,763	138,763	138,763	138,763	138,763	92,508	46,254	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	143,075	143,075	143,075	143,075	143,075	143,075	143,075	143,075	143,075	143,075	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	23,846	23,846	23,846	23,846	23,846	23,846	23,846	23,846	23,846	23,846	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,694,406**	**0**	**3,544,969**	**2,438,415**	**3,657,622**	**4,377,397**	**3,841,972**	**3,841,972**	**4,561,747**	**3,841,972**	**3,841,972**	**3,841,972**	**2,622,764**	**1,403,557**	**184,349**	**184,349**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-4,967,038**																							
Interest		0	0	5,106	50,922	120,458	204,792	191,247	177,449	176,887	162,819	148,487	133,886	96,152	34,850	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								6,717,900
rdable for Rent																								558,214
First Homes																								0
Cash Flow	3,272,632	0	-3,544,969	-2,443,521	-3,708,545	-4,497,855	722,392	735,937	29,961	750,298	764,366	778,698	2,012,506	3,269,448	4,549,957	4,584,807	0	0	0	0	0	0	0	-7,276,114
Opening Balance	0																							
Closing Balance	3,272,632	3,272,632	-272,337	-2,715,858	-6,424,403	-10,922,257	-10,199,865	-9,463,928	-9,433,966	-8,683,668	-7,919,302	-7,140,604	-5,128,099	-1,858,651	2,691,307	7,276,114	7,276,114	7,276,114	7,276,114	7,276,114	7,276,114	7,276,114	7,276,114	0

APP 10b. Hastings Fringes and Rural East
Site 31

Site 31 **31 Brown Flats 80** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					80	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	78.86	70.10		65.00%	52	4,200	15,309,000	4,101
Affordable Overall				35%	28			
Social Rent	65.36	58.10		12.25%	10	1,531	871,721	641
Affordable Rent	65.36	58.10		12.25%	10	2,300	1,309,574	641
Shared Ownersl	69.19	61.50		10.50%	8	2,940	1,518,804	581
First Homes	69.19	61.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.667	ha		120	/ha		**19,009,099**	**5,963**
SITE AREA - Gro	0.889	ha		90	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-3,970,549**	**-5,955,824**	**-4,466,868**
Existing Use Value	888,889		1,000,000
Uplift 20%	177,778		200,000
Plus /ha 0	0		0
Benchmark Land Value	**1,066,667**		**1,200,000**
Additional Profit	**-4,415,752**	**-1,077**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -23,053,916

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-3,970,549	
	Land			0		
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-59,558	-59,558	
Fees						
	Planning			37,420		
	Professional		10.00%	1,554,101	1,591,521	
CONSTRUCTION						
	Build Cost	BCIS +	2,120	12,642,749		
		Extras		0		
		Unit extras	2,390.00	191,200		
		Site	10.00%	1,264,275		
	BNG			105,737		
	Contingency	5.00%		704,911		
	Abnormals	5.00%		632,137		
				0	15,541,009	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	570,273		
	Legals	%	0.5%	95,045		
		£/unit	0	0		
	Misc.	%	0.0%	0	665,318	**13,767,742**

Developers Profit				
	Market Housing	% Value	17.50%	**2,679,075**
	Affordable Hou	% Value	6.00%	**222,006**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		-3,970,549
	Total	0

Stamp duty calc - AP		
Land payment		1,066,667
	Total	42,833

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	69,506	
		Total	69,506

Pre CIL s106	10,000	£/ Unit (all)	
		Total	800,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	800,000

CIL	200.00	£/sqm	**820,125**

BNG	0.75%	**Total**	105,737

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,078.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		41.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,120.23	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			20	20	20	20																		
Market Housing				0	0	0	3,827,250	3,827,250	3,827,250	3,827,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	217,930	217,930	217,930	217,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	327,394	327,394	327,394	327,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	379,701	379,701	379,701	379,701	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,752,275**	**4,752,275**	**4,752,275**	**4,752,275**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-59,558																							
Planning Fee	37,420																							
Professional	777,050			777,050																				
Build Cost - BCIS Base		0	1,174,852	2,349,704	3,524,556	3,524,556	2,349,704	1,174,852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	312,704	133,333	200,000	487,044	150,710	84,043	304,420	17,376	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	8,811	17,623	26,434	26,434	17,623	8,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	58,743	117,485	176,228	176,228	117,485	58,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	52,678	105,356	158,034	158,034	105,356	52,678	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	142,568	142,568	142,568	142,568	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	23,761	23,761	23,761	23,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**754,913**	**0**	**2,384,839**	**2,723,502**	**4,085,252**	**4,372,296**	**2,907,208**	**1,545,457**	**470,750**	**183,706**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-3,970,549**																							
Interest		0	0	0	35,488	112,752	196,847	165,943	108,926	30,690	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,679,075
rdable for Rent																								222,006
First Homes																								0
Cash Flow	3,215,637	0	-2,384,839	-2,723,502	-4,120,741	-4,485,048	1,648,220	3,040,875	4,172,599	4,537,879	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,901,081
Opening Balance	0																							
Closing Balance	3,215,637	3,215,637	830,798	-1,892,704	-6,013,444	-10,498,492	-8,850,272	-5,809,397	-1,636,798	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	0

APP 10b. Hastings Fringes and Rural East
Site 32

Site 32 **32 Brown Flats 40** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					40	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.40	70.58		65.00%	26	4,200	7,707,000	2,064
Affordable Overall				35%	14			
Social Rent	61.20	54.40		12.25%	5	1,531	408,103	300
Affordable Rent	61.20	54.40		12.25%	5	2,300	613,088	300
Shared Ownersl	69.19	61.50		10.50%	4	2,940	759,402	291
First Homes	69.19	61.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.400	ha		100	/ha		**9,487,593**	**2,955**
SITE AREA - Gro	0.533	ha		75	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-1,750,030**	**-4,375,075**	**-3,281,306**
Existing Use Value	533,333		1,000,000
Uplift 20%	106,667		200,000
Plus /ha 0	0		0
Benchmark Land Value	**640,000**		**1,200,000**
Additional Profit	**-8,443,256**	**-4,090**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 128,222,288

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				-1,750,030	
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-26,250	-26,250
Fees					
Planning				25,400	
Professional			10.00%	770,175	795,575
CONSTRUCTION					
Build Cost	BCIS +		2,120	6,264,701	
	Extras			0	
	Unit extras		2,390.00	95,600	
	Site		10.00%	626,470	
BNG				52,401	
Contingency		5.00%		349,339	
Abnormals		5.00%		313,235	
				0	7,701,745
FINANCE					
Fees			0%	0	
Interest			7.50%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	284,628	
Legals	%		0.5%	47,438	
	£/unit		0	0	
Misc.	%		0.0%	0	332,066 **7,053,105**

Developers Profit			
Market Housing	% Value	17.50%	**1,348,725**
Affordable Hou	% Value	6.00%	**106,836**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		-1,750,030
	Total	0

Stamp duty calc - AP		
Land payment		640,000
	Total	21,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	34,991	
		Total	34,991

Pre CIL s106	5,000	£/ Unit (all)	
		Total	200,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	200,000

CIL	200.00	£/sqm	**412,875**

BNG	0.75%	**Total**	52,401

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,078.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		41.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,120.23	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10																		
Market Housing				0	0	0	1,926,750	1,926,750	1,926,750	1,926,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	102,026	102,026	102,026	102,026	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	153,272	153,272	153,272	153,272	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	189,851	189,851	189,851	189,851	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,371,898**	**2,371,898**	**2,371,898**	**2,371,898**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-26,250																							
Planning Fee	25,400																							
Professional	385,087			385,087																				
Build Cost - BCIS Base		0	582,231	1,164,462	1,746,693	1,746,693	1,164,462	582,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	140,529	33,333	50,000	194,506	42,081	25,414	153,254	8,748	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,367	8,733	13,100	13,100	8,733	4,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	29,112	58,223	87,335	87,335	58,223	29,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,103	52,206	78,309	78,309	52,206	26,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	71,157	71,157	71,157	71,157	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,859	11,859	11,859	11,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**384,237**	**0**	**1,167,429**	**1,316,958**	**1,975,436**	**2,119,943**	**1,408,722**	**750,243**	**236,270**	**91,764**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,750,030**																							
Interest		0	0	0	20,974	58,406	99,250	83,052	54,203	15,176	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,348,725
ordable for Rent																								106,836
First Homes																								0
Cash Flow	1,365,793	0	-1,167,429	-1,316,958	-1,996,410	-2,178,349	863,926	1,538,604	2,081,425	2,264,958	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,455,561
Opening Balance	0																							
Closing Balance	1,365,793	1,365,793	198,364	-1,118,593	-3,115,003	-5,293,352	-4,429,426	-2,890,822	-809,397	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	0

APP 10b. Hastings Fringes and Rural East
Site 33

Site 33 **33 Brown Flats 20** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					20	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	80.05	71.15		65.00%	13	4,200	3,885,000	1,041
Affordable Overall				35%	7			
Social Rent	69.38	61.67		12.25%	2	1,531	231,309	170
Affordable Rent	62.44	55.50		12.25%	2	2,300	312,743	153
Shared Ownersl	75.94	67.50		10.50%	2	2,940	416,745	159
First Homes	75.94	67.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.267	ha		75	/ha		**4,845,796**	**1,523**
SITE AREA - Gro	0.281	ha		71	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-920,106**	**-3,450,398**	**-3,277,878**
Existing Use Value	280,702		1,000,000
Uplift 20%	56,140		200,000
Plus /ha 0	0		0
Benchmark Land Value	**336,842**		**1,200,000**
Additional Profit	**-4,837,841**	**-4,649**	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r *Closing balance =* 0

RUN CIL MACRO ctrl+l *Closing balance =* 75,736,300

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-920,106	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-13,802	-13,802	
Fees						
	Planning			12,700		
	Professional		10.00%	396,836	409,536	
CONSTRUCTION						
	Build Cost	BCIS +	2,120	3,229,188		
		Extras		0		
		Unit extras	2,390.00	47,800		
		Site	10.00%	322,919		
	BNG			26,999		
	Contingency	5.00%		179,995		
	Abnormals	5.00%		161,459		
				0	3,968,361	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	145,374		
	Legals	%	0.5%	24,229		
		£/unit	0	0		
	Misc.	%	0.0%	0	169,603	**3,613,592**

Developers Profit				
	Market Housing	% Value	17.50%	**679,875**
	Affordable Hou:	% Value	6.00%	**57,648**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		-920,106
	Total	0

Stamp duty calc - AP		
Land payment		336,842
	Total	6,342

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	17,639	
		Total	17,639

Pre CIL s106	5,000	£/ Unit (all)	
		Total	100,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	100,000

CIL	200.00	£/sqm	**208,125**

BNG	0.75%	**Total**	26,999

Unit Build Time	3	Quarters

Build Cost			/m2	Per Unit
			2,078.66	
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		41.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,120.23	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	971,250	971,250	971,250	971,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	57,827	57,827	57,827	57,827	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	78,186	78,186	78,186	78,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	104,186	104,186	104,186	104,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,211,449**	**1,211,449**	**1,211,449**	**1,211,449**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-13,802																							
Planning Fee	12,700																							
Professional	198,418			198,418																				
Build Cost - BCIS Base		0	299,992	599,984	899,977	899,977	599,984	299,992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	70,771	16,667	25,000	97,844	21,076	12,743	77,253	4,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,250	4,500	6,750	6,750	4,500	2,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	15,000	29,999	44,999	44,999	29,999	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,455	26,910	40,365	40,365	26,910	13,455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	36,343	36,343	36,343	36,343	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,057	6,057	6,057	6,057	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**197,317**	**0**	**599,886**	**678,060**	**1,017,090**	**1,089,934**	**724,871**	**385,840**	**119,654**	**46,810**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-920,106**																							
Interest		0	0	0	10,409	29,675	50,667	42,494	27,811	7,861	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								679,875
ordable for Rent																								57,648
First Homes																								0
Cash Flow	722,789	0	-599,886	-678,060	-1,027,499	-1,119,609	435,911	783,114	1,063,984	1,156,778	0	0	0	0	0	0	0	0	0	0	0	0	0	-737,523
Opening Balance	0																							
Closing Balance	722,789	722,789	122,904	-555,156	-1,582,656	-2,702,265	-2,266,353	-1,483,239	-419,255	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	0

APP 10b. Hastings Fringes and Rural East
Site 34

Site 34 **34 Brown Flats 12** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					12	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	80.16	71.25		65.00%	8	4,200	2,334,150	625
Affordable Overall				35%	4.2			
Social Rent	62.44	55.50		12.25%	1	1,531	124,907	92
Affordable Rent	56.25	50.00		12.25%	1	2,300	169,050	83
Shared Ownersl	56.25	50.00		10.50%	1	2,940	185,220	71
First Homes	56.25	50.00		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.171	ha		70	/ha		**2,813,327**	**871**
SITE AREA - Gro	0.180	ha		67	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-508,570**	**-2,966,661**	**-2,818,328**
Existing Use Value	180,451		1,000,000
Uplift 20%	36,090		200,000
Plus /ha 0	0		0
Benchmark Land Value	**216,541**		**1,200,000**
Additional Profit	**-2,338,287**	**-3,740**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 34,485,547

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-508,570	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-7,629	-7,629	
Fees						
	Planning			7,620		
	Professional		10.00%	225,490	233,110	
CONSTRUCTION						
	Build Cost	BCIS +	2,120	1,845,799		
		Extras		0		
		Unit extras	1,220.00	14,640		
		Site	10.00%	184,580		
	BNG			15,338		
	Contingency	5.00%		102,251		
	Abnormals	5.00%		92,290		
				0	2,254,898	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	84,400		
	Legals	%	0.5%	14,067		
		£/unit	0	0		
	Misc.	%	0.0%	0	98,466	**2,070,276**

Developers Profit				
	Market Housing	% Value	17.50%	**408,476**
	Affordable Hou	% Value	6.00%	**28,751**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		-508,570
	Total	0

Stamp duty calc - AP		
Land payment		216,541
	Total	1,331

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	10,597	
		Total	10,597

Pre CIL s106	5,000	£/ Unit (all)	
		Total	60,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	60,000

CIL	200.00	£/sqm	**125,044**

BNG	0.75%	**Total**	15,338

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,078.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		41.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,120.23	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6																				
Market Housing				0	0	0	1,167,075	1,167,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	62,453	62,453	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	84,525	84,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	92,610	92,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,406,663**	**1,406,663**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-7,629																							
Planning Fee	7,620																							
Professional	112,745			112,745																				
Build Cost - BCIS Base		0	340,837	681,673	681,673	340,837	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	10,000	82,522	20,000	72,522	5,299	5,299	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,556	5,113	5,113	2,556	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	17,042	34,084	34,084	17,042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	15,382	30,763	30,763	15,382	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	42,200	42,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,033	7,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**112,737**	**0**	**498,561**	**834,155**	**771,633**	**448,338**	**54,532**	**54,532**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-508,570**																							
Interest		0	0	1,926	17,603	32,401	41,415	16,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								408,476
ordable for Rent																								28,751
First Homes																								0
Cash Flow	395,834	0	-498,561	-836,081	-789,235	-480,739	1,310,717	1,335,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-437,227
Opening Balance	0																							
Closing Balance	395,834	395,834	-102,727	-938,808	-1,728,043	-2,208,782	-898,066	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	0

APP10c. Bexhill and Adjacent, inc Strategic Cover

Rother DC - LPVA - April 2026

Bexhill and Adjacent, inc Strategic Sites

07/10/2026
11:55

Large Greenfield 600

1

UNITS	**600**	Social Rent	35.00%	% of Aff	73.5	74
Affordable	35%	210 Affordable Re	35.00%		73.5	73
		Shared Owne	30.00%		63	63
		First Homes	0.00%		0	0
					210	210

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	30.000	Sub Area	Bexhill
Net:Gross	50.0%		Gross	30.000 ha	Green Brov	Green
			Net	15.000 ha	Use	Agricultural

				Market					Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	390		Rounded	m2	m2	Circulation	74		Rounded	m2	73		Rounded	m2	63		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	97.50	98	7,350	70	0.0%	30%	22.20	22	1,540	30%	21.90	22	1,540	45%	28.35	29	2,030	45%	0.00	0	0
Terrace	3	95	0.0%	20%	78.00	78	7,410	84	0.0%	10%	7.40	7	588	10%	7.30	7	588	15%	9.45	9	756	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	117.00	117	12,285	93	0.0%	5%	3.70	4	372	5%	3.65	4	372	15%	9.45	9	837	15%	0.00	0	0
Semi	4	120	0.0%	5%	19.50	20	2,400	106	0.0%	5%	3.70	4	424	5%	3.65	4	424	5%	3.15	3	318	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	39.00	39	5,265	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	19.50	20	2,900	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	19.50	18	1,013	50	12.5%	50%	37.00	37	2,081	50%	36.50	36	2,025	20%	12.60	13	731	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**390.00**	390	**38,623**			**100%**	**74.00**	74	**5,005**	**100%**	**73.00**	73	**4,949**	**100%**	**63.00**	63	**4,672**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	12,460	19,714,212
Terrace	3		1,582		1,582	9,342	14,780,912
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	13,866	22,522,821
Semi	4		1,624		1,624	3,566	5,792,325
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	5,265	10,303,394
Det	5		1,957		1,957	2,900	5,675,184
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	5,850	10,647,117
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						53,249	89,435,966
							1,680 £/m2

Occupants		Population	
	Count	per unit	
1 bed	104	2.40	250
2 bed	171	2.40	410
3 bed	235	2.40	564
4 bed	70	2.40	168
5 bed	20	2.40	48
		Residents	**1,440**

ha/1000 residents	
0.80	Parks and gardens
0.60	Amenity Greenspace
1.80	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
5.3500	**ha**

Open Space Required			
		77,040	m2
		7.704	ha
Gross - Net		15.000	ha
Shortfall / Surplus		7.296	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	390	38,623	99.03	38,510	98.74
Social Rent	74	5,005	67.64	4,774	64.51
Affordable Rent	73	4,949	67.79	4,724	64.71
Shared Ownership	63	4,672	74.16	4,591	72.87
First Homes	0	0	74.16	0	72.87
Total	600	**53,249**		**52,599**	
per ha		3,550		3,507	

#

Large Greenfield 400

2

UNITS	**400**	Social Rent	35.00%	% of Aff	49
Affordable	35%	140 Affordable Re	35.00%		49
		Shared Owne	30.00%		42
		First Homes	0.00%		0
					140

Rounded
49
49
42
0
140

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	20.000	Sub Area	Bexhill
Net:Gross	50.0%		Gross	20.000 ha	Green Brov	Green
			Net	10.000 ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	260		Rounded	m2	m2	Circulation	49		Rounded	m2	49		Rounded	m2	42		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	65.00	65	4,875	70	0.0%	30%	14.70	15	1,050	30%	14.70	15	1,050	45%	18.90	20	1,400	45%	0.00	0	0
Terrace	3	95	0.0%	20%	52.00	52	4,940	84	0.0%	10%	4.90	5	420	10%	4.90	5	420	15%	6.30	6	504	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	78.00	78	8,190	93	0.0%	5%	2.45	2	186	5%	2.45	2	186	15%	6.30	6	558	15%	0.00	0	0
Semi	4	120	0.0%	5%	13.00	13	1,560	106	0.0%	5%	2.45	2	212	5%	2.45	2	212	5%	2.10	2	212	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	26.00	26	3,510	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	13.00	13	1,885	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	13.00	13	731	50	12.5%	50%	24.50	25	1,406	50%	24.50	25	1,406	20%	8.40	8	450	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**260.00**	260	**25,691**			**100%**	**49.00**	49	**3,274**	**100%**	**49.00**	49	**3,274**	**100%**	**42.00**	42	**3,124**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	8,375	13,250,925
Terrace	3		1,582		1,582	6,284	9,942,545
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	9,120	14,813,798
Semi	4		1,624		1,624	2,196	3,567,007
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	3,510	6,868,930
Det	5		1,957		1,957	1,885	3,688,870
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	3,994	7,268,705
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						35,364	59,400,779
							1,680 £/m2

Occupants		Population	
	Count	per unit	
1 bed	71	2.40	170
2 bed	115	2.40	276
3 bed	156	2.40	374
4 bed	45	2.40	108
5 bed	13	2.40	31
		Residents	**960**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		20,640	m2
		2.064	ha
Gross - Net		10.000	ha
Shortfall / Surplus		7.936	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		260	25,691	98.81	25,610	98.50
Social Rent		49	3,274	66.82	3,118	63.63
Affordable Rent		49	3,274	66.82	3,118	63.63
Shared Ownership		42	3,124	74.38	3,074	73.19
First Homes		0	0	74.38	0	73.19
Total		**400**	**35,364**		**34,920**	
per ha			3,536		3,492	

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Large Greenfield 300

3 UNITS **300** Social Rent 35.00% % of Aff 36.75 37
Affordable 35% 105 Affordable Re 35.00% 36.75 36
Shared Owne 30.00% 31.5 32
First Homes 0.00% 0 0
105 105

Modelling
Density 40 units/ha
Net:Gross 50.0%

Area ha
Total 15.000
Gross 15.000 ha
Net 7.500 ha

Characteristics
Sub Area Bexhill
Green Brov Green
Use Agricultural

				Market						Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	195		Rounded	m2	m2	Circulation	37		Rounded	m2	36		Rounded	m2	32		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	48.75	49	3,675	70	0.0%	30%	11.10	11	770	30%	10.80	11	770	45%	14.40	14	980	45%	0.00	0	0
Terrace	3	95	0.0%	20%	39.00	39	3,705	84	0.0%	10%	3.70	4	336	10%	3.60	4	336	15%	4.80	5	420	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	58.50	59	6,195	93	0.0%	5%	1.85	2	186	5%	1.80	2	186	15%	4.80	5	465	15%	0.00	0	0
Semi	4	120	0.0%	5%	9.75	10	1,200	106	0.0%	5%	1.85	2	212	5%	1.80	2	212	5%	1.60	2	212	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	19.50	20	2,700	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	9.75	10	1,450	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	9.75	8	450	50	12.5%	50%	18.50	18	1,013	50%	18.00	17	956	20%	6.40	6	338	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**195.00**	195	**19,375**			**100%**	**37.00**	37	**2,517**	**100%**	**36.00**	36	**2,460**	**100%**	**32.00**	32	**2,415**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	6,195	9,801,729
Terrace	3		1,582		1,582	4,797	7,589,813
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	7,032	11,422,218
Semi	4		1,624		1,624	1,836	2,982,252
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	2,700	5,283,792
Det	5		1,957		1,957	1,450	2,837,592
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,756	5,016,430
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						26,766	44,933,826
							1,679 £/m2

Occupants		Population	
	Count	per unit	
1 bed	49	2.40	118
2 bed	85	2.40	204
3 bed	120	2.40	288
4 bed	36	2.40	86
5 bed	10	2.40	24
		Residents	**720**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		15,480	m2
		1.548	ha
Gross - Net		7.500	ha
Shortfall / Surplus		5.952	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		195	19,375	99.36	19,325	99.10
Social Rent		37	2,517	68.01	2,404	64.97
Affordable Rent		36	2,460	68.34	2,354	65.39
Shared Ownership		32	2,415	75.45	2,377	74.28
First Homes		0	0	75.45	0	74.28
Total		**300**	**26,766**		**26,460**	
per ha			3,569		3,528	

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Large Greenfield 300 LD

4 UNITS **300** Social Rent 35.00% % of Aff 36.75 Rounded 37
Affordable 35% 105 Affordable Re 35.00% 36.75 36
Shared Owne 30.00% 31.5 32
First Homes 0.00% 0 0
105 105

Modelling
Density 35 units/ha
Net:Gross 50.0%

Area ha
Total 17.143
Gross 17.143 ha
Net 8.571 ha

Characteristics
Sub Area Bexhill
Green Brov Green
Use Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	195		Rounded	m2	m2	Circulation	37		Rounded	m2	36		Rounded	m2	32		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	48.75	49	3,675	70	0.0%	30%	11.10	11	770	30%	10.80	11	770	45%	14.40	14	980	45%	0.00	0	0
Terrace	3	95	0.0%	20%	39.00	39	3,705	84	0.0%	10%	3.70	4	336	10%	3.60	4	336	15%	4.80	5	420	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	58.50	59	6,195	93	0.0%	5%	1.85	2	186	5%	1.80	2	186	15%	4.80	5	465	15%	0.00	0	0
Semi	4	120	0.0%	5%	9.75	10	1,200	106	0.0%	5%	1.85	2	212	5%	1.80	2	212	5%	1.60	2	212	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	19.50	20	2,700	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	9.75	10	1,450	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	9.75	8	450	50	12.5%	50%	18.50	18	1,013	50%	18.00	17	956	20%	6.40	6	338	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**195.00**	195	**19,375**			**100%**	**37.00**	37	**2,517**	**100%**	**36.00**	36	**2,460**	**100%**	**32.00**	32	**2,415**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	6,195	9,801,729
Terrace	3		1,582		1,582	4,797	7,589,813
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	7,032	11,422,218
Semi	4		1,624		1,624	1,836	2,982,252
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	2,700	5,283,792
Det	5		1,957		1,957	1,450	2,837,592
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,756	5,016,430
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						26,766	44,933,826
							1,679 £/m2

Occupants		Population	
	Count	per unit	
1 bed	49	2.40	118
2 bed	85	2.40	204
3 bed	120	2.40	288
4 bed	36	2.40	86
5 bed	10	2.40	24
		Residents	**720**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		15,480	m2
		1.548	ha
Gross - Net		8.571	ha
Shortfall / Surplus		7.023	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		195	19,375	99.36	19,325	99.10
Social Rent		37	2,517	68.01	2,404	64.97
Affordable Rent		36	2,460	68.34	2,354	65.39
Shared Ownership		32	2,415	75.45	2,377	74.28
First Homes		0	0	75.45	0	74.28
Total		**300**	**26,766**		**26,460**	
per ha			3,123		3,087	

#

Large Greenfield 210

5 UNITS **210** Social Rent 35.00% % of Aff 25.725 26
Affordable 35% 73.5 Affordable Re 35.00% 25.725 26
Shared Owne 30.00% 22.05 22
First Homes 0.00% 0 0
73.5 74

Modelling
Density 40 units/ha
Net:Gross 50.0%

Area ha
Total 10.500
Gross 10.500 ha
Net 5.250 ha

Characteristics
Sub Area Bexhill
Green Brov Green
Use Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	136.5		Rounded	m2	m2	Circulation	26		Rounded	m2	26		Rounded	m2	22		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	34.13	34	2,550	70	0.0%	30%	7.80	8	560	30%	7.80	8	560	45%	9.90	11	770	45%	0.00	0	0
Terrace	3	95	0.0%	20%	27.30	27	2,565	84	0.0%	10%	2.60	3	252	10%	2.60	3	252	15%	3.30	3	252	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	40.95	41	4,305	93	0.0%	5%	1.30	1	93	5%	1.30	1	93	15%	3.30	3	279	15%	0.00	0	0
Semi	4	120	0.0%	5%	6.83	7	840	106	0.0%	5%	1.30	1	106	5%	1.30	1	106	5%	1.10	1	106	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	13.65	14	1,890	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	6.83	7	1,015	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.83	6	338	50	12.5%	50%	13.00	13	731	50%	13.00	13	731	20%	4.40	4	225	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**136.50**	**136**	**13,503**			**100%**	**26.00**	**26**	**1,742**	**100%**	**26.00**	**26**	**1,742**	**100%**	**22.00**	**22**	**1,632**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	4,440	7,024,968
Terrace	3		1,582		1,582	3,321	5,254,486
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	4,770	7,748,006
Semi	4		1,624		1,624	1,158	1,880,963
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	1,890	3,698,654
Det	5		1,957		1,957	1,015	1,986,314
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,025	3,685,541
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						18,619	31,278,932
							1,680 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	2.40	86
2 bed	61	2.40	146
3 bed	82	2.40	197
4 bed	24	2.40	58
5 bed	7	2.40	17
		Residents	**504**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		10,836	m2
		1.084	ha
Gross - Net		5.250	ha
Shortfall / Surplus		4.166	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	136	13,503	99.28	13,465	99.01
Social Rent	26	1,742	67.01	1,661	63.88
Affordable Rent	26	1,742	67.01	1,661	63.88
Shared Ownership	22	1,632	74.18	1,607	73.05
First Homes	0	0	74.18	0	73.05
Total	**210**	**18,619**		**18,394**	
per ha		3,546		3,504	

#

Large Greenfield 210 LD

6 UNITS **210** Social Rent 35.00% % of Aff 25.725 26
Affordable 35% 73.5 Affordable Re 35.00% 25.725 26
Shared Owne 30.00% 22.05 22
First Homes 0.00% 0 0
73.5 74

Modelling
Density 35 units/ha
Net:Gross 50.0%

Area ha
Total 12.000
Gross 12.000 ha
Net 6.000 ha

Characteristics
Sub Area Bexhill
Green Brov Green
Use Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	136.5		Rounded	m2	m2	Circulation	26		Rounded	m2	26		Rounded	m2	22		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	34.13	34	2,550	70	0.0%	30%	7.80	8	560	30%	7.80	8	560	45%	9.90	11	770	45%	0.00	0	0
Terrace	3	95	0.0%	20%	27.30	27	2,565	84	0.0%	10%	2.60	3	252	10%	2.60	3	252	15%	3.30	3	252	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	40.95	41	4,305	93	0.0%	5%	1.30	1	93	5%	1.30	1	93	15%	3.30	3	279	15%	0.00	0	0
Semi	4	120	0.0%	5%	6.83	7	840	106	0.0%	5%	1.30	1	106	5%	1.30	1	106	5%	1.10	1	106	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	13.65	14	1,890	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	6.83	7	1,015	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.83	6	338	50	12.5%	50%	13.00	13	731	50%	13.00	13	731	20%	4.40	4	225	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**136.50**	**136**	**13,503**			**100%**	**26.00**	**26**	**1,742**	**100%**	**26.00**	**26**	**1,742**	**100%**	**22.00**	**22**	**1,632**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	4,440	7,024,968
Terrace	3		1,582		1,582	3,321	5,254,486
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	4,770	7,748,006
Semi	4		1,624		1,624	1,158	1,880,963
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	1,890	3,698,654
Det	5		1,957		1,957	1,015	1,986,314
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,025	3,685,541
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						18,619	31,278,932
							1,680 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	2.40	86
2 bed	61	2.40	146
3 bed	82	2.40	197
4 bed	24	2.40	58
5 bed	7	2.40	17
		Residents	**504**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		10,836	m2
		1.084	ha
Gross - Net		6.000	ha
Shortfall / Surplus		4.916	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	136	13,503	99.28	13,465	99.01
Social Rent	26	1,742	67.01	1,661	63.88
Affordable Rent	26	1,742	67.01	1,661	63.88
Shared Ownership	22	1,632	74.18	1,607	73.05
First Homes	0	0	74.18	0	73.05
Total	**210**	**18,619**		**18,394**	
per ha		3,103		3,066	

#

Greenfield **190**

7

UNITS **190**
Affordable 35% 66.5

Social Rent 35.00% % of Aff
Affordable Re 35.00%
Shared Owne 30.00%
First Homes 0.00%

	Rounded
23.275	23
23.275	23
19.95	20
0	0
66.5	66

Modelling
Density 40 units/ha
Net:Gross 50.0%

Area ha
Total 9.500
Gross 9.500 ha
Net 4.750 ha

Characteristics
Sub Area Bexhill
Green Brov Green
Use Agricultural

	Beds	m2	Circulation	Market 123.5		Rounded	m2	m2	Circulation	Social Rent 23		Rounded	m2	Affordable Rent 23		Rounded	m2	Shared Ownership 20		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	30.88	31	2,325	70	0.0%	30%	6.90	7	490	30%	6.90	7	490	45%	9.00	9	630	45%	0.00	0	0
Terrace	3	95	0.0%	20%	24.70	26	2,470	84	0.0%	10%	2.30	2	168	10%	2.30	2	168	15%	3.00	3	252	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	37.05	37	3,885	93	0.0%	5%	1.15	1	93	5%	1.15	1	93	15%	3.00	3	279	15%	0.00	0	0
Semi	4	120	0.0%	5%	6.18	6	720	106	0.0%	5%	1.15	1	106	5%	1.15	1	106	5%	1.00	1	106	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	12.35	12	1,620	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	6.18	6	870	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.18	6	338	50	12.5%	50%	11.50	12	675	50%	11.50	12	675	20%	4.00	4	225	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**123.50**	**124**	**12,228**			**100%**	**23.00**	**23**	**1,532**	**100%**	**23.00**	**23**	**1,532**	**100%**	**20.00**	**20**	**1,492**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	3,935	7,063,168
Terrace	3			1,795	1,795	3,058	5,488,988
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	4,350	8,080,560
Semi	4			1,858	1,858	1,038	1,928,189
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	1,620	3,598,927
Det	5			2,222	2,222	870	1,932,757
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	1,913	3,975,437
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						16,784	32,068,026

1,911 £/m2

Occupants	Count	Population per unit	
1 bed	34	2.40	82
2 bed	54	2.40	130
3 bed	75	2.40	180
4 bed	21	2.40	50
5 bed	6	2.40	14
		Residents	**456**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		9,804	m2
		0.980	ha
Gross - Net		4.750	ha
Shortfall / Surplus		3.770	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		124	12,228	98.61	12,190	98.31
Social Rent		23	1,532	66.61	1,457	63.35
Affordable Rent		23	1,532	66.61	1,457	63.35
Shared Ownership		20	1,492	74.60	1,467	73.35
First Homes		0	0	74.60	0	73.35
Total		**190**	**16,784**		**16,571**	
per ha			3,533		3,489	

#

Greenfield 190 LD

8

							Rounded
UNITS	**190**	Social Rent	35.00%	% of Aff	23.275	23
Affordable	35%	66.5 Affordable Re	35.00%		23.275	23
		Shared Owne	30.00%		19.95	20
		First Homes	0.00%		0	0
					66.5	66

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	10.857		Sub Area	Bexhill
Net:Gross	50.0%		Gross	10.857	ha	Green Brov	Green
			Net	5.429	ha	Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	123.5		Rounded	m2	m2	Circulation	23		Rounded	m2	23		Rounded	m2	20		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	30.88	31	2,325	70	0.0%	30%	6.90	7	490	30%	6.90	7	490	45%	9.00	9	630	45%	0.00	0	0
Terrace	3	95	0.0%	20%	24.70	26	2,470	84	0.0%	10%	2.30	2	168	10%	2.30	2	168	15%	3.00	3	252	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	37.05	37	3,885	93	0.0%	5%	1.15	1	93	5%	1.15	1	93	15%	3.00	3	279	15%	0.00	0	0
Semi	4	120	0.0%	5%	6.18	6	720	106	0.0%	5%	1.15	1	106	5%	1.15	1	106	5%	1.00	1	106	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	12.35	12	1,620	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	6.18	6	870	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.18	6	338	50	12.5%	50%	11.50	12	675	50%	11.50	12	675	20%	4.00	4	225	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**123.50**	**124**	**12,228**			**100%**	**23.00**	**23**	**1,532**	**100%**	**23.00**	**23**	**1,532**	**100%**	**20.00**	**20**	**1,492**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	3,935	7,063,168
Terrace	3			1,795	1,795	3,058	5,488,988
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	4,350	8,080,560
Semi	4			1,858	1,858	1,038	1,928,189
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	1,620	3,598,927
Det	5			2,222	2,222	870	1,932,757
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	1,913	3,975,437
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						16,784	32,068,026
							1,911 £/m2

Occupants		Population	
	Count	per unit	
1 bed	34	2.40	82
2 bed	54	2.40	130
3 bed	75	2.40	180
4 bed	21	2.40	50
5 bed	6	2.40	14
		Residents	**456**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		9,804	m2
		0.980	ha
Gross - Net		5.429	ha
Shortfall / Surplus		4.448	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		124	12,228	98.61	12,190	98.31
Social Rent		23	1,532	66.61	1,457	63.35
Affordable Rent		23	1,532	66.61	1,457	63.35
Shared Ownership		20	1,492	74.60	1,467	73.35
First Homes		0	0	74.60	0	73.35
Total		**190**	**16,784**		**16,571**	
per ha			3,092		3,053	

#

Greenfield **70**

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						Rounded
UNITS	**70**	Social Rent	35.00%	% of Aff	8.575	9
Affordable	35%	24.5 Affordable Re	35.00%		8.575	8
		Shared Owne	30.00%		7.35	7
		First Homes	0.00%		0	0
					24.5	24

Modelling			Area ha			Characteristics	
Density	40	units/ha	Total	3.500		Sub Area	Bexhill
Net:Gross	50.0%		Gross	3.500	ha	Green Brov	Green
			Net	1.750	ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	45.5		Rounded	m2	m2	Circulation	9		Rounded	m2	8		Rounded	m2	7		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	11.38	11	825	70	0.0%	30%	2.70	3	210	30%	2.40	3	210	45%	3.15	4	280	45%	0.00	0	0
Terrace	3	95	0.0%	20%	9.10	10	950	84	0.0%	10%	0.90	1	84	10%	0.80	1	84	15%	1.05	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	13.65	14	1,470	93	0.0%	5%	0.45	0	0	5%	0.40	0	0	15%	1.05	1	93	15%	0.00	0	0
Semi	4	120	0.0%	5%	2.28	2	240	106	0.0%	5%	0.45	0	0	5%	0.40	0	0	5%	0.35	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	4.55	5	675	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	2.28	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	2.28	2	113	50	12.5%	50%	4.50	5	281	50%	4.00	4	225	20%	1.40	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**45.50**	**46**	**4,563**			**100%**	**9.00**	**9**	**575**	**100%**	**8.00**	**8**	**519**	**100%**	**7.00**	**7**	**513**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,525	2,737,314
Terrace	3			1,795	1,795	1,202	2,157,542
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	1,563	2,903,429
Semi	4			1,858	1,858	240	445,824
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	675	1,499,553
Det	5			2,222	2,222	290	644,252
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	675	1,403,096
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						6,170	11,791,010
							1,911 £/m2

Occupants		Population	
	Count	per unit	
1 bed	12	2.40	29
2 bed	21	2.40	50
3 bed	28	2.40	67
4 bed	7	2.40	17
5 bed	2	2.40	5
		Residents	**168**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		924	m2
		0.092	ha
Gross - Net		1.750	ha
Shortfall / Surplus		1.658	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		46	4,563	99.18	4,550	98.91
Social Rent		9	575	63.92	544	60.44
Affordable Rent		8	519	64.88	494	61.75
Shared Ownership		7	513	73.32	507	72.43
First Homes		0	0	73.32	0	72.43
Total		**70**	**6,170**		**6,095**	
per ha			3,526		3,483	

#

Greenfield 70 LD

10

							Rounded
UNITS	**70**		Social Rent	35.00%	% of Aff	8.575	9
Affordable	35%	24.5	Affordable Re	35.00%		8.575	9
			Shared Owne	30.00%		7.35	7
			First Homes	0.00%		0	0
						24.5	25

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	4.000		Sub Area	Bexhill
Net:Gross	50.0%		Gross	4.000	ha	Green Brov	Green
			Net	2.000	ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	45.5		Rounded	m2	m2	Circulation	9		Rounded	m2	9		Rounded	m2	7		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	11.38	11	825	70	0.0%	30%	2.70	3	210	30%	2.70	3	210	45%	3.15	4	280	45%	0.00	0	0
Terrace	3	95	0.0%	20%	9.10	10	950	84	0.0%	10%	0.90	1	84	10%	0.90	1	84	15%	1.05	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	13.65	14	1,470	93	0.0%	5%	0.45	0	0	5%	0.45	0	0	15%	1.05	1	93	15%	0.00	0	0
Semi	4	120	0.0%	5%	2.28	2	240	106	0.0%	5%	0.45	0	0	5%	0.45	0	0	5%	0.35	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	4.55	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	2.28	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	2.28	2	113	50	12.5%	50%	4.50	5	281	50%	4.50	5	281	20%	1.40	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**45.50**	**41**	**3,878**			**100%**	**9.00**	9	**575**	**100%**	**9.00**	9	**575**	**100%**	**7.00**	7	**513**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,525	2,737,314
Terrace	3			1,795	1,795	1,202	2,157,542
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	1,563	2,903,429
Semi	4			1,858	1,858	240	445,824
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	731	1,520,020
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						5,541	10,386,166
							1,874 £/m2

Occupants		Population	
	Count	per unit	
1 bed	13	2.40	31
2 bed	21	2.40	50
3 bed	28	2.40	67
4 bed	3	2.40	7
5 bed	1	2.40	2
		Residents	**158**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		871	m2
		0.087	ha
Gross - Net		2.000	ha
Shortfall / Surplus		1.913	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		41	3,878	94.57	3,865	94.27
Social Rent		9	575	63.92	544	60.44
Affordable Rent		9	575	63.92	544	60.44
Shared Ownership		7	513	73.32	507	72.43
First Homes		0	0	73.32	0	72.43
	Total	**66**	**5,541**		**5,460**	
	per ha		2,771		2,730	

#

Greenfield **35**

11

UNITS	**35**	Social Rent	35.00%	% of Aff	4.2875	4
Affordable	35%	12.25 Affordable Re	35.00%		4.2875	4
		Shared Owne	30.00%		3.675	4
		First Homes	0.00%		0	0
					12.25	12

Modelling			Area ha		Characteristics	
Density	40	units/ha	Total	1.167	Sub Area	Bexhill
Net:Gross	75.0%		Gross	1.167 ha	Green Brov	Green
			Net	0.875 ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	22.75		Rounded	m2	m2	Circulation	4		Rounded	m2	4		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	5.69	6	450	70	0.0%	30%	1.20	2	140	30%	1.20	2	140	45%	1.80	2	140	45%	0.00	0	0
Terrace	3	95	0.0%	20%	4.55	5	475	84	0.0%	10%	0.40	0	0	10%	0.40	0	0	15%	0.60	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	6.83	7	735	93	0.0%	5%	0.20	0	0	5%	0.20	0	0	15%	0.60	1	93	15%	0.00	0	0
Semi	4	120	0.0%	5%	1.14	1	120	106	0.0%	5%	0.20	0	0	5%	0.20	0	0	5%	0.20	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	2.28	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	1.14	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	1.14	1	56	50	12.5%	50%	2.00	2	113	50%	2.00	2	113	20%	0.80	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**22.75**	**23**	**2,251**			**100%**	**4.00**	**4**	**253**	**100%**	**4.00**	**4**	**253**	**100%**	**4.00**	**4**	**317**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	870	1,561,615
Terrace	3			1,795	1,795	559	1,003,383
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	828	1,538,093
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	270	599,821
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	281	584,623
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						3,073	5,832,573
							1,898 £/m2

Occupants		Population	
	Count	per unit	
1 bed	5	2.40	12
2 bed	12	2.40	29
3 bed	14	2.40	34
4 bed	3	2.40	7
5 bed	1	2.40	2
		Residents	**84**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		462	m2
		0.046	ha
Gross - Net		0.292	ha
Shortfall / Surplus		0.245	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		23	2,251	97.88	2,245	97.61
Social Rent		4	253	63.13	240	60.00
Affordable Rent		4	253	63.13	240	60.00
Shared Ownership		4	317	79.25	317	79.25
First Homes		0	0	79.25	0	79.25
Total		**35**	**3,073**		**3,042**	
per ha			3,512		3,477	

#

Greenfield 35 LD

12 UNITS **35** Affordable 35% 12.25

			Rounded
Social Rent	35.00% % of Aff	4.2875	4
Affordable Re	35.00%	4.2875	4
Shared Owne	30.00%	3.675	4
First Homes	0.00%	0	0
		12.25	12

Modelling
Density 40 units/ha
Net:Gross 75.0%

Area ha
Total 1.167
Gross 1.167 ha
Net 0.875 ha

Characteristics
Sub Area Bexhill
Green Brov Green
Use Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	22.75		Rounded	m2	m2	Circulation	4		Rounded	m2	4		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	5.69	6	450	70	0.0%	30%	1.20	2	140	30%	1.20	2	140	45%	1.80	2	140	45%	0.00	0	0
Terrace	3	95	0.0%	20%	4.55	5	475	84	0.0%	10%	0.40	0	0	10%	0.40	0	0	15%	0.60	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	6.83	7	735	93	0.0%	5%	0.20	0	0	5%	0.20	0	0	15%	0.60	1	93	15%	0.00	0	0
Semi	4	120	0.0%	5%	1.14	1	120	106	0.0%	5%	0.20	0	0	5%	0.20	0	0	5%	0.20	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	2.28	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	1.14	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	1.14	1	56	50	12.5%	50%	2.00	2	113	50%	2.00	2	113	20%	0.80	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**22.75**	**23**	**2,251**			**100%**	**4.00**	**4**	**253**	**100%**	**4.00**	**4**	**253**	**100%**	**4.00**	**4**	**317**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	870	1,561,615
Terrace	3			1,795	1,795	559	1,003,383
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	828	1,538,093
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	270	599,821
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	281	584,623
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						3,073	5,832,573
							1,898 £/m2

Occupants		Population	
	Count	per unit	
1 bed	5	2.40	12
2 bed	12	2.40	29
3 bed	14	2.40	34
4 bed	3	2.40	7
5 bed	1	2.40	2
		Residents	**84**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		462	m2
		0.046	ha
Gross - Net		0.292	ha
Shortfall / Surplus		0.245	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		23	2,251	97.88	2,245	97.61
Social Rent		4	253	63.13	240	60.00
Affordable Rent		4	253	63.13	240	60.00
Shared Ownership		4	317	79.25	317	79.25
First Homes		0	0	79.25	0	79.25
Total		**35**	**3,073**		**3,042**	
per ha			3,512		3,477	

#

Greenfield **20**

13

UNITS	**20**	Social Rent	35.00%	% of Aff	2.45 → 3
Affordable	35%	7 Affordable Re	35.00%		2.45 → 2
		Shared Owne	30.00%		2.1 → 2
		First Homes	0.00%		0 → 0
					7 → 7

Modelling		Area ha	
Density	35 units/ha	Total	0.762
Net:Gross	75.0%	Gross	0.762 ha
		Net	0.571 ha

Characteristics	
Sub Area	Bexhill
Green Brov	Green
Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	13		Rounded	m2	m2	Circulation	3		Rounded	m2	2		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	3.25	3	225	70	0.0%	30%	0.90	1	70	30%	0.60	1	70	45%	0.90	2	140	45%	0.00	0	0
Terrace	3	95	0.0%	20%	2.60	3	285	84	0.0%	10%	0.30	0	0	10%	0.20	0	0	15%	0.30	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	3.90	4	420	93	0.0%	5%	0.15	0	0	5%	0.10	0	0	15%	0.30	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.65	1	120	106	0.0%	5%	0.15	0	0	5%	0.10	0	0	5%	0.10	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	1.30	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.65	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.65	0	0	50	12.5%	50%	1.50	2	113	50%	1.00	1	56	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**13.00**	13	**1,330**			**100%**	**3.00**	3	**183**	**100%**	**2.00**	2	**126**	**100%**	**2.00**	2	**140**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	505	906,455
Terrace	3			1,795	1,795	285	511,564
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	420	780,192
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	169	350,774
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,779	3,393,933
							1,908 £/m2

Occupants		Population	
	Count	per unit	
1 bed	3	2.40	7
2 bed	7	2.40	17
3 bed	7	2.40	17
4 bed	2	2.40	5
5 bed	1	2.40	2
		Residents	**48**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		264	m2
		0.026	ha
Gross - Net		0.190	ha
Shortfall / Surplus		0.164	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		13	1,330	102.31	1,330	102.31
Social Rent		3	183	60.83	170	56.67
Affordable Rent		2	126	63.13	120	60.00
Shared Ownership		2	140	70.00	140	70.00
First Homes		0	0	70.00	0	70.00
Total		**20**	**1,779**		**1,760**	
per ha			3,113		3,080	

#

Greenfield 12

14

					Rounded
UNITS	**12**	Social Rent	35.00%	% of Aff 1.47	2
Affordable	35%	4.2 Affordable Re	35.00%	1.47	1
		Shared Owne	30.00%	1.26	1
		First Homes	0.00%	0	0
				4.2	4

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.381		Sub Area	Bexhill
Net:Gross	90.0%		Gross	0.381	ha	Green Brov	Green
			Net	0.343	ha	Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	7.8		Rounded	m2	m2	Circulation	2		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	1.95	3	225	70	0.0%	30%	0.60	1	70	30%	0.30	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	20%	1.56	2	190	84	0.0%	10%	0.20	0	0	10%	0.10	0	0	15%	0.15	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	2.34	2	210	93	0.0%	5%	0.10	0	0	5%	0.05	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.39	0	0	106	0.0%	5%	0.10	0	0	5%	0.05	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.78	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.39	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.39	0	0	50	12.5%	50%	1.00	1	56	50%	0.50	1	56	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**7.80**	**8**	**760**			**100%**	**2.00**	**2**	**126**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	365	655,160
Terrace	3			1,795	1,795	190	341,042
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	210	390,096
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,013	1,920,059
							1,896 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	5	2.40	12
3 bed	4	2.40	10
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.038	ha
Shortfall / Surplus		0.029	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		8	760	95.00	760	95.00
Social Rent		2	126	63.13	120	60.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**12**	**1,013**		**1,000**	
per ha			2,953		2,917	

#

Greenfield 9
15

UNITS	**9**	Social Rent	35.00%	% of Aff	1.1025	1
Affordable	35%	3.15 Affordable Re	35.00%		1.1025	1
		Shared Owne	30.00%		0.945	1
		First Homes	0.00%		0	0
					3.15	3

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.286		Sub Area	Bexhill
Net:Gross	90.0%		Gross	0.286	ha	Green Brov	Green
			Net	0.257	ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	5.85		Rounded	m2	m2	Circulation	1		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	1.46	1	75	70	0.0%	30%	0.30	0	0	30%	0.30	0	0	45%	0.45	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	20%	1.17	2	190	84	0.0%	10%	0.10	0	0	10%	0.10	0	0	15%	0.15	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	1.76	2	210	93	0.0%	5%	0.05	0	0	5%	0.05	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.29	0	0	106	0.0%	5%	0.05	0	0	5%	0.05	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.59	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.29	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.29	0	0	50	12.5%	50%	0.50	1	56	50%	0.50	1	56	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**5.85**	**6**	**610**			**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**84**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	75	134,622
Terrace	3			1,795	1,795	274	491,819
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	210	390,096
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						807	1,550,297
							1,922 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	1	2.40	2
3 bed	5	2.40	12
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**22**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.029	ha
Shortfall / Surplus		0.029	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		6	610	101.67	610	101.67
Social Rent		1	56	56.25	50	50.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	84	84.00	84	84.00
First Homes		0	0	84.00	0	84.00
Total		**9**	**807**		**794**	
per ha			3,136		3,088	

#

Greenfield 6

16

UNITS	6	Social Rent	35.00%	% of Aff	0.735	1
Affordable	35%	2.1 Affordable Re	35.00%		0.735	0
		Shared Owne	30.00%		0.63	1
		First Homes	0.00%		0	0
					2.1	2

Modelling
Density 35 units/ha
Net:Gross 90.0%

Area ha
Total 0.190
Gross 0.190 ha
Net 0.171 ha

Characteristics
Sub Area Bexhill
Green Brov Green
Use Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	3.9		Rounded	m2	m2	Circulation	1		Rounded	m2	0		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.98	1	75	70	0.0%	30%	0.30	0	0	30%	0.00	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.78	1	95	84	0.0%	10%	0.10	0	0	10%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	1.17	1	105	93	0.0%	5%	0.05	0	0	5%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.20	0	0	106	0.0%	5%	0.05	0	0	5%	0.00	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.39	3	405	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.20	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.20	0	0	50	12.5%	50%	0.50	1	56	50%	0.00	0	0	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**3.90**	**6**	**680**			**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	145	260,269
Terrace	3			1,795	1,795	95	170,521
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	105	195,048
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	405	899,732
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	56	116,925
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						806	1,642,495
							2,037 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.40	2
2 bed	2	2.40	5
3 bed	2	2.40	5
4 bed	3	2.40	7
5 bed	0	2.40	0
		Residents	**19**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.019	ha
Shortfall / Surplus		0.019	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		6	680	113.33	680	113.33
Social Rent		1	56	56.25	50	50.00
Affordable Rent		0	0	56.25	0	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**8**	**806**		**800**	
per ha			4,703		4,667	

#

Greenfield 5
17

						Rounded
UNITS	5	Social Rent	35.00%	% of Aff	0.6125	1
Affordable	35%	1.75 Affordable Re	35.00%		0.6125	0
		Shared Owne	30.00%		0.525	1
		First Homes	0.00%		0	0
					1.75	2

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	0.159	Sub Area	Bexhill
Net:Gross	90.0%		Gross	0.159	ha Green Brov	Green
			Net	0.143	ha Use	Agricultural

				Market				Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	3.25		Rounded	m2	m2	Circulation	1		Rounded	m2	0		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.81	1	75	70	0.0%	30%	0.30	0	0	30%	0.00	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.65	1	95	84	0.0%	10%	0.10	0	0	10%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	0.98	1	105	93	0.0%	5%	0.05	0	0	5%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.16	0	0	106	0.0%	5%	0.05	0	0	5%	0.00	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.33	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.16	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.16	0	0	50	12.5%	50%	0.50	1	56	50%	0.00	0	0	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**3.25**	**3**	**275**			**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	145	260,269
Terrace	3			1,795	1,795	95	170,521
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	105	195,048
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	56	116,925
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						401	742,763
							1,851 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.40	2
2 bed	2	2.40	5
3 bed	2	2.40	5
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**12**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.016	ha
Shortfall / Surplus		0.016	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		3	275	91.67	275	91.67
Social Rent		1	56	56.25	50	50.00
Affordable Rent		0	0	56.25	0	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**5**	**401**		**395**	
per ha			2,809		2,765	

#

Greenfield 3

18

						Rounded
UNITS	**3**	Social Rent	35.00%	% of Aff	0.3675	1
Affordable	35%	1.05 Affordable Re	35.00%		0.3675	0
		Shared Owne	30.00%		0.315	0
		First Homes	0.00%		0	0
					1.05	1

Modelling			Area ha		Characteristics	
Density	45	units/ha	Total	0.074	Sub Area	Bexhill
Net:Gross	90.0%		Gross	0.074 ha	Green Brov	Green
			Net	0.067 ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	1.95		Rounded	m2	m2	Circulation	1		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.49	0	0	70	0.0%	30%	0.30	0	0	30%	0.00	0	0	45%	0.00	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.39	0	0	84	0.0%	10%	0.10	0	0	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	0.59	1	105	93	0.0%	5%	0.05	0	0	5%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.10	0	0	106	0.0%	5%	0.05	0	0	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.20	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.10	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.10	0	0	50	12.5%	50%	0.50	1	56	50%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**1.95**	**1**	**105**			**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	105	195,048
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	56	116,925
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						161	311,973
							1,935 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.40	2
2 bed	0	2.40	0
3 bed	1	2.40	2
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**5**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.007	ha
Shortfall / Surplus		0.007	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		1	105	105.00	105	105.00
Social Rent		1	56	56.25	50	50.00
Affordable Rent		0	0	56.25	0	50.00
Shared Ownership		0	0	56.25	0	50.00
First Homes		0	0	56.25	0	50.00
Total		**2**	**161**		**155**	
per ha			2,419		2,325	

#

Greenfield 3 LD

19

UNITS	**3**	Social Rent	35.00%	% of Aff	0.3675	1
Affordable	35%	1.05 Affordable Re	35.00%		0.3675	0
		Shared Owne	30.00%		0.315	0
		First Homes	0.00%		0	0
					1.05	1

Modelling			
Density	35	units/ha	
Net:Gross	90.0%		

Area ha		
Total	0.095	
Gross	0.095	ha
Net	0.086	ha

Characteristics	
Sub Area	Bexhill
Green Brov	Green
Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	1.95		Rounded	m2	m2	Circulation	1		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.49	0	0	70	0.0%	30%	0.30	0	0	30%	0.00	0	0	45%	0.00	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.39	0	0	84	0.0%	10%	0.10	0	0	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	0.59	2	210	93	0.0%	5%	0.05	0	0	5%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.10	0	0	106	0.0%	5%	0.05	0	0	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.20	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.10	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.10	0	0	50	12.5%	50%	0.50	1	56	50%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**1.95**	**2**	**210**			**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	210	390,096
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	56	116,925
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						266	507,021
							1,904 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.40	2
2 bed	0	2.40	0
3 bed	2	2.40	5
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**7**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.010	ha
Shortfall / Surplus		0.010	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		2	210	105.00	210	105.00
Social Rent		1	56	56.25	50	50.00
Affordable Rent		0	0	56.25	0	50.00
Shared Ownership		0	0	56.25	0	50.00
First Homes		0	0	56.25	0	50.00
Total		**3**	**266**		**260**	
per ha			3,106		3,033	

#

Large Brownfield 250

20 UNITS **250** Social Rent 35.00% % of Aff 30.625 31
Affordable 35% 87.5 Affordable Re 35.00% 30.625 31
Shared Owne 30.00% 26.25 26
First Homes 0.00% 0 0
87.5 88

Modelling
Density 60 units/ha
Net:Gross 50.0%

Area ha
Total 8.333
Gross 8.333 ha
Net 4.167 ha

Characteristics
Sub Area Bexhill
Green Brov Brown
Use PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	162.5		Rounded	m2	m2	Circulation	31		Rounded	m2	31		Rounded	m2	26		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	40.63	41	3,075	70	0.0%	30%	9.30	9	630	30%	9.30	9	630	45%	11.70	12	840	45%	0.00	0	0
Terrace	3	95	0.0%	50%	81.25	81	7,695	84	0.0%	15%	4.65	5	420	15%	4.65	5	420	30%	7.80	8	672	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	1.55	2	194	5%	1.55	2	194		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	32.50	33	3,960	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	1.30	1	106	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	8.13	7	394	50	12.5%	50%	15.50	15	844	50%	15.50	15	844	20%	5.20	5	281	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**162.50**	**162**	**15,124**			**100%**	**31.00**	**31**	**2,088**	**100%**	**31.00**	**31**	**2,088**	**100%**	**26.00**	**26**	**1,899**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	5,175	8,187,885
Terrace	3		1,582		1,582	9,207	14,567,315
Terrace	4		1,582		1,582	388	613,894
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	0	0
Semi	4		1,624		1,624	4,066	6,604,485
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	0	0
Det	5		1,957		1,957	0	0
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,363	4,299,797
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						21,199	34,273,376
							1,617 £/m2

Occupants		Population	
	Count	per unit	
1 bed	42	2.40	101
2 bed	71	2.40	170
3 bed	99	2.40	238
4 bed	38	2.40	91
5 bed	0	2.40	0
		Residents	**600**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		12,900	m2
		1.290	ha
Gross - Net		4.167	ha
Shortfall / Surplus		2.877	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	162	15,124	93.36	15,080	93.09
Social Rent	31	2,088	67.35	1,994	64.32
Affordable Rent	31	2,088	67.35	1,994	64.32
Shared Ownership	26	1,899	73.05	1,868	71.85
First Homes	0	0	73.05	0	71.85
Total	**250**	**21,199**		**20,936**	
per ha		5,088		5,025	

#

Brownfield 80

21

UNITS	**80**	Social Rent	35.00%	% of Aff	
Affordable	35%	28 Affordable Re	35.00%		
		Shared Owne	30.00%		
		First Homes	0.00%		

	Rounded
9.8	10
9.8	10
8.4	8
0	0
28	28

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	1.778		Sub Area	Bexhill
Net:Gross	75.0%		Gross	1.778	ha	Green Brov	Brown
			Net	1.333	ha	Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	52		Rounded	m2	m2	Circulation	10		Rounded	m2	10		Rounded	m2	8		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	13.00	13	975	70	0.0%	30%	3.00	3	210	30%	3.00	3	210	45%	3.60	4	280	45%	0.00	0	0
Terrace	3	95	0.0%	50%	26.00	26	2,470	84	0.0%	15%	1.50	2	168	15%	1.50	2	168	30%	2.40	2	168	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	0.50	1	97	5%	0.50	1	97		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	10.40	10	1,200	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	0.40	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	2.60	3	169	50	12.5%	50%	5.00	4	225	50%	5.00	4	225	20%	1.60	2	113	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**52.00**	52	**4,814**			**100%**	**10.00**	10	**700**	**100%**	**10.00**	10	**700**	**100%**	**8.00**	8	**561**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,675	3,006,558
Terrace	3			1,795	1,795	2,974	5,338,211
Terrace	4			1,795	1,795	194	348,222
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	1,200	2,229,120
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	731	1,520,020
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						6,774	12,442,131
							1,837 £/m2

Occupants		Population	
	Count	per unit	
1 bed	13	2.40	31
2 bed	23	2.40	55
3 bed	32	2.40	77
4 bed	12	2.40	29
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		1,056	m2
		0.106	ha
Gross - Net		0.444	ha
Shortfall / Surplus		0.339	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		52	4,814	92.57	4,795	92.21
Social Rent		10	700	70.00	675	67.50
Affordable Rent		10	700	70.00	675	67.50
Shared Ownership		8	561	70.06	548	68.50
First Homes		0	0	70.06	0	68.50
	Total	**80**	**6,774**		**6,693**	
	per ha		5,081		5,020	

#

Brownfield 60

22

UNITS	**60**	Social Rent	35.00%	% of Aff	7.35 → 8
Affordable	35%	21 Affordable Re	35.00%		7.35 → 7
		Shared Owne	30.00%		6.3 → 6
		First Homes	0.00%		0 → 0
					21 → 21

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	1.333		Sub Area	Bexhill
Net:Gross	75.0%		Gross	1.333	ha	Green Brov	Brown
			Net	1.000	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	39		Rounded	m2	m2	Circulation	8		Rounded	m2	7		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	9.75	10	750	70	0.0%	30%	2.40	2	140	30%	2.10	2	140	45%	2.70	3	210	45%	0.00	0	0
Terrace	3	95	0.0%	50%	19.50	20	1,900	84	0.0%	15%	1.20	2	168	15%	1.05	1	84	30%	1.80	2	168	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	0.40	0	0	5%	0.35	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	7.80	8	960	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	0.30	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	1.95	1	56	50	12.5%	50%	4.00	4	225	50%	3.50	4	225	20%	1.20	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**39.00**	39	**3,666**			**100%**	**8.00**	8	**533**	**100%**	**7.00**	7	**449**	**100%**	**6.00**	6	**434**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,240	2,225,750
Terrace	3			1,795	1,795	2,320	4,164,307
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	960	1,783,296
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	563	1,169,246
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						5,083	9,342,600
							1,838 £/m2

Occupants		Population	
	Count	per unit	
1 bed	10	2.40	24
2 bed	17	2.40	41
3 bed	25	2.40	60
4 bed	8	2.40	19
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		792	m2
		0.079	ha
Gross - Net		0.333	ha
Shortfall / Surplus		0.254	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		39	3,666	94.01	3,660	93.85
Social Rent		8	533	66.63	508	63.50
Affordable Rent		7	449	64.14	424	60.57
Shared Ownership		6	434	72.38	428	71.33
First Homes		0	0	72.38	0	71.33
Total		**60**	**5,083**		**5,020**	
per ha			5,083		5,020	

#

Brownfield 60 LD

23

UNITS	60	Social Rent	35.00%	% of Aff	7.35	8
Affordable	35%	21 Affordable Re	35.00%		7.35	7
		Shared Owne	30.00%		6.3	6
		First Homes	0.00%		0	0
					21	21

Modelling			
Density	40	units/ha	
Net:Gross	75.0%		

Area ha		
Total	2.000	
Gross	2.000	ha
Net	1.500	ha

Characteristics	
Sub Area	Bexhill
Green Brov	Brown
Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	39		Rounded	m2	m2	Circulation	8		Rounded	m2	7		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	9.75	10	750	70	0.0%	30%	2.40	2	140	30%	2.10	2	140	45%	2.70	3	210	45%	0.00	0	0
Terrace	3	95	0.0%	20%	7.80	8	760	84	0.0%	10%	0.80	2	168	10%	0.70	1	84	15%	0.90	1	84	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	11.70	12	1,260	93	0.0%	5%	0.40	0	0	5%	0.35	0	0	15%	0.90	1	93	15%	0.00	0	0
Semi	4	120	0.0%	5%	1.95	2	240	106	0.0%	5%	0.40	0	0	5%	0.35	0	0	5%	0.30	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	3.90	4	540	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	1.95	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	1.95	1	56	50	12.5%	50%	4.00	4	225	50%	3.50	4	225	20%	1.20	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**39.00**	39	**3,896**			**100%**	**8.00**	8	**533**	**100%**	**7.00**	7	**449**	**100%**	**6.00**	6	**443**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	1,240	2,225,750
Terrace	3			1,795	1,795	1,096	1,967,276
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	1,353	2,513,333
Semi	4			1,858	1,858	240	445,824
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	540	1,199,642
Det	5			2,222	2,222	290	644,252
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	563	1,169,246
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						5,322	10,165,324
							1,910 £/m2

Occupants		Population	
	Count	per unit	
1 bed	10	2.40	24
2 bed	17	2.40	41
3 bed	25	2.40	60
4 bed	6	2.40	14
5 bed	2	2.40	5
		Residents	**144**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		792	m2
		0.079	ha
Gross - Net		0.500	ha
Shortfall / Surplus		0.421	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		39	3,896	99.90	3,890	99.74
Social Rent		8	533	66.63	508	63.50
Affordable Rent		7	449	64.14	424	60.57
Shared Ownership		6	443	73.88	437	72.83
First Homes		0	0	73.88	0	72.83
	Total	**60**	**5,322**		**5,259**	
	per ha		3,548		3,506	

#

Brownfield 20

24

UNITS	**20**	Social Rent	35.00%	% of Aff	2.45 → 3
Affordable	35%	7 Affordable Re	35.00%		2.45 → 2
		Shared Owne	30.00%		2.1 → 2
		First Homes	0.00%		0 → 0
					7 → 7

Modelling		
Density	60	units/ha
Net:Gross	75.0%	

Area ha		
Total	0.444	
Gross	0.444	ha
Net	0.333	ha

Characteristics	
Sub Area	Bexhill
Green Brov	Brown
Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	13		Rounded	m2	m2	Circulation	3		Rounded	m2	2		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	3.25	3	225	70	0.0%	30%	0.90	1	70	30%	0.60	1	70	45%	0.90	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	50%	6.50	7	665	84	0.0%	15%	0.45	0	0	15%	0.30	0	0	30%	0.60	1	84	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	0.15	0	0	5%	0.10	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	2.60	3	360	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	0.10	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.65	0	0	50	12.5%	50%	1.50	2	113	50%	1.00	1	56	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**13.00**	13	**1,250**			**100%**	**3.00**	3	**183**	**100%**	**2.00**	2	**126**	**100%**	**2.00**	2	**154**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	435	780,808
Terrace	3			1,795	1,795	749	1,344,425
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	360	668,736
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	169	350,774
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,713	3,144,743
							1,836 £/m2

Occupants		Population	
	Count	per unit	
1 bed	3	2.40	7
2 bed	6	2.40	14
3 bed	8	2.40	19
4 bed	3	2.40	7
5 bed	0	2.40	0
		Residents	**48**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		144	m2
		0.014	ha
Gross - Net		0.111	ha
Shortfall / Surplus		0.097	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		13	1,250	96.15	1,250	96.15
Social Rent		3	183	60.83	170	56.67
Affordable Rent		2	126	63.13	120	60.00
Shared Ownership		2	154	77.00	154	77.00
First Homes		0	0	77.00	0	77.00
Total		**20**	**1,713**		**1,694**	
per ha			5,138		5,082	

#

Brownfield 20 LD

25 UNITS **20** Affordable 35%

Social Rent 35.00% % of Aff
7 Affordable Re 35.00%
Shared Owne 30.00%
First Homes 0.00%

	Rounded
2.45	3
2.45	2
2.1	2
0	0
7	7

Modelling
Density 40 units/ha
Net:Gross 75.0%

Area ha
Total 0.667
Gross 0.667 ha
Net 0.500 ha

Characteristics
Sub Area Bexhill
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 13		Rounded	m2	m2	Circulation	Social Rent 3		Rounded	m2	Affordable Rent 2		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	3.25	3	225	70	0.0%	30%	0.90	1	70	30%	0.60	1	70	45%	0.90	2	140	45%	0.00	0	0
Terrace	3	95	0.0%	20%	2.60	3	285	84	0.0%	10%	0.30	0	0	10%	0.20	0	0	15%	0.30	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	3.90	4	420	93	0.0%	5%	0.15	0	0	5%	0.10	0	0	15%	0.30	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.65	1	120	106	0.0%	5%	0.15	0	0	5%	0.10	0	0	5%	0.10	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	1.30	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.65	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.65	0	0	50	12.5%	50%	1.50	2	113	50%	1.00	1	56	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**13.00**	13	**1,330**			**100%**	**3.00**	3	**183**	**100%**	**2.00**	2	**126**	**100%**	**2.00**	2	**140**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	505	906,455
Terrace	3			1,795	1,795	285	511,564
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	420	780,192
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	145	322,126
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	169	350,774
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,779	3,393,933
							1,908 £/m2

Occupants	Count	Population per unit	
1 bed	3	2.40	7
2 bed	7	2.40	17
3 bed	7	2.40	17
4 bed	2	2.40	5
5 bed	1	2.40	2
		Residents	**48**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		144	m2
		0.014	ha
Gross - Net		0.167	ha
Shortfall / Surplus		0.152	ha

Summary	Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market	13	1,330	102.31	1,330	102.31
Social Rent	3	183	60.83	170	56.67
Affordable Rent	2	126	63.13	120	60.00
Shared Ownership	2	140	70.00	140	70.00
First Homes	0	0	70.00	0	70.00
Total	**20**	**1,779**		**1,760**	
per ha		3,558		3,520	

#

Brownfield 12

26

UNITS	**12**	Social Rent	35.00%	% of Aff	1.47 → 2
Affordable	35%	4.2 Affordable Re	35.00%		1.47 → 1
		Shared Owne	30.00%		1.26 → 1
		First Homes	0.00%		0 → 0
					4.2 → 4

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	0.222		Sub Area	Bexhill
Net:Gross	90.0%		Gross	0.222	ha	Green Brov	Brown
			Net	0.200	ha	Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	7.8		Rounded	m2	m2	Circulation	2		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	1.95	2	150	70	0.0%	30%	0.60	1	70	30%	0.30	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	50%	3.90	4	380	84	0.0%	15%	0.30	0	0	15%	0.15	0	0	30%	0.30	0	0	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	0.10	0	0	5%	0.05	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	1.56	2	240	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.39	0	0	50	12.5%	50%	1.00	1	56	50%	0.50	1	56	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**7.80**	**8**	**770**			**100%**	**2.00**	**2**	**126**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	290	520,538
Terrace	3			1,795	1,795	380	682,085
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	240	445,824
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,023	1,882,296
							1,841 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	4	2.40	10
3 bed	4	2.40	10
4 bed	2	2.40	5
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.022	ha
Shortfall / Surplus		0.014	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		8	770	96.25	770	96.25
Social Rent		2	126	63.13	120	60.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**12**	**1,023**		**1,010**	
per ha			5,113		5,050	

#

Brownfield 12 LD

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						Rounded
UNITS	**12**	Social Rent	35.00%	% of Aff	1.47	2
Affordable	35%	4.2 Affordable Re	35.00%		1.47	1
		Shared Owne	30.00%		1.26	1
		First Homes	0.00%		0	0
					4.2	4

Modelling			Area ha			Characteristics	
Density	40	units/ha	Total	0.333		Sub Area	Bexhill
Net:Gross	90.0%		Gross	0.333	ha	Green Brov	Brown
			Net	0.300	ha	Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	7.8		Rounded	m2	m2	Circulation	2		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	1.95	2	150	70	0.0%	30%	0.60	1	70	30%	0.30	0	0	45%	0.45	1	70	45%	0.00	0	0
Terrace	3	95	0.0%	20%	1.56	3	285	84	0.0%	10%	0.20	0	0	10%	0.10	0	0	15%	0.15	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	2.34	2	210	93	0.0%	5%	0.10	0	0	5%	0.05	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.39	0	0	106	0.0%	5%	0.10	0	0	5%	0.05	0	0	5%	0.05	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.78	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.39	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.39	0	0	50	12.5%	50%	1.00	1	56	50%	0.50	1	56	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**7.80**	**8**	**780**			**100%**	**2.00**	**2**	**126**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	290	520,538
Terrace	3			1,795	1,795	285	511,564
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	210	390,096
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	135	299,911
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,033	1,955,958
							1,894 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	4	2.40	10
3 bed	5	2.40	12
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.033	ha
Shortfall / Surplus		0.025	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		8	780	97.50	780	97.50
Social Rent		2	126	63.13	120	60.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		**12**	**1,033**		**1,020**	
per ha			3,442		3,400	

#

Brownfield 6

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UNITS	6	Social Rent	35.00%	% of Aff	0.735	1
Affordable	35%	2.1 Affordable Re	35.00%		0.735	1
		Shared Owne	30.00%		0.63	0
		First Homes	0.00%		0	0
					2.1	2

Modelling		
Density	60	units/ha
Net:Gross	90.0%	

Area ha		
Total	0.111	
Gross	0.111	ha
Net	0.100	ha

Characteristics	
Sub Area	Bexhill
Green Brov	Brown
Use	PDL

				Market					Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	3.9		Rounded	m2	m2	Circulation	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.98	1	75	70	0.0%	30%	0.30	0	0	30%	0.30	0	0	45%	0.00	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	50%	1.95	2	190	84	0.0%	15%	0.15	0	0	15%	0.15	0	0	30%	0.00	0	0	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	5%	0.05	0	0	5%	0.05	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	0.78	1	120	106	0.0%		0.00	0	0	0%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.20	0	0	50	12.5%	50%	0.50	1	56	50%	0.50	1	56	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**3.90**	**4**	**385**			**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	75	134,622
Terrace	3			1,795	1,795	190	341,042
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	120	222,912
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						498	932,426
							1,874 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	1	2.40	2
3 bed	2	2.40	5
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**14**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.011	ha
Shortfall / Surplus		0.011	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		4	385	96.25	385	96.25
Social Rent		1	56	56.25	50	50.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		0	0	56.25	0	50.00
First Homes		0	0	56.25	0	50.00
Total		**6**	**498**		**485**	
per ha			4,975		4,850	

#

Brownfield 6 LD

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UNITS	6	Social Rent	35.00%	% of Aff	0.735	1
Affordable	35%	2.1 Affordable Re	35.00%		0.735	1
		Shared Owne	30.00%		0.63	0
		First Homes	0.00%		0	0
					2.1	2

Modelling

Density	40	units/ha
Net:Gross	90.0%	

Area ha

Total	0.167	
Gross	0.167	ha
Net	0.150	ha

Characteristics

Sub Area	Bexhill
Green Brov	Brown
Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	3.9		Rounded	m2	m2	Circulation	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	0.98	1	75	70	0.0%	30%	0.30	0	0	30%	0.30	0	0	45%	0.00	0	0	45%	0.00	0	0
Terrace	3	95	0.0%	20%	0.78	1	95	84	0.0%	10%	0.10	0	0	10%	0.10	0	0	15%	0.00	0	0	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	1.17	1	105	93	0.0%	5%	0.05	0	0	5%	0.05	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%	5%	0.20	0	0	106	0.0%	5%	0.05	0	0	5%	0.05	0	0	5%	0.00	0	0	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	0.39	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	0.20	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.20	0	0	50	12.5%	50%	0.50	1	56	50%	0.50	1	56	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**3.90**	**3**	**275**			**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	75	134,622
Terrace	3			1,795	1,795	95	170,521
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	105	195,048
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						388	734,040
							1,894 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	1	2.40	2
3 bed	2	2.40	5
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**12**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
0.00	0
0.00	0
0.0000	**ha**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.017	ha
Shortfall / Surplus		0.017	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		3	275	91.67	275	91.67
Social Rent		1	56	56.25	50	50.00
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		0	0	56.25	0	50.00
First Homes		0	0	56.25	0	50.00
Total		**5**	**388**		**375**	
per ha			2,583		2,500	

#

Large Brown Flats 200

30 UNITS **200** Social Rent 35.00% % of Aff 24.5 25
Affordable 35% 70 Affordable Re 35.00% 24.5 24
Shared Owne 30.00% 21 21
First Homes 0.00% 0 0
70 70

Modelling
Density 120 units/ha
Net:Gross 75.0%

Area ha
Total 2.222
Gross 2.222 ha
Net 1.667 ha

Characteristics
Sub Area Bexhill
Green Brov Brown
Use PDL

				Market						Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	130		Rounded	m2	m2	Circulation	25		Rounded	m2	24		Rounded	m2	21		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	6.50	6	338	50	12.5%	50%	12.50	13	731	50%	12.00	12	675	20%	4.20	5	281	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	45.50	46	3,364	61	12.5%	30%	7.50	8	549	30%	7.20	7	480	45%	9.45	9	618	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	78.00	78	6,581	74	12.5%	20%	5.00	4	333	20%	4.80	5	416	35%	7.35	7	583	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**130.00**	130	**10,283**			**100%**	**25.00**	25	**1,613**	**100%**	**24.00**	24	**1,572**	**100%**	**21.00**	21	**1,482**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	0	0
Terrace	3		1,582		1,582	0	0
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	0	0
Semi	4		1,624		1,624	0	0
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	0	0
Det	5		1,957		1,957	0	0
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	2,025	3,685,541
Flat to5	2		1,820		1,820	5,011	9,119,665
Flat to5	3		1,820		1,820	7,913	14,402,273
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						14,949	27,207,479
							1,820 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	2.40	86
2 bed	70	2.40	168
3 bed	94	2.40	226
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**480**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
2.1500	**ha**

Open Space Required			
		10,320	m2
		1.032	ha
Gross - Net		0.556	ha
Shortfall / Surplus		-0.476	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		130	10,283	79.10	9,140	70.31
Social Rent		25	1,613	64.53	1,434	57.36
Affordable Rent		24	1,572	65.48	1,397	58.21
Shared Ownership		21	1,482	70.55	1,317	62.71
First Homes		0	0	70.55	0	62.71
Total		**200**	**14,949**		**13,288**	
per ha			8,969		7,973	

#

Brown Flats 80

31

UNITS	**80**	Social Rent	35.00%	% of Aff	9.8	10
Affordable	35%	28 Affordable Re	35.00%		9.8	10
		Shared Owne	30.00%		8.4	8
		First Homes	0.00%		0	0
					28	28

Modelling			
Density	120	units/ha	
Net:Gross	75.0%		

Area ha		
Total	0.889	
Gross	0.889	ha
Net	0.667	ha

Characteristics	
Sub Area	Bexhill
Green Brov	Brown
Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	52		Rounded	m2	m2	Circulation	10		Rounded	m2	10		Rounded	m2	8		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	2.60	3	169	50	12.5%	50%	5.00	5	281	50%	5.00	5	281	20%	1.60	2	113	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	18.20	18	1,316	61	12.5%	30%	3.00	3	206	30%	3.00	3	206	45%	3.60	4	275	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	31.20	31	2,616	74	12.5%	20%	2.00	2	167	20%	2.00	2	167	35%	2.80	2	167	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**52.00**	52	**4,101**			**100%**	**10.00**	10	**654**	**100%**	**10.00**	10	**654**	**100%**	**8.00**	8	**554**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	844	1,753,869
Flat to5	2			2,079	2,079	2,003	4,162,517
Flat to5	3			2,079	2,079	3,115	6,475,286
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						5,961	12,391,672
							2,079 £/m2

Occupants		Population	
	Count	per unit	
1 bed	15	2.40	36
2 bed	28	2.40	67
3 bed	37	2.40	89
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		1,056	m2
		0.106	ha
Gross - Net		0.222	ha
Shortfall / Surplus		0.117	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		52	4,101	78.86	3,645	70.10
Social Rent		10	654	65.36	581	58.10
Affordable Rent		10	654	65.36	581	58.10
Shared Ownership		8	554	69.19	492	61.50
First Homes		0	0	69.19	0	61.50
Total		**80**	**5,961**		**5,299**	
per ha			8,942		7,949	

#

Brown Flats 40

32

UNITS	**40**	Social Rent	35.00%	% of Aff	4.9	5
Affordable	35%	14 Affordable Re	35.00%		4.9	5
		Shared Owne	30.00%		4.2	4
		First Homes	0.00%		0	0
					14	14

Modelling		Area ha	
Density	100 units/ha	Total	0.533
Net:Gross	75.0%	Gross	0.533 ha
		Net	0.400 ha

Characteristics	
Sub Area	Bexhill
Green Brov	Brown
Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	26		Rounded	m2	m2	Circulation	5		Rounded	m2	5		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	1.30	1	56	50	12.5%	50%	2.50	3	169	50%	2.50	3	169	20%	0.80	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	9.10	9	658	61	12.5%	30%	1.50	2	137	30%	1.50	2	137	45%	1.80	2	137	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	15.60	16	1,350	74	12.5%	20%	1.00	0	0	20%	1.00	0	0	35%	1.40	1	83	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**26.00**	26	**2,064**			**100%**	**5.00**	5	**306**	**100%**	**5.00**	5	**306**	**100%**	**4.00**	4	**277**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	450	935,397
Flat to5	2			2,079	2,079	1,070	2,223,906
Flat to5	3			2,079	2,079	1,433	2,979,239
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						2,953	6,138,543
							2,079 £/m2

Occupants		Population	
	Count	per unit	
1 bed	8	2.40	19
2 bed	15	2.40	36
3 bed	17	2.40	41
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**96**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.5500	**ha**

Open Space Required			
		528	m2
		0.053	ha
Gross - Net		0.133	ha
Shortfall / Surplus		0.081	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		26	2,064	79.40	1,835	70.58
Social Rent		5	306	61.20	272	54.40
Affordable Rent		5	306	61.20	272	54.40
Shared Ownership		4	277	69.19	246	61.50
First Homes		0	0	69.19	0	61.50
Total		**40**	**2,953**		**2,625**	
per ha			7,383		6,563	

#

Brown Flats 20

33 UNITS **20** Social Rent 35.00% % of Aff 2.45 Rounded 3

Affordable 35% 7 Affordable Re 35.00% 2.45 2

Shared Owne 30.00% 2.1 2

First Homes 0.00% 0 0

7 7

Modelling Area ha Characteristics

Density 75 units/ha Total 0.281 Sub Area Bexhill

Net:Gross 95.0% Gross 0.281 ha Green Brov Brown

Net 0.267 ha Use PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	13		Rounded	m2	m2	Circulation	3		Rounded	m2	2		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.65	0	0	50	12.5%	50%	1.50	1	56	50%	1.00	1	56	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	4.55	5	366	61	12.5%	30%	0.90	1	69	30%	0.60	1	69	45%	0.90	1	69	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	7.80	8	675	74	12.5%	20%	0.60	1	83	20%	0.40	0	0	35%	0.70	1	83	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**13.00**	13	**1,041**			**100%**	**3.00**	3	**208**	**100%**	**2.00**	2	**125**	**100%**	**2.00**	2	**152**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	113	233,849
Flat to5	2			2,079	2,079	572	1,187,954
Flat to5	3			2,079	2,079	842	1,749,192
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						1,526	3,170,996
							2,079 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	8	2.40	19
3 bed	10	2.40	24
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**48**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		144	m2
		0.014	ha
Gross - Net		0.014	ha
Shortfall / Surplus		0.000	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		13	1,041	80.05	925	71.15
Social Rent		3	208	69.38	185	61.67
Affordable Rent		2	125	62.44	111	55.50
Shared Ownership		2	152	75.94	135	67.50
First Homes		0	0	75.94	0	67.50
	Total	**20**	**1,526**		**1,356**	
	per ha		5,721		5,085	

#

Brown Flats 12

34 UNITS **12** Social Rent 35.00% % of Aff 1.47 2
Affordable 35% 4.2 Affordable Re 35.00% 1.47 1
Shared Owne 30.00% 1.26 1
First Homes 0.00% 0 0
4.2 4

Modelling
Density 70 units/ha
Net:Gross 95.0%

Area ha
Total 0.180
Gross 0.180 ha
Net 0.171 ha

Characteristics
Sub Area Bexhill
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 7.8		Rounded	m2	m2	Circulation	Social Rent 2		Rounded	m2	Affordable Rent 1		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	0.39	0	0	50	12.5%	50%	1.00	1	56	50%	0.50	1	56	20%	0.20	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	2.73	3	219	61	12.5%	30%	0.60	1	69	30%	0.30	0	0	45%	0.45	0	0	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	4.68	5	422	74	12.5%	20%	0.40	0	0	20%	0.20	0	0	35%	0.35	0	0	35%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**7.80**	**8**	**641**			**100%**	**2.00**	**2**	**125**	**100%**	**1.00**	**1**	**56**	**100%**	**1.00**	**1**	**56**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	169	350,774
Flat to5	2			2,079	2,079	288	598,654
Flat to5	3			2,079	2,079	422	876,935
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						879	1,826,363
							2,079 £/m2

Occupants	Count	Population per unit	
1 bed	3	2.40	7
2 bed	4	2.40	10
3 bed	5	2.40	12
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
0.3000	**ha**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.009	ha
Shortfall / Surplus		0.000	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		8	641	80.16	570	71.25
Social Rent		2	125	62.44	111	55.50
Affordable Rent		1	56	56.25	50	50.00
Shared Ownership		1	56	56.25	50	50.00
First Homes		0	0	56.25	0	50.00
Total		**12**	**879**		**781**	
per ha			5,125		4,556	

#

Sth of Barnhorn Road

38 UNITS **400** Affordable 35%

140 Social Rent 35.00% % of Aff
Affordable Re 35.00%
Shared Owne 30.00%
First Homes 0.00%

	Rounded
49	49
49	49
42	42
0	0
140	140

Modelling
Density 35 units/ha
Net:Gross 60.0%

Area ha
Total 19.048
Gross 19.048 ha
Net 11.429 ha

Characteristics
Sub Area Bexhill
Green Brov Green
Use Agricultural

	Beds	m2	Circulation	Market 260		Rounded	m2	m2	Circulation	Social Rent 49		Rounded	m2	Affordable Rent 49		Rounded	m2	Shared Ownership 42		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	65.00	65	4,875	70	0.0%	30%	14.70	15	1,050	30%	14.70	15	1,050	45%	18.90	20	1,400	45%	0.00	0	0
Terrace	3	95	0.0%	20%	52.00	52	4,940	84	0.0%	10%	4.90	5	420	10%	4.90	5	420	15%	6.30	6	504	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	78.00	78	8,190	93	0.0%	5%	2.45	2	186	5%	2.45	2	186	15%	6.30	6	558	15%	0.00	0	0
Semi	4	120	0.0%	5%	13.00	13	1,560	106	0.0%	5%	2.45	2	212	5%	2.45	2	212	5%	2.10	2	212	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	26.00	26	3,510	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	13.00	13	1,885	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	13.00	13	731	50	12.5%	50%	24.50	25	1,406	50%	24.50	25	1,406	20%	8.40	8	450	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**260.00**	260	**25,691**			**100%**	**49.00**	49	**3,274**	**100%**	**49.00**	49	**3,274**	**100%**	**42.00**	42	**3,124**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	8,375	13,250,925
Terrace	3		1,582		1,582	6,284	9,942,545
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	9,120	14,813,798
Semi	4		1,624		1,624	2,196	3,567,007
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	3,510	6,868,930
Det	5		1,957		1,957	1,885	3,688,870
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	3,994	7,268,705
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						35,364	59,400,779
							1,680 £/m2

Occupants	Count	Population per unit	
1 bed	71	2.40	170
2 bed	115	2.40	276
3 bed	156	2.40	374
4 bed	45	2.40	108
5 bed	13	2.40	31
		Residents	**960**

ha/1000 residents	
0.80	Parks and gardens
0.60	Amenity Greenspace
1.80	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
5.3500	**ha**

Open Space Required			
		51,360	m2
		5.136	ha
Gross - Net		7.619	ha
Shortfall / Surplus		2.483	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	260	25,691	98.81	25,610	98.50
Social Rent	49	3,274	66.82	3,118	63.63
Affordable Rent	49	3,274	66.82	3,118	63.63
Shared Ownership	42	3,124	74.38	3,074	73.19
First Homes	0	0	74.38	0	73.19
Total	**400**	**35,364**		**34,920**	
per ha		3,094		3,056	

Existing allocation. 24ha to include 400 dwellings, 3000 sqm employment floorspace and community uses. Modelled bas

Beeches Farm & Nth of Barnhorn Road

39	UNITS	**540**		Social Rent	35.00%	% of Aff			Rounded
	Affordable	35%	189	Affordable Re	35.00%			66.15	66
				Shared Owne	30.00%			66.15	66
				First Homes	0.00%			56.7	57
								0	0
								189	189

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	25.714		Sub Area	Bexhill
Net:Gross	60.0%		Gross	25.714	ha	Green Brov	Green
			Net	15.429	ha	Use	Agricultural

	Beds	m2	Circulation	Market 351		Rounded	m2
Terrace	2	75	0.0%	25%	87.75	88	6,600
Terrace	3	95	0.0%	20%	70.20	70	6,650
Terrace	4	110	0.0%		0.00	0	0
Semi	2	85	0.0%		0.00	0	0
Semi	3	105	0.0%	30%	105.30	105	11,025
Semi	4	120	0.0%	5%	17.55	18	2,160
Det	3	110	0.0%		0.00	0	0
Det	4	135	0.0%	10%	35.10	35	4,725
Det	5	145	0.0%	5%	17.55	18	2,610
Bungalow	2	70	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0
Flat to5	1	50	12.5%	5%	17.55	17	956
Flat to5	2	65	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0
				100%	**351.00**	**351**	**34,726**

	Beds	m2	Circulation	Social Rent 66		Rounded	m2	Affordable Rent 66		Rounded	m2	Shared Ownership 57		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	70	0.0%	30%	19.80	20	1,400	30%	19.80	20	1,400	45%	25.65	26	1,820	45%	0.00	0	0
Terrace	3	84	0.0%	10%	6.60	7	588	10%	6.60	7	588	15%	8.55	9	756	15%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	93	0.0%	5%	3.30	3	279	5%	3.30	3	279	15%	8.55	9	837	15%	0.00	0	0
Semi	4	106	0.0%	5%	3.30	3	318	5%	3.30	3	318	5%	2.85	3	318	5%	0.00	0	0
Det	3	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	50%	33.00	33	1,856	50%	33.00	33	1,856	20%	11.40	10	563	20%	0.00	0	0
Flat to5	2	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**66.00**	**66**	**4,441**	**100%**	**66.00**	**66**	**4,441**	**100%**	**57.00**	**57**	**4,294**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	11,220	17,752,284
Terrace	3		1,582		1,582	8,582	13,578,440
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	12,420	20,174,054
Semi	4		1,624		1,624	3,114	5,058,132
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	4,725	9,246,636
Det	5		1,957		1,957	2,610	5,107,666
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	5,231	9,520,980
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalov	2		1,819		1,819	0	0
						47,902	80,438,193

1,679 £/m2

Occupants		Population	
	Count	per unit	
1 bed	93	2.40	223
2 bed	154	2.40	370
3 bed	213	2.40	511
4 bed	62	2.40	149
5 bed	18	2.40	43
		Residents	**1,296**

ha/1000 residents	
0.80	Parks and gardens
0.60	Amenity Greenspace
1.80	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
5.3500	**ha**

Open Space Required			
		69,336	m2
		6.934	ha
Gross - Net		10.286	ha
Shortfall / Surplus		3.352	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		351	34,726	98.94	34,620	98.63
Social Rent		66	4,441	67.29	4,235	64.17
Affordable Rent		66	4,441	67.29	4,235	64.17
Shared Ownership		57	4,294	75.32	4,231	74.23
First Homes		0	0	75.32	0	74.23
	Total	**540**	**47,902**		**47,321**	
	per ha		3,105		3,067	

Existing allocation. 29.7ha to include 540 dwellings, primary school, local shops and community uses. Modelled based or

Worsham Farm (East)

40 UNITS **354** Social Rent 35.00% % of Aff 43.365 43
Affordable 35% 123.9 Affordable Re 35.00% 43.365 43
Shared Owne 30.00% 37.17 38
First Homes 0.00% 0 0
123.9 124

Modelling
Density 35 units/ha
Net:Gross 60.0%

Area ha
Total 16.857
Gross 16.857 ha
Net 10.114 ha

Characteristics
Sub Area Bexhill
Green Brov Green
Use Agricultural

	Beds	m2	Circulation	Market 230.1		Rounded	m2	m2	Circulation	Social Rent 43		Rounded	m2	Affordable Rent 43		Rounded	m2	Shared Ownership 38		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	57.53	58	4,350	70	0.0%	30%	12.90	13	910	30%	12.90	13	910	45%	17.10	17	1,190	45%	0.00	0	0
Terrace	3	95	0.0%	20%	46.02	46	4,370	84	0.0%	10%	4.30	4	336	10%	4.30	4	336	15%	5.70	6	504	15%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	69.03	69	7,245	93	0.0%	5%	2.15	2	186	5%	2.15	2	186	15%	5.70	6	558	15%	0.00	0	0
Semi	4	120	0.0%	5%	11.51	12	1,440	106	0.0%	5%	2.15	2	212	5%	2.15	2	212	5%	1.90	2	212	5%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	10%	23.01	23	3,105	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	5%	11.51	12	1,740	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	5%	11.51	10	563	50	12.5%	50%	21.50	22	1,238	50%	21.50	22	1,238	20%	7.60	7	394	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**230.10**	**230**	**22,813**			**100%**	**43.00**	**43**	**2,882**	**100%**	**43.00**	**43**	**2,882**	**100%**	**38.00**	**38**	**2,858**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2		1,582		1,582	7,360	11,644,992
Terrace	3		1,582		1,582	5,546	8,774,881
Terrace	4		1,582		1,582	0	0
Semi	2		1,624		1,624	0	0
Semi	3		1,624		1,624	8,175	13,278,816
Semi	4		1,624		1,624	2,076	3,372,088
Det	3		1,957		1,957	0	0
Det	4		1,957		1,957	3,105	6,076,361
Det	5		1,957		1,957	1,740	3,405,110
Bungalow	2		1,819		1,819	0	0
Bungalow	3		1,819		1,819	0	0
Flat to5	1		1,820		1,820	3,431	6,244,944
Flat to5	2		1,820		1,820	0	0
Flat to5	3		1,820		1,820	0	0
Flat 6+	1		2,114		2,114	0	0
Flat 6+	2		2,114		2,114	0	0
Flat 6+	3		2,114		2,114	0	0
Sheltered	1		1,820		1,820	0	0
Sheltered	2		1,820		1,820	0	0
Extracare	1		1,939		1,939	0	0
Extracare	2		1,939		1,939	0	0
IRC Bungalo	2		1,819		1,819	0	0
						31,433	52,797,192
							1,680 £/m2

Occupants	Count	Population per unit	
1 bed	61	2.40	146
2 bed	101	2.40	242
3 bed	139	2.40	334
4 bed	41	2.40	98
5 bed	12	2.40	29
		Residents	**850**

ha/1000 residents	
0.80	Parks and gardens
0.60	Amenity Greenspace
1.80	Natural and semi-natural
1.60	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.30	Informal play provision
0.00	0
0.00	0
5.3500	**ha**

Open Space Required			
		45,454	m2
		4.545	ha
Gross - Net		6.743	ha
Shortfall / Surplus		2.197	ha

Summary	Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market	230	22,813	99.18	22,750	98.91
Social Rent	43	2,882	67.01	2,744	63.81
Affordable Rent	43	2,882	67.01	2,744	63.81
Shared Ownership	38	2,858	75.20	2,814	74.05
First Homes	0	0	75.20	0	74.05
Total	**354**	**31,433**		**31,052**	
per ha		3,108		3,070	

Existing allocation. 22.8ha to include 354 dwellings, primary school, sports pitches, community building and public open s

FOR APPRAISALS

SITE			Site 1 Large Greenfield 600	Site 2 Large Greenfield 400	Site 3 Large Greenfield 300	Site 4 Large Greenfield 300 LD	Site 5 Large Greenfield 210	Site 6 Large Greenfield 210 LD	Site 7 Greenfield 190	Site 8 Greenfield 190 LD	Site 9 Greenfield 70	Site 10 Greenfield 70 LD	Site 11 Greenfield 35	Site 12 Greenfield 35 LD
			1	2	3	4	5	6	7	8	9	10	11	12
	Sub Area		Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill
	Green/ Brown		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	Existing Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
AREA														
	Total	ha	30.000	20.000	15.000	17.143	10.500	12.000	9.500	10.857	3.500	4.000	1.167	1.167
	Gross	ha	30.000	20.000	15.000	17.143	10.500	12.000	9.500	10.857	3.500	4.000	1.167	1.167
	Net	ha	15.000	10.000	7.500	8.571	5.250	6.000	4.750	5.429	1.750	2.000	0.875	0.875
UNITS														
	Units		600	400	300	300	210	210	190	190	70	70	35	35
UNIT SIZE														
Total	Market	sqm	99.03	98.81	99.36	99.36	99.28	99.28	98.61	98.61	99.18	94.57	97.88	97.88
	Social Rent	sqm	67.64	66.82	68.01	68.01	67.01	67.01	66.61	66.61	63.92	63.92	63.13	63.13
	Affordable Rent	sqm	67.79	66.82	68.34	68.34	67.01	67.01	66.61	66.61	64.88	63.92	63.13	63.13
	Shared Ownership	sqm	74.16	74.38	75.45	75.45	74.18	74.18	74.60	74.60	73.32	73.32	79.25	79.25
	First Homes	sqm	74.16	74.38	75.45	75.45	74.18	74.18	74.60	74.60	73.32	73.32	79.25	79.25
Saleable														
	Market	sqm	98.74	98.50	99.10	99.10	99.01	99.01	98.31	98.31	98.91	94.27	97.61	97.61
	Social Rent	sqm	64.51	63.63	64.97	64.97	63.88	63.88	63.35	63.35	60.44	60.44	60.00	60.00
	Affordable Rent	sqm	64.71	63.63	65.39	65.39	63.88	63.88	63.35	63.35	61.75	60.44	60.00	60.00
	Shared Ownership	sqm	72.87	73.19	74.28	74.28	73.05	73.05	73.35	73.35	72.43	72.43	79.25	79.25
	First Homes	sqm	72.87	73.19	74.28	74.28	73.05	73.05	73.35	73.35	72.43	72.43	79.25	79.25
BASE CONSTRUCTION														
	BCIS +	£/sqm	1,680	1,680	1,679	1,679	1,680	1,680	1,911	1,911	1,911	1,874	1,898	1,898
	Site Costs	%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
	Extras		1,334,000	883,500	676,500	676,500	471,000	471,000	414,000	414,000	157,000	99,500	75,000	75,000
	Abnormals	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
		£	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency	%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	Small Sites	%												
FEES														
	Professional		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189	189
SALES														
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0	0	0	0	0
	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION														
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN														
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE														
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND														
	EUV		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	Premium	% EUV	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Premium	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
	Easements etc	£												
VALUES														
	Market	£/m2	3,858	3,859	3,857	3,857	3,858	3,858	3,859	3,859	3,858	3,859	3,858	3,858
	Social Rent	£/m2	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531
	Affordable Rent	£/m2	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
	Shared Ownership	£/m2	2,701	2,701	2,700	2,700	2,700	2,700	2,701	2,701	2,700	2,701	2,700	2,700
	First Homes	£/m2	2,675	2,675	2,667	2,667	2,676	2,676	2,674	2,674	2,698	2,699	2,697	2,697
GRANT														
	Market	£/unit		0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit		0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit		0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS														
	Biodiversity NG	%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%
		£/ha		0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00
	Water	£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
	Waste % Mat	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0
		£/unit		0	0	0	0	0	0	0	0	0	0	0
	Nest	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0
		£/unit	50	50	50	50	50	50	50	50	50	50	50	50
	Pre CIL s106	£/unit	12,000	12,000	12,000	12,000	12,000	12,000	10,000	10,000	10,000	10,000	5,000	5,000
	Post CIL s106	£/unit	12,000	12,000	12,000	12,000	12,000	12,000	10,000	10,000	10,000	10,000	5,000	5,000
	CIL	Houses	247.27	247.27	247.27	247.27	247.27	247.27	247.27	247.27	247.27	247.27	247.27	247.27
		Flats		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	BSL	Greenfield	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91	33.91
		Brownfield												
	Affordable Housing													
	Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Social Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Affordable Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Shared Ownership	30.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

SITE			Site 13 Greenfield 20	Site 14 Greenfield 12	Site 15 Greenfield 9	Site 16 Greenfield 6	Site 17 Greenfield 5	Site 18 Greenfield 3	Site 19 Greenfield 3 LD	Site 20 Large Brownfield 250	Site 21 Brownfield 80	Site 22 Brownfield 60	Site 23 Brownfield 60 LD	Site 24 Brownfield 20	Site 25 Brownfield 20 LD
			13	14	15	16	17	18	19	20	21	22	23	24	25
	Sub Area		Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill
	Green/ Brown		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown
	Existing Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL
AREA															
	Total	ha	0.762	0.381	0.286	0.190	0.159	0.074	0.095	8.333	1.778	1.333	2.000	0.444	0.667
	Gross	ha	0.762	0.381	0.286	0.190	0.159	0.074	0.095	8.333	1.778	1.333	2.000	0.444	0.667
	Net	ha	0.571	0.343	0.257	0.171	0.143	0.067	0.086	4.167	1.333	1.000	1.500	0.333	0.500
UNITS															
	Units		20	12	9	6	5	3	3	250	80	60	60	20	20
UNIT SIZE															
Total	Market	sqm	102.31	95.00	101.67	113.33	91.67	105.00	105.00	93.36	92.57	94.01	99.90	96.15	102.31
	Social Rent	sqm	60.83	63.13	56.25	56.25	56.25	56.25	56.25	67.35	70.00	66.63	66.63	60.83	60.83
	Affordable Rent	sqm	63.13	56.25	56.25	56.25	56.25	56.25	56.25	67.35	70.00	64.14	64.14	63.13	63.13
	Shared Ownership	sqm	70.00	70.00	84.00	70.00	70.00	56.25	56.25	73.05	70.06	72.38	73.88	77.00	70.00
	First Homes	sqm	70.00	70.00	84.00	70.00	70.00	56.25	56.25	73.05	70.06	72.38	73.88	77.00	70.00
Saleable															
	Market	sqm	102.31	95.00	101.67	113.33	91.67	105.00	105.00	93.09	92.21	93.85	99.74	96.15	102.31
	Social Rent	sqm	56.67	60.00	50.00	50.00	50.00	50.00	50.00	64.32	67.50	63.50	63.50	56.67	56.67
	Affordable Rent	sqm	60.00	50.00	50.00	50.00	50.00	50.00	50.00	64.32	67.50	60.57	60.57	60.00	60.00
	Shared Ownership	sqm	70.00	70.00	84.00	70.00	70.00	50.00	50.00	71.85	68.50	71.33	72.83	77.00	70.00
	First Homes	sqm	70.00	70.00	84.00	70.00	70.00	50.00	50.00	71.85	68.50	71.33	72.83	77.00	70.00
BASE CONSTRUCTION															
	BCIS +	£/sqm	1,908	1,896	1,922	2,037	1,851	1,935	1,904	1,617	1,837	1,838	1,910	1,836	1,908
	Site Costs	%	10%	10%	10%	10%	10%	10%	10%	15%	15%	15%	15%	10%	10%
	Extras		45,500	25,000	20,500	40,500	6,000	1,500	3,000	312,000	100,500	75,000	135,000	25,500	45,500
	Abnormals	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
		£	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency	%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
	Small Sites	%													
FEES															
	Professional		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189	189	189
SALES															
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION															
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN															
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE															
	Fees		0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND															
	EUV		25,000	75,000	75,000	75,000	75,000	75,000	75,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Premium	% EUV	0%	0%	0%	0%	0%	0%	0%	20%	20%	20%	20%	20%	20%
	Premium	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	0	0	0	0	0	0
	Easements etc	£													
VALUES															
	Market	£/m2	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,858	3,861	3,855	3,854	3,850	3,850
	Social Rent	£/m2	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531
	Affordable Rent	£/m2	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
	Shared Ownership	£/m2	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,701	2,703	2,698	2,698	2,695	2,695
	First Homes	£/m2	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,681	2,703	2,698	2,696	2,695	2,695
GRANT															
	Market	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS															
	Biodiversity NG	%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%
		£/ha	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	1,990.00	820.00	820.00	820.00	820.00	820.00	820.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00
	Water	£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
	Waste % Mat	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0
	Nest	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit	50	50	50	50	50	50	50	50	50	50	50	50	50
	Pre CIL s106	£/unit	5,000	5,000	0	0	0	0	5,000	12,000	10,000	10,000	10,000	5,000	5,000
	Post CIL s106	£/unit	5,000	5,000	0	0	0	0	5,000	12,000	10,000	10,000	10,000	5,000	5,000
	CIL	Houses	247.27	247.27	247.27	247.27	247.27	247.27	247.27	72.73	72.73	72.73	72.73	72.73	72.73
		Flats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	BSL	Greenfield	33.91	33.91	33.91	33.91	33.91	33.91	33.91						
		Brownfield								16.95	16.95	16.95	16.95	16.95	16.95
	Affordable Housing														
	Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Social Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Affordable Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Shared Ownership	30.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

SITE			Site 26 Brownfield 12	Site 27 Brownfield 12 LD	Site 28 Brownfield 6	Site 29 Brownfield 6 LD	Site 30 Large Brown Flats 200	Site 31 Brown Flats 80	Site 32 Brown Flats 40	Site 33 Brown Flats 20	Site 34 Brown Flats 12	Site 38 Sth of Barnhorn Road	Site 39 Beeches Farm & Nth of Barnhorn	Site 40 Worsham Farm (East)
			26	27	28	29	30	31	32	33	34	38	39	40
	Sub Area		Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill
	Green/ Brown		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green
	Existing Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural
AREA														
	Total	ha	0.222	0.333	0.111	0.167	2.222	0.889	0.533	0.281	0.180	19.048	25.714	16.857
	Gross	ha	0.222	0.333	0.111	0.167	2.222	0.889	0.533	0.281	0.180	19.048	25.714	16.857
	Net	ha	0.200	0.300	0.100	0.150	1.667	0.667	0.400	0.267	0.171	11.429	15.429	10.114
UNITS														
	Units		12	12	6	6	200	80	40	20	12	400	540	354
UNIT SIZE														
Total	Market	sqm	96.25	97.50	96.25	91.67	79.10	79	79	80	80.16	98.81	98.94	99.18
	Social Rent	sqm	63.13	63.13	56.25	56.25	64.53	65	61	69	62.44	66.82	67.29	67.01
	Affordable Rent	sqm	56.25	56.25	56.25	56.25	65.48	65	61	62	56.25	66.82	67.29	67.01
	Shared Ownership	sqm	70.00	70.00	56.25	56.25	70.55	69	69	76	56.25	74.38	75.32	75.20
	First Homes	sqm	70.00	70.00	56.25	56.25	70.55	69	69	76	56.25	74.38	75.32	75.20
Saleable														
	Market	sqm	96.25	97.50	96.25	91.67	70.31	70	71	71	71.25	98.50	98.63	98.91
	Social Rent	sqm	60.00	60.00	50.00	50.00	57.36	58	54	62	55.50	63.63	64.17	63.81
	Affordable Rent	sqm	50.00	50.00	50.00	50.00	58.21	58	54	56	50.00	63.63	64.17	63.81
	Shared Ownership	sqm	70.00	70.00	50.00	50.00	62.71	62	62	68	50.00	73.19	74.23	74.05
	First Homes	sqm	70.00	70.00	50.00	50.00	62.71	62	62	68	50.00	73.19	74.23	74.05
BASE CONSTRUCTION														
	BCIS +	£/sqm	1,841	1,894	1,874	1,894	1,820	2,079	2,079	2,079	2,079	1,680	1,679	1,680
	Site Costs	%	10%	10%	10%	10%	10%	10%	10%	10%	10%	15%	15%	15%
	Extras		15,000	25,000	6,000	4,500	0	0	0	0	0	883,500	1,200,500	789,500
	Abnormals	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%
		£	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	2.5%	2.5%	2.5%
	Small Sites	%												
FEES														
	Professional		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189	189
SALES														
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION														
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN														
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE														
	Fees		0	0	0	0	0	0	0	0	0	0	0	0
	Interest		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND														
	EUV		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	25,000	25,000	25,000
	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%	0%	0%	0%
	Premium	£/ha	0	0	0	0	0	0	0	0	0	225,000	225,000	225,000
	Easements etc	£												
VALUES														
	Market	£/m2	3,850	3,850	3,850	3,850	4,200	4,200	4,200	4,200	4,200	3,859	3,859	3,858
	Social Rent	£/m2	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531
	Affordable Rent	£/m2	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
	Shared Ownership	£/m2	2,695	2,695	2,695	2,695	2,940	2,940	2,940	2,940	2,940	2,701	2,701	2,700
	First Homes	£/m2	2,695	2,695	2,695	2,695	2,940	2,940	2,940	2,940	2,940	2,675	2,673	2,672
GRANT														
	Market	£/unit	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit	0	0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS														
	Biodiversity NG	%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.15%	0.15%	0.15%
		£/ha	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	820.00	820.00	820.00	820.00	1,990.00	1,990.00	1,990.00	1,990.00	820.00	1,990.00	1,990.00	1,990.00
	Water	£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
	Waste % Mat	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit	0	0	0	0	0	0	0	0	0	0	0	0
	Nest	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit	50	50	50	50	50	50	50	50	50	50	50	50
	Pre CIL s106	£/unit	5,000	5,000	0	0	12,000	10,000	5,000	5,000	5,000	12,000	12,000	12,000
	Post CIL s106	£/unit	5,000	5,000	0	0	12,000	10,000	5,000	5,000	5,000	12,000	12,000	12,000
	CIL	Houses	72.73	72.73	72.73	72.73	72.73	72.73	72.73	72.73	72.73	109.09	109.09	109.09
		Flats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	BSL	Greenfield										33.91	33.91	33.91
		Brownfield	16.95	16.95	16.95	16.95	16.95	16.95	16.95	16.95	16.95			
	Affordable Housing													
	Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Social Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Affordable Rent	35.0%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Shared Ownership	30.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30	Site 31	Site 32	Site 33	Site 34	Site 38	Site 39	Site 40
			Large Greenfield 600	Large Greenfield 400	Large Greenfield 300	Large Greenfield 300 LD	Large Greenfield 210	Large Greenfield 210 LD	Greenfield 190	Greenfield 190 LD	Greenfield 70	Greenfield 70 LD	Greenfield 35	Greenfield 35 LD	Greenfield 20	Greenfield 12	Greenfield 9	Greenfield 6	Greenfield 5	Greenfield 3	Greenfield 3 LD	Large Brownfield 250	Brownfield 80	Brownfield 60	Brownfield 60 LD	Brownfield 20	Brownfield 20 LD	Brownfield 12	Brownfield 12 LD	Brownfield 6	Brownfield 6 LD	Large Brown Flats 200	Brown Flats 80	Brown Flats 40	Brown Flats 20	Brown Flats 12	Sth of Barnhorn Road	Beeches Farm & Nth of Barnhorn Road	Worsham Farm (East)
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	38	39	40
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural
			Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill	Bexhill
Site Area	Gross	ha	30.000	20.000	15.000	17.143	10.500	12.000	9.500	10.857	3.500	4.000	1.167	1.167	0.762	0.381	0.286	0.190	0.159	0.074	0.095	8.333	1.778	1.333	2.000	0.444	0.667	0.222	0.333	0.111	0.167	2.222	0.889	0.533	0.281	0.180	19.048	25.714	16.857
	Net	ha	15.000	10.000	7.500	8.571	5.250	6.000	4.750	5.429	1.750	2.000	0.875	0.875	0.571	0.343	0.257	0.171	0.143	0.067	0.086	4.167	1.333	1.000	1.500	0.333	0.500	0.200	0.300	0.100	0.150	1.667	0.667	0.400	0.267	0.171	11.429	15.429	10.114
Units			600	400	300	300	210	210	190	190	70	70	35	35	20	12	9	6	5	3	3	250	80	60	60	20	20	12	12	6	6	200	80	40	20	12	400	540	354
			0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mix	Market Housing		65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Affordable Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Affordable Rent		12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Social Rent		12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
	Shared Ownership		10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	75,000	75,000	75,000	75,000	75,000	75,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	25,000	25,000	25,000
		£ site	750,000	500,000	375,000	428,571	262,500	300,000	237,500	271,429	87,500	100,000	29,167	29,167	19,048	28,571	21,429	14,286	11,905	5,556	7,143	8,333,333	1,777,778	1,333,333	2,000,000	444,444	666,667	222,222	333,333	111,111	166,667	2,222,222	888,889	533,333	280,702	180,451	476,190	642,857	421,429
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	225,000	225,000	225,000
		£ site	10,500,000	7,000,000	5,250,000	6,000,000	3,675,000	4,200,000	3,325,000	3,800,000	1,225,000	1,400,000	408,333	408,333	266,667	133,333	100,000	66,667	55,556	25,926	33,333	1,666,667	355,556	266,667	400,000	88,889	133,333	44,444	66,667	22,222	33,333	444,444	177,778	106,667	56,140	36,090	4,285,714	5,785,714	3,792,857
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	425,000	425,000	425,000	425,000	425,000	425,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	250,000	250,000	250,000
		£ site	11,250,000	7,500,000	5,625,000	6,428,571	3,937,500	4,500,000	3,562,500	4,071,429	1,312,500	1,500,000	437,500	437,500	285,714	161,905	121,429	80,952	67,460	31,481	40,476	10,000,000	2,133,333	1,600,000	2,400,000	533,333	800,000	266,667	400,000	133,333	200,000	2,666,667	1,066,667	640,000	336,842	216,541	4,761,905	6,428,571	4,214,286
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	59,644	76,793	103,260	90,353	-65,901	-57,664	-494,891	-433,030	-526,188	-382,270	-604,703	-604,703	-307,589	-342,624	-255,927	-775,647	-41,984	-334,269	-322,288	284,031	-971,495	-964,709	-910,020	-326,047	-456,434	-380,072	-487,603	-338,531	-310,815	-1,687,401	-3,913,764	-2,817,225	-2,833,397	-2,399,658	231,776	222,455	244,267
	Net	£/ha	119,288	153,586	206,520	180,705	-131,803	-115,328	-989,783	-866,060	-1,052,375	-764,541	-806,271	-806,271	-410,119	-380,693	-284,363	-861,830	-46,649	-371,410	-358,098	568,062	-1,295,326	-1,286,278	-1,213,360	-434,729	-608,579	-422,302	-541,781	-376,146	-345,349	-2,249,867	-5,218,352	-3,756,299	-2,982,523	-2,525,956	386,293	370,758	407,111
		£ site	1,789,325	1,535,856	1,548,903	1,548,903	-691,965	-691,965	-4,701,467	-4,701,467	-1,841,657	-1,529,081	-705,487	-705,487	-234,354	-130,523	-73,122	-147,742	-6,664	-24,761	-30,694	2,366,924	-1,727,102	-1,286,278	-1,820,039	-144,910	-304,290	-84,460	-162,534	-37,615	-51,802	-3,749,779	-3,478,901	-1,502,520	-795,340	-433,021	4,414,778	5,720,270	4,117,643

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 1

Site 1 **1 Large Greenfiel** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					600	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.03	98.74		65.00%	390	3,858	148,578,500	38,623
Affordable Overall				35%	210			
Social Rent	67.64	64.51		12.25%	74	1,531	7,259,609	4,971
Affordable Rent	67.79	64.71		12.25%	74	2,300	10,939,619	4,983
Shared Ownersl	74.16	72.87		10.50%	63	2,701	12,399,032	4,672
First Homes	74.16	72.87		0.00%	0	2,675	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	15.000	ha		40	/ha		**179,176,760**	**53,249**
SITE AREA - Gro	30.000	ha		20	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,789,325	119,288	59,644
Existing Use Value		750,000		25,000
Uplift	0%	0		0
Plus /ha	350,000	10,500,000		350,000
Benchmark Land Value		**11,250,000**		**375,000**
Additional Profit		26,472,634	685	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -974,259,811

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					1,789,325	
	Land			78,966		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	26,840	105,806	
Fees						
	Planning			135,700		
	Professional		10.00%	11,052,997	11,188,697	
CONSTRUCTION						
	Build Cost	BCIS +	1,713	91,224,819		
		Extras		1,334,000		
		Unit extras	2,390.00	1,434,000		
		Site	15.00%	13,683,723		
	BNG			161,515		
	Contingency	2.50%		2,691,914		
	Abnormals	0.00%		0		
				0	110,529,970	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	5,375,303		
	Legals	%	0.5%	895,884		
		£/unit	0	0		
	Misc.	%	0.0%	0	6,271,187	**129,884,985**

Developers Profit				
	Market Housing	% Value	17.50%	**26,001,238**
	Affordable Hou	% Value	6.00%	**1,835,896**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	600		
No dwgs under	50	635	31,750
No dwgs over 5	550	189	103,950
		Total	135,700

Stamp duty calc - Residual		
Land payment		1,789,325
	Total	78,966

Stamp duty calc - AP		
Land payment		11,250,000
	Total	552,000

Building Safety Levy			
Greenfield	33.91	1,309,689	
Brownfield	0.00	0	
		Total	1,309,689

Pre CIL s106	12,000	£/ Unit (all)	
		Total	7,200,000
Post CIL s106	12,000	£/ Unit (all)	
		Total	7,200,000
CIL	247.27	£/sqm	**9,550,186**

BNG	0.15%	**Total**	161,515
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,679.58	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.59	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,713.17	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	100	100	100	100	100																	
Market Housing		12,381,542	12,381,542	24,763,083	24,763,083	24,763,083	24,763,083	24,763,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		604,967	604,967	1,209,935	1,209,935	1,209,935	1,209,935	1,209,935	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		911,635	911,635	1,823,270	1,823,270	1,823,270	1,823,270	1,823,270	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,033,253	1,033,253	2,066,505	2,066,505	2,066,505	2,066,505	2,066,505	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**14,931,397**	**14,931,397**	**29,862,793**	**29,862,793**	**29,862,793**	**29,862,793**	**29,862,793**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	78,966																							
Easements etc.	0																							
Legals Acquisition	26,840																							
Planning Fee	135,700																							
Professional	11,052,997																							
Build Cost - BCIS Base		8,973,045	8,973,045	17,946,090	17,946,090	17,946,090	17,946,090	17,946,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		3,574,196	4,051,706	4,760,846	1,418,281	1,418,281	1,418,281	1,418,281	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		13,460	13,460	26,919	26,919	26,919	26,919	26,919	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		224,326	224,326	448,652	448,652	448,652	448,652	448,652	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	447,942	447,942	895,884	895,884	895,884	895,884	895,884	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	74,657	74,657	149,314	149,314	149,314	149,314	149,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**11,294,503**	**13,307,626**	**13,785,135**	**24,227,706**	**20,885,141**	**20,885,141**	**20,885,141**	**20,885,141**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,789,325**																							
Interest		981,287	933,101	917,114	563,266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								26,001,238
ordable for Rent																								1,835,896
First Homes																								0
Cash Flow	-13,083,828	642,483	213,160	4,717,974	8,414,387	8,977,652	8,977,652	8,977,652	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-27,837,133
Opening Balance	0																							
Closing Balance	-13,083,828	-12,441,345	-12,228,184	-7,510,211	904,176	9,881,828	18,859,481	27,837,133	27,837,133	27,837,133	27,837,133	27,837,133	27,837,133	27,837,133	27,837,133	27,837,133	27,837,133	27,837,133	27,837,133	27,837,133	27,837,133	27,837,133	27,837,133	27,837,133	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 2

Site 2 **2 Large Greenfiel** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					400	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	98.81	98.50		65.00%	260	3,859	98,826,000	25,691
Affordable Overall				35%	140			
Social Rent	66.82	63.63		12.25%	49	1,531	4,773,658	3,274
Affordable Rent	66.82	63.63		12.25%	49	2,300	7,171,400	3,274
Shared Ownersl	74.38	73.19		10.50%	42	2,701	8,303,545	3,124
First Homes	74.38	73.19		0.00%	0	2,675	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	10.000	ha		40	/ha		**119,074,603**	**35,364**
SITE AREA - Gro	20.000	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,535,856	153,586	76,793
Existing Use Value	500,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	7,000,000		350,000
Benchmark Land Value	**7,500,000**		**375,000**
Additional Profit	**22,393,776**	**872**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -837,626,837

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					1,535,856	
	Land					
	Stamp Duty			66,293		
	Easements etc.			0		
	Legals /Acquisition		1.50%	23,038	89,331	
Fees						
	Planning			97,900		
	Professional		10.00%	7,341,180	7,439,080	
CONSTRUCTION						
	Build Cost	BCIS +	1,713	60,588,795		
		Extras		883,500		
		Unit extras	2,390.00	956,000		
		Site	15.00%	9,088,319		
	BNG			107,275		
	Contingency	2.50%		1,787,915		
	Abnormals	0.00%		0		
				0	73,411,804	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,572,238		
	Legals	%	0.5%	595,373		
		£/unit	0	0		
	Misc.	%	0.0%	0	4,167,611	**86,643,683**

Developers Profit				
	Market Housing	% Value	17.50%	**17,294,550**
	Affordable Hou:	% Value	6.00%	**1,214,916**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	400		
No dwgs under	50	635	31,750
No dwgs over 5	350	189	66,150
		Total	97,900

Stamp duty calc - Residual		
Land payment		1,535,856
	Total	66,293

Stamp duty calc - AP		
Land payment		7,500,000
	Total	364,500

Building Safety Levy			
Greenfield	33.91	871,190	
Brownfield	0.00	0	
		Total	871,190

Pre CIL s106	12,000	£/ Unit (all)	
		Total	4,800,000
Post CIL s106	12,000	£/ Unit (all)	
		Total	4,800,000
CIL	247.27	£/sqm	**6,352,675**

BNG	0.15%	**Total**	107,275
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,679.71	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.59	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,713.30	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	50	50	50																
Market Housing		12,353,250	12,353,250	12,353,250	12,353,250	12,353,250	12,353,250	12,353,250	12,353,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		596,707	596,707	596,707	596,707	596,707	596,707	596,707	596,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		896,425	896,425	896,425	896,425	896,425	896,425	896,425	896,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,037,943	1,037,943	1,037,943	1,037,943	1,037,943	1,037,943	1,037,943	1,037,943	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**14,884,325**	**14,884,325**	**14,884,325**	**14,884,325**	**14,884,325**	**14,884,325**	**14,884,325**	**14,884,325**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	66,293																							
Easements etc.	0																							
Legals Acquisition	23,038																							
Planning Fee	97,900																							
Professional	7,341,180																							
Build Cost - BCIS Base		8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		2,614,701	2,932,335	2,932,335	708,899	708,899	708,899	708,899	708,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		13,409	13,409	13,409	13,409	13,409	13,409	13,409	13,409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		223,489	223,489	223,489	223,489	223,489	223,489	223,489	223,489	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	446,530	446,530	446,530	446,530	446,530	446,530	446,530	446,530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	74,422	74,422	74,422	74,422	74,422	74,422	74,422	74,422	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**7,528,411**	**12,312,128**	**12,629,762**	**12,629,762**	**10,406,326**	**10,406,326**	**10,406,326**	**10,406,326**	**10,406,326**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,535,856**																							
Interest		679,820	537,892	409,141	270,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								17,294,550
ordable for Rent																								1,214,916
First Homes																								0
Cash Flow	-9,064,268	1,892,377	1,716,671	1,845,422	4,207,265	4,478,000	4,478,000	4,478,000	4,478,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-18,509,466
Opening Balance	0																							
Closing Balance	-9,064,268	-7,171,891	-5,455,219	-3,609,797	597,467	5,075,467	9,553,467	14,031,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 3

Site 3 **3 Large Greenfiel** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					300	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.36	99.10		65.00%	195	3,857	74,541,250	19,375
Affordable Overall				35%	105			
Social Rent	68.01	64.97		12.25%	37	1,531	3,655,656	2,499
Affordable Rent	68.34	65.39		12.25%	37	2,300	5,526,996	2,512
Shared Ownersl	75.45	74.28		10.50%	32	2,700	6,317,787	2,377
First Homes	75.45	74.28		0.00%	0	2,667	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	7.500	ha		40	/ha		**90,041,688**	**26,763**
SITE AREA - Gro	15.000	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,548,903	206,520	103,260
Existing Use Value	375,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	5,250,000		350,000
Benchmark Land Value	**5,625,000**		**375,000**

Additional Profit	11,937,883	616 £/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -344,246,061

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					1,548,903	
	Land					
	Stamp Duty			66,945		
	Easements etc.			0		
	Legals /Acquisition		1.50%	23,234	90,179	
Fees						
	Planning			79,000		
	Professional		10.00%	5,552,753	5,631,753	
CONSTRUCTION						
	Build Cost	BCIS +	1,712	45,826,553		
		Extras		676,500		
		Unit extras	2,390.00	717,000		
		Site	15.00%	6,873,983		
	BNG			81,141		
	Contingency	2.50%		1,352,351		
	Abnormals	0.00%		0		
				0	55,527,528	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,701,251		
	Legals	%	0.5%	450,208		
		£/unit	0	0		
	Misc.	%	0.0%	0	3,151,459	**65,949,822**

Developers Profit				
	Market Housing	% Value	17.50%	**13,044,719**
	Affordable Hou:	% Value	6.00%	**930,026**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	300		
No dwgs under	50	635	31,750
No dwgs over 5	250	189	47,250
		Total	79,000

Stamp duty calc - Residual		
Land payment		1,548,903
	Total	66,945

Stamp duty calc - AP		
Land payment		5,625,000
	Total	270,750

Building Safety Levy			
Greenfield	33.91	657,006	
Brownfield	0.00	0	
		Total	657,006

Pre CIL s106	12,000	£/ Unit (all)	
		Total	3,600,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	3,600,000

CIL	247.27	£/sqm	**4,790,856**

BNG	0.15%	**Total**	81,141

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,678.75	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,712.32	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	50																		
Market Housing		12,423,542	12,423,542	12,423,542	12,423,542	12,423,542	12,423,542	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		609,276	609,276	609,276	609,276	609,276	609,276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		921,166	921,166	921,166	921,166	921,166	921,166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,052,964	1,052,964	1,052,964	1,052,964	1,052,964	1,052,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**15,006,948**	**15,006,948**	**15,006,948**	**15,006,948**	**15,006,948**	**15,006,948**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	66,945																							
Easements etc.	0																							
Legals Acquisition	23,234																							
Planning Fee	79,000																							
Professional	5,552,753																							
Build Cost - BCIS Base		9,015,673	9,015,673	9,015,673	9,015,673	9,015,673	9,015,673	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		2,146,758	2,386,301	2,386,301	709,501	709,501	709,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		13,524	13,524	13,524	13,524	13,524	13,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		225,392	225,392	225,392	225,392	225,392	225,392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	450,208	450,208	450,208	450,208	450,208	450,208	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	75,035	75,035	75,035	75,035	75,035	75,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**5,721,932**	**11,926,589**	**12,166,132**	**12,166,132**	**10,489,332**	**10,489,332**	**10,489,332**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,548,903**																							
Interest		545,313	355,184	168,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								13,044,719
ordable for Rent																								930,026
First Homes																								0
Cash Flow	-7,270,835	2,535,046	2,485,632	2,672,054	4,517,616	4,517,616	4,517,616	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-13,974,745
Opening Balance	0																							
Closing Balance	-7,270,835	-4,735,789	-2,250,157	421,898	4,939,513	9,457,129	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 4

Site 4 **4 Large Greenfiel** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					300	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.36	99.10		65.00%	195	3,857	74,541,250	19,375
Affordable Overall				35%	105			
Social Rent	68.01	64.97		12.25%	37	1,531	3,655,656	2,499
Affordable Rent	68.34	65.39		12.25%	37	2,300	5,526,996	2,512
Shared Ownersl	75.45	74.28		10.50%	32	2,700	6,317,787	2,377
First Homes	75.45	74.28		0.00%	0	2,667	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	8.571	ha		35	/ha		**90,041,688**	**26,763**
SITE AREA - Gro	17.143	ha		18	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,548,903	180,705	90,353
Existing Use Value	428,571		25,000
Uplift 0%	0		0
Plus /ha 350,000	6,000,000		350,000
Benchmark Land Value	**6,428,571**		**375,000**
Additional Profit	11,937,883	616	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -397,566,891

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					1,548,903	
	Land					
	Stamp Duty			66,945		
	Easements etc.			0		
	Legals /Acquisition		1.50%	23,234	90,179	
Fees						
	Planning			79,000		
	Professional		10.00%	5,552,753	5,631,753	
CONSTRUCTION						
	Build Cost	BCIS +	1,712	45,826,553		
		Extras		676,500		
		Unit extras	2,390.00	717,000		
		Site	15.00%	6,873,983		
	BNG			81,141		
	Contingency	2.50%		1,352,351		
	Abnormals	0.00%		0		
				0	55,527,528	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,701,251		
	Legals	%	0.5%	450,208		
		£/unit	0	0		
	Misc.	%	0.0%	0	3,151,459	**65,949,822**

Developers Profit				
	Market Housing	% Value	17.50%	**13,044,719**
	Affordable Hou:	% Value	6.00%	**930,026**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	300		
No dwgs under	50	635	31,750
No dwgs over 5	250	189	47,250
		Total	79,000

Stamp duty calc - Residual		
Land payment		1,548,903
	Total	66,945

Stamp duty calc - AP		
Land payment		6,428,571
	Total	310,929

Building Safety Levy			
Greenfield	33.91	657,006	
Brownfield	0.00	0	
		Total	657,006

Pre CIL s106	12,000	£/ Unit (all)	
		Total	3,600,000
Post CIL s106	12,000	£/ Unit (all)	
		Total	3,600,000
CIL	247.27	£/sqm	**4,790,856**

BNG	0.15%	**Total**	81,141
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,678.75	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,712.32	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	50																		
Market Housing		12,423,542	12,423,542	12,423,542	12,423,542	12,423,542	12,423,542	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		609,276	609,276	609,276	609,276	609,276	609,276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		921,166	921,166	921,166	921,166	921,166	921,166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,052,964	1,052,964	1,052,964	1,052,964	1,052,964	1,052,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**15,006,948**	**15,006,948**	**15,006,948**	**15,006,948**	**15,006,948**	**15,006,948**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	66,945																							
Easements etc.	0																							
Legals Acquisition	23,234																							
Planning Fee	79,000																							
Professional	5,552,753																							
Build Cost - BCIS Base		9,015,673	9,015,673	9,015,673	9,015,673	9,015,673	9,015,673	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		2,146,758	2,386,301	2,386,301	709,501	709,501	709,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		13,524	13,524	13,524	13,524	13,524	13,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		225,392	225,392	225,392	225,392	225,392	225,392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	450,208	450,208	450,208	450,208	450,208	450,208	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	75,035	75,035	75,035	75,035	75,035	75,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**5,721,932**	**11,926,589**	**12,166,132**	**12,166,132**	**10,489,332**	**10,489,332**	**10,489,332**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,548,903**																							
Interest		545,313	355,184	168,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								13,044,719
rdable for Rent																								930,026
First Homes																								0
Cash Flow	-7,270,835	2,535,046	2,485,632	2,672,054	4,517,616	4,517,616	4,517,616	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-13,974,745
Opening Balance	0																							
Closing Balance	-7,270,835	-4,735,789	-2,250,157	421,898	4,939,513	9,457,129	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	13,974,745	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 5

Site 5 — **5 Large Greenfiel** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					210	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.28	99.01		65.00%	137	3,858	52,136,225	13,552
Affordable Overall				35%	73.5			
Social Rent	67.01	63.88		12.25%	26	1,531	2,516,094	1,724
Affordable Rent	67.01	63.88		12.25%	26	2,300	3,779,893	1,724
Shared Ownersl	74.18	73.05		10.50%	22	2,700	4,349,500	1,636
First Homes	74.18	73.05		0.00%	0	2,676	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	5.250	ha		40	/ha		**62,781,712**	**18,635**
SITE AREA - Gro	10.500	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-691,965**	**-131,803**	**-65,901**
Existing Use Value	262,500		25,000
Uplift 0%	0		0
Plus /ha 350,000	3,675,000		350,000
Benchmark Land Value	**3,937,500**		**375,000**
Additional Profit	**-9,568,705**	**-706**	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r — *Closing balance =* 0

RUN CIL MACRO ctrl+l — *Closing balance =* -99,308,674

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-691,965	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-10,379	-10,379	
Fees						
	Planning			61,990		
	Professional		10.00%	3,869,453	3,931,443	
CONSTRUCTION						
	Build Cost	BCIS +	1,714	31,932,777		
		Extras		471,000		
		Unit extras	2,390.00	501,900		
		Site	15.00%	4,789,916		
	BNG			56,543		
	Contingency	2.50%		942,390		
	Abnormals	0.00%		0		
				0	38,694,526	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,883,451		
	Legals	%	0.5%	313,909		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,197,360	**44,120,984**

Developers Profit				
	Market Housing	% Value	17.50%	**9,123,839**
	Affordable Hou:	% Value	6.00%	**638,729**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	210		
No dwgs under	50	635	31,750
No dwgs over 5	160	189	30,240
		Total	61,990

Stamp duty calc - Residual		
Land payment		-691,965
	Total	0

Stamp duty calc - AP		
Land payment		3,937,500
	Total	186,375

Building Safety Levy			
Greenfield	33.91	459,553	
Brownfield	0.00	0	
		Total	459,553

Pre CIL s106	12,000	£/ Unit (all)	
		Total	2,520,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	2,520,000

CIL	247.27	£/sqm	**3,351,038**

BNG	0.15%	**Total**	56,543

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,679.95	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.60	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,713.55	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	12	13	12	13	12	13	12	13	12	11					
Market Housing				0	0	0	2,979,213	3,227,481	2,979,213	3,227,481	2,979,213	3,227,481	2,979,213	2,979,213	3,227,481	2,979,213	3,227,481	2,979,213	3,227,481	2,979,213	3,227,481	2,979,213	2,730,945	0
Social Rent				0	0	0	143,777	155,758	143,777	155,758	143,777	155,758	143,777	143,777	155,758	143,777	155,758	143,777	155,758	143,777	155,758	143,777	131,795	0
Affordable Rent				0	0	0	215,994	233,993	215,994	233,993	215,994	233,993	215,994	215,994	233,993	215,994	233,993	215,994	233,993	215,994	233,993	215,994	197,994	0
Shared Ownership				0	0	0	248,543	269,255	248,543	269,255	248,543	269,255	248,543	248,543	269,255	248,543	269,255	248,543	269,255	248,543	269,255	248,543	227,831	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,587,526**	**3,886,487**	**3,587,526**	**3,886,487**	**3,587,526**	**3,886,487**	**3,587,526**	**3,587,526**	**3,886,487**	**3,587,526**	**3,886,487**	**3,587,526**	**3,886,487**	**3,587,526**	**3,886,487**	**3,587,526**	**3,288,566**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-10,379																							
Planning Fee	61,990																							
Professional	1,934,726			1,934,726																				
Build Cost - BCIS Base			0	718,011	1,495,857	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,213,868	2,213,868	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,154,034	1,376,188	658,177	0	0	0
BSL/BSL/s106/CIL/Tariff			0	1,053,311	100,000	148,000	1,324,863	174,260	180,449	1,347,123	176,449	174,260	176,449	178,260	174,260	180,449	174,260	180,449	174,260	172,449	118,260	72,449	26,260	24,072	0
BNG			0	1,077	2,244	3,321	3,411	3,321	3,411	3,321	3,321	3,321	3,321	3,411	3,321	3,411	3,321	3,411	3,321	3,231	2,064	987	0	0	0
Contingency			0	17,950	37,396	55,347	56,843	55,347	56,843	55,347	55,347	55,347	55,347	56,843	55,347	56,843	55,347	56,843	55,347	53,851	34,405	16,454	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	107,626	116,595	107,626	116,595	107,626	116,595	107,626	107,626	116,595	107,626	116,595	107,626	116,595	107,626	116,595	107,626	98,657	0
Legals	0	0	0	0	0	0	17,938	19,432	17,938	19,432	17,938	19,432	17,938	17,938	19,432	17,938	19,432	17,938	19,432	17,938	19,432	17,938	16,443	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,986,337**	**0**	**3,725,076**	**1,635,497**	**2,420,536**	**3,658,819**	**2,572,359**	**2,650,431**	**3,745,223**	**2,585,011**	**2,572,359**	**2,585,011**	**2,637,779**	**2,572,359**	**2,650,431**	**2,572,359**	**2,650,431**	**2,572,359**	**2,519,591**	**1,656,481**	**884,094**	**151,824**	**139,172**	**0**
For Residual Va Land	**-691,965**																							
Interest		24,269	24,725	95,033	127,481	175,256	247,145	232,745	213,932	220,900	200,640	185,367	164,440	149,716	133,489	112,815	95,896	74,518	56,881	32,318	0	0	0	0
Developers Return																								
Market Housing																								9,123,839
ordable for Rent																								638,729
First Homes																								0
Cash Flow	-1,294,372	-24,269	-3,749,801	-1,730,530	-2,548,016	-3,834,075	768,022	1,003,311	-371,629	1,080,575	814,527	1,116,108	785,307	865,451	1,102,567	902,352	1,140,159	940,649	1,310,014	1,898,727	3,002,393	3,435,703	3,149,394	-9,762,569
Opening Balance	0																							
Closing Balance	-1,294,372	-1,318,641	-5,068,442	-6,798,973	-9,346,989	-13,181,064	-12,413,042	-11,409,730	-11,781,359	-10,700,784	-9,886,256	-8,770,148	-7,984,841	-7,119,390	-6,016,822	-5,114,471	-3,974,311	-3,033,663	-1,723,648	175,079	3,177,472	6,613,174	9,762,569	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 6

Site 6 **6 Large Greenfiel** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					210	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.28	99.01		65.00%	137	3,858	52,136,225	13,552
Affordable Overall				35%	73.5			
Social Rent	67.01	63.88		12.25%	26	1,531	2,516,094	1,724
Affordable Rent	67.01	63.88		12.25%	26	2,300	3,779,893	1,724
Shared Ownersl	74.18	73.05		10.50%	22	2,700	4,349,500	1,636
First Homes	74.18	73.05		0.00%	0	2,676	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	6.000	ha		35	/ha		**62,781,712**	**18,635**
SITE AREA - Gro	12.000	ha		18	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-691,965**	**-115,328**	**-57,664**
Existing Use Value	300,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	4,200,000		350,000
Benchmark Land Value	**4,500,000**		**375,000**
Additional Profit	**-8,553,797**	**-631**	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -134,030,244

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-691,965	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-10,379	-10,379	
Fees						
	Planning			61,990		
	Professional		10.00%	3,869,453	3,931,443	
CONSTRUCTION						
	Build Cost	BCIS +	1,714	31,932,777		
		Extras		471,000		
		Unit extras	2,390.00	501,900		
		Site	15.00%	4,789,916		
	BNG			56,543		
	Contingency	2.50%		942,390		
	Abnormals	0.00%		0		
				0	38,694,526	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,883,451		
	Legals	%	0.5%	313,909		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,197,360	**44,120,984**

Developers Profit				
	Market Housing	% Value	17.50%	**9,123,839**
	Affordable Hou	% Value	6.00%	**638,729**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	210		
No dwgs under	50	635	31,750
No dwgs over 5	160	189	30,240
		Total	61,990

Stamp duty calc - Residual		
Land payment		-691,965
	Total	0

Stamp duty calc - AP		
Land payment		4,500,000
	Total	214,500

Building Safety Levy			
Greenfield	33.91	459,553	
Brownfield	0.00	0	
		Total	459,553

Pre CIL s106	12,000	£/ Unit (all)	
		Total	2,520,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	2,520,000

CIL	247.27	£/sqm	**3,351,038**

BNG	0.15%	**Total**	56,543

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,679.95	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.60	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,713.55	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	12	13	12	13	12	13	12	13	12	11					
Market Housing				0	0	0	2,979,213	3,227,481	2,979,213	3,227,481	2,979,213	3,227,481	2,979,213	2,979,213	3,227,481	2,979,213	3,227,481	2,979,213	3,227,481	2,979,213	3,227,481	2,979,213	2,730,945	0
Social Rent				0	0	0	143,777	155,758	143,777	155,758	143,777	155,758	143,777	143,777	155,758	143,777	155,758	143,777	155,758	143,777	155,758	143,777	131,795	0
Affordable Rent				0	0	0	215,994	233,993	215,994	233,993	215,994	233,993	215,994	215,994	233,993	215,994	233,993	215,994	233,993	215,994	233,993	215,994	197,994	0
Shared Ownership				0	0	0	248,543	269,255	248,543	269,255	248,543	269,255	248,543	248,543	269,255	248,543	269,255	248,543	269,255	248,543	269,255	248,543	227,831	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,587,526**	**3,886,487**	**3,587,526**	**3,886,487**	**3,587,526**	**3,886,487**	**3,587,526**	**3,587,526**	**3,886,487**	**3,587,526**	**3,886,487**	**3,587,526**	**3,886,487**	**3,587,526**	**3,886,487**	**3,587,526**	**3,288,566**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-10,379																							
Planning Fee	61,990																							
Professional	1,934,726			1,934,726																				
Build Cost - BCIS Base			0	718,011	1,495,857	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,213,868	2,213,868	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,273,702	2,213,868	2,154,034	1,376,188	658,177	0	0	0
BSL/s106/CIL/Tariff			0	1,053,311	100,000	148,000	1,324,863	174,260	180,449	1,347,123	176,449	174,260	176,449	178,260	174,260	180,449	174,260	180,449	174,260	172,449	118,260	72,449	26,260	24,072	0
BNG			0	1,077	2,244	3,321	3,411	3,321	3,411	3,321	3,321	3,321	3,321	3,411	3,321	3,411	3,321	3,411	3,321	3,231	2,064	987	0	0	0
Contingency			0	17,950	37,396	55,347	56,843	55,347	56,843	55,347	55,347	55,347	55,347	56,843	55,347	56,843	55,347	56,843	55,347	53,851	34,405	16,454	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	107,626	116,595	107,626	116,595	107,626	116,595	107,626	107,626	116,595	107,626	116,595	107,626	116,595	107,626	116,595	107,626	98,657	0
Legals	0	0	0	0	0	0	17,938	19,432	17,938	19,432	17,938	19,432	17,938	17,938	19,432	17,938	19,432	17,938	19,432	17,938	19,432	17,938	16,443	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,986,337**	**0**	**3,725,076**	**1,635,497**	**2,420,536**	**3,658,819**	**2,572,359**	**2,650,431**	**3,745,223**	**2,585,011**	**2,572,359**	**2,585,011**	**2,637,779**	**2,572,359**	**2,650,431**	**2,572,359**	**2,650,431**	**2,572,359**	**2,519,591**	**1,656,481**	**884,094**	**151,824**	**139,172**	**0**
For Residual Va Land	**-691,965**																							
Interest		24,269	24,725	95,033	127,481	175,256	247,145	232,745	213,932	220,900	200,640	185,367	164,440	149,716	133,489	112,815	95,896	74,518	56,881	32,318	0	0	0	0
Developers Return																								
Market Housing																								9,123,839
ordable for Rent																								638,729
First Homes																								0
Cash Flow	-1,294,372	-24,269	-3,749,801	-1,730,530	-2,548,016	-3,834,075	768,022	1,003,311	-371,629	1,080,575	814,527	1,116,108	785,307	865,451	1,102,567	902,352	1,140,159	940,649	1,310,014	1,898,727	3,002,393	3,435,703	3,149,394	-9,762,569
Opening Balance	0																							
Closing Balance	-1,294,372	-1,318,641	-5,068,442	-6,798,973	-9,346,989	-13,181,064	-12,413,042	-11,409,730	-11,781,359	-10,700,784	-9,886,256	-8,770,148	-7,984,841	-7,119,390	-6,016,822	-5,114,471	-3,974,311	-3,033,663	-1,723,648	175,079	3,177,472	6,613,174	9,762,569	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 7

Site 7 — **7 Greenfield 190** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					190	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	98.61	98.31		65.00%	124	3,859	46,846,837	12,178
Affordable Overall				35%	66.5			
Social Rent	66.61	63.35		12.25%	23	1,531	2,257,338	1,550
Affordable Rent	66.61	63.35		12.25%	23	2,300	3,391,168	1,550
Shared Ownersl	74.60	73.35		10.50%	20	2,701	3,952,504	1,488
First Homes	74.60	73.35		0.00%	0	2,674	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	4.750	ha		40	/ha		**56,447,847**	**16,767**
SITE AREA - Gro	9.500	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-4,701,467**	**-989,783**	**-494,891**
Existing Use Value	237,500		25,000
Uplift 0%	0		0
Plus /ha 350,000	3,325,000		350,000
Benchmark Land Value	**3,562,500**		**375,000**
Additional Profit	**-4,866,048**	**-400**	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -218,196,381

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-4,701,467	
	Land			0		
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-70,522	-70,522	
Fees						
	Planning			58,210		
	Professional		10.00%	3,946,599	4,004,809	
CONSTRUCTION						
	Build Cost	BCIS +	1,949	32,677,425		
		Extras		414,000		
		Unit extras	2,390.00	454,100		
		Site	15.00%	4,901,614		
	BNG			57,671		
	Contingency	2.50%		961,178		
	Abnormals	0.00%		0		
				0	39,465,988	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,693,435		
	Legals	%	0.5%	282,239		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,975,675	**40,674,483**

Developers Profit				
	Market Housing	% Value	17.50%	**8,198,196**
	Affordable Hou	% Value	6.00%	**576,061**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	190		
No dwgs under	50	635	31,750
No dwgs over 5	140	189	26,460
		Total	58,210

Stamp duty calc - Residual		
Land payment		-4,701,467
	Total	0

Stamp duty calc - AP		
Land payment		3,562,500
	Total	167,625

Building Safety Levy			
Greenfield	33.91	412,963	
Brownfield	0.00	0	
		Total	412,963

Pre CIL s106	10,000	£/ Unit (all)	
		Total	1,900,000
Post CIL s106	10,000	£/ Unit (all)	
		Total	1,900,000
CIL	247.27	£/sqm	**3,011,302**

BNG	0.15%	**Total**	57,671
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,910.69	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.21	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,948.90	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	12	13	12	13	12	13	12	13	3						
Market Housing				0	0	0	2,958,748	3,205,310	2,958,748	3,205,310	2,958,748	3,205,310	2,958,748	2,958,748	3,205,310	2,958,748	3,205,310	2,958,748	3,205,310	2,958,748	3,205,310	739,687	0	0
Social Rent				0	0	0	142,569	154,449	142,569	154,449	142,569	154,449	142,569	142,569	154,449	142,569	154,449	142,569	154,449	142,569	154,449	35,642	0	0
Affordable Rent				0	0	0	214,179	232,027	214,179	232,027	214,179	232,027	214,179	214,179	232,027	214,179	232,027	214,179	232,027	214,179	232,027	53,545	0	0
Shared Ownership				0	0	0	249,632	270,435	249,632	270,435	249,632	270,435	249,632	249,632	270,435	249,632	270,435	249,632	270,435	249,632	270,435	62,408	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,565,127**	**3,862,221**	**3,565,127**	**3,862,221**	**3,565,127**	**3,862,221**	**3,565,127**	**3,565,127**	**3,862,221**	**3,565,127**	**3,862,221**	**3,565,127**	**3,862,221**	**3,565,127**	**3,862,221**	**891,282**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-70,522																							
Planning Fee	58,210																							
Professional	1,973,299			1,973,299																				
Build Cost - BCIS Base			0	809,413	1,686,278	2,495,691	2,563,143	2,495,691	2,563,143	2,495,691	2,495,691	2,495,691	2,495,691	2,563,143	2,495,691	2,563,143	2,495,691	2,563,143	1,888,631	1,079,218	202,353	0	0	0	0
BSL/BSL/s106/CIL/Tariff			0	943,391	83,333	123,333	1,180,623	149,415	154,922	1,203,371	151,589	149,415	151,589	152,749	149,415	154,922	149,415	154,922	119,415	81,589	36,082	28,255	6,520	0	0
BNG			0	1,214	2,529	3,744	3,845	3,744	3,845	3,744	3,744	3,744	3,744	3,845	3,744	3,845	3,744	3,845	2,833	1,619	304	0	0	0	0
Contingency			0	20,235	42,157	62,392	64,079	62,392	64,079	62,392	62,392	62,392	62,392	64,079	62,392	64,079	62,392	64,079	47,216	26,980	5,059	0	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	106,954	115,867	106,954	115,867	106,954	115,867	106,954	106,954	115,867	106,954	115,867	106,954	115,867	106,954	115,867	26,738	0	0
Legals	0	0	0	0	0	0	17,826	19,311	17,826	19,311	17,826	19,311	17,826	17,826	19,311	17,826	19,311	17,826	19,311	17,826	19,311	4,456	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,960,988**	**0**	**3,747,553**	**1,814,298**	**2,685,161**	**3,811,688**	**2,836,022**	**2,921,166**	**3,889,978**	**2,848,594**	**2,836,022**	**2,848,594**	**2,908,594**	**2,836,022**	**2,921,166**	**2,836,022**	**2,921,166**	**2,182,875**	**1,324,584**	**368,577**	**163,433**	**37,715**	**0**	**0**
For Residual Va Land	**-4,701,467**																							
Interest		0	0	18,883	53,255	104,600	178,030	167,698	153,197	162,161	146,196	135,266	118,797	108,714	97,082	81,258	69,110	52,761	27,833	0	0	0	0	0
Developers Return																								
Market Housing																								8,198,196
ordable for Rent																								576,061
First Homes																								0
Cash Flow	2,740,479	0	-3,747,553	-1,833,180	-2,738,415	-3,916,288	551,075	773,358	-478,048	851,467	582,909	878,361	537,736	620,391	843,973	647,848	871,945	1,329,491	2,509,804	3,196,550	3,698,788	853,566	0	-8,774,257
Opening Balance	0																							
Closing Balance	2,740,479	2,740,479	-1,007,074	-2,840,254	-5,578,669	-9,494,958	-8,943,883	-8,170,525	-8,648,573	-7,797,107	-7,214,197	-6,335,836	-5,798,100	-5,177,709	-4,333,735	-3,685,888	-2,813,943	-1,484,452	1,025,352	4,221,903	7,920,691	8,774,257	8,774,257	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 8

Site 8	8	Greenfield 190	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					190	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	98.61	98.31		65.00%	124	3,859	46,846,837	12,178
Affordable Overall				35%	66.5			
Social Rent	66.61	63.35		12.25%	23	1,531	2,257,338	1,550
Affordable Rent	66.61	63.35		12.25%	23	2,300	3,391,168	1,550
Shared Ownersl	74.60	73.35		10.50%	20	2,701	3,952,504	1,488
First Homes	74.60	73.35		0.00%	0	2,674	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	5.429	ha		35	/ha		**56,447,847**	**16,767**
SITE AREA - Gro	10.857	ha		18	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-4,701,467**	**-866,060**	**-433,030**
Existing Use Value	271,429		25,000
Uplift 0%	0		0
Plus /ha 350,000	3,800,000		350,000
Benchmark Land Value	**4,071,429**		**375,000**
Additional Profit	**-1,486,945**	**-122**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -294,811,160

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-4,701,467	
	Land			0		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	-70,522	-70,522	
Fees						
	Planning			58,210		
	Professional		10.00%	3,946,599	4,004,809	
CONSTRUCTION						
	Build Cost	BCIS +	1,949	32,677,425		
		Extras		414,000		
		Unit extras	2,390.00	454,100		
		Site	15.00%	4,901,614		
	BNG			57,671		
	Contingency	2.50%		961,178		
	Abnormals	0.00%		0		
				0	39,465,988	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,693,435		
	Legals	%	0.5%	282,239		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,975,675	**40,674,483**

Developers Profit				
	Market Housing	% Value	17.50%	**8,198,196**
	Affordable Hou	% Value	6.00%	**576,061**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	190		
No dwgs under	50	635	31,750
No dwgs over 5	140	189	26,460
		Total	58,210

Stamp duty calc - Residual		
Land payment		-4,701,467
	Total	0

Stamp duty calc - AP		
Land payment		4,071,429
	Total	193,071

Building Safety Levy			
Greenfield	33.91	412,963	
Brownfield	0.00	0	
		Total	412,963

Pre CIL s106	10,000	£/ Unit (all)	
		Total	1,900,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	1,900,000

CIL	247.27	£/sqm	**3,011,302**

BNG	0.15%	**Total**	57,671

Unit Build Time	3	Quarters

Build Cost			/m2	Per Unit
			1,910.69	
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.21	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,948.90	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	12	13	12	13	12	13	12	13	3						
Market Housing				0	0	0	2,958,748	3,205,310	2,958,748	3,205,310	2,958,748	3,205,310	2,958,748	2,958,748	3,205,310	2,958,748	3,205,310	2,958,748	3,205,310	2,958,748	3,205,310	739,687	0	0
Social Rent				0	0	0	142,569	154,449	142,569	154,449	142,569	154,449	142,569	142,569	154,449	142,569	154,449	142,569	154,449	142,569	154,449	35,642	0	0
Affordable Rent				0	0	0	214,179	232,027	214,179	232,027	214,179	232,027	214,179	214,179	232,027	214,179	232,027	214,179	232,027	214,179	232,027	53,545	0	0
Shared Ownership				0	0	0	249,632	270,435	249,632	270,435	249,632	270,435	249,632	249,632	270,435	249,632	270,435	249,632	270,435	249,632	270,435	62,408	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,565,127**	**3,862,221**	**3,565,127**	**3,862,221**	**3,565,127**	**3,862,221**	**3,565,127**	**3,565,127**	**3,862,221**	**3,565,127**	**3,862,221**	**3,565,127**	**3,862,221**	**3,565,127**	**3,862,221**	**891,282**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-70,522																							
Planning Fee	58,210																							
Professional	1,973,299			1,973,299																				
Build Cost - BCIS Base			0	809,413	1,686,278	2,495,691	2,563,143	2,495,691	2,563,143	2,495,691	2,495,691	2,495,691	2,495,691	2,563,143	2,495,691	2,563,143	2,495,691	2,563,143	1,888,631	1,079,218	202,353	0	0	0	0
BSL/s106/CIL/Tariff			0	943,391	83,333	123,333	1,180,623	149,415	154,922	1,203,371	151,589	149,415	151,589	152,749	149,415	154,922	149,415	154,922	119,415	81,589	36,082	28,255	6,520	0	0
BNG			0	1,214	2,529	3,744	3,845	3,744	3,845	3,744	3,744	3,744	3,744	3,845	3,744	3,845	3,744	3,845	2,833	1,619	304	0	0	0	0
Contingency			0	20,235	42,157	62,392	64,079	62,392	64,079	62,392	62,392	62,392	62,392	64,079	62,392	64,079	62,392	64,079	47,216	26,980	5,059	0	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	106,954	115,867	106,954	115,867	106,954	115,867	106,954	106,954	115,867	106,954	115,867	106,954	115,867	106,954	115,867	26,738	0	0
Legals	0	0	0	0	0	0	17,826	19,311	17,826	19,311	17,826	19,311	17,826	17,826	19,311	17,826	19,311	17,826	19,311	17,826	19,311	4,456	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,960,988**	**0**	**3,747,553**	**1,814,298**	**2,685,161**	**3,811,688**	**2,836,022**	**2,921,166**	**3,889,978**	**2,848,594**	**2,836,022**	**2,848,594**	**2,908,594**	**2,836,022**	**2,921,166**	**2,836,022**	**2,921,166**	**2,182,875**	**1,324,584**	**368,577**	**163,433**	**37,715**	**0**	**0**
For Residual Va Land	**-4,701,467**																							
Interest		0	0	18,883	53,255	104,600	178,030	167,698	153,197	162,161	146,196	135,266	118,797	108,714	97,082	81,258	69,110	52,761	27,833	0	0	0	0	0
Developers Return																								
Market Housing																								8,198,196
ordable for Rent																								576,061
First Homes																								0
Cash Flow	2,740,479	0	-3,747,553	-1,833,180	-2,738,415	-3,916,288	551,075	773,358	-478,048	851,467	582,909	878,361	537,736	620,391	843,973	647,848	871,945	1,329,491	2,509,804	3,196,550	3,698,788	853,566	0	-8,774,257
Opening Balance	0																							
Closing Balance	2,740,479	2,740,479	-1,007,074	-2,840,254	-5,578,669	-9,494,958	-8,943,883	-8,170,525	-8,648,573	-7,797,107	-7,214,197	-6,335,836	-5,798,100	-5,177,709	-4,333,735	-3,685,888	-2,813,943	-1,484,452	1,025,352	4,221,903	7,920,691	8,774,257	8,774,257	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 9

Site 9	9	Greenfield 70	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					70	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.18	98.91		65.00%	46	3,858	17,361,712	4,513
Affordable Overall				35%	24.5			
Social Rent	63.92	60.44		12.25%	9	1,531	793,534	548
Affordable Rent	64.88	61.75		12.25%	9	2,300	1,217,864	556
Shared Ownersl	73.32	72.43		10.50%	7	2,700	1,437,550	539
First Homes	73.32	72.43		0.00%	0	2,698	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.750	ha		40	/ha		**20,810,660**	**6,156**
SITE AREA - Gro	3.500	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-1,841,657**	**-1,052,375**	**-526,188**
Existing Use Value	87,500		25,000
Uplift 0%	0		0
Plus /ha 350,000	1,225,000		350,000
Benchmark Land Value	**1,312,500**		**375,000**
Additional Profit	499,900	111	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -101,129,318

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-1,841,657	
	Land			0		
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-27,625	-27,625	
Fees						
	Planning			35,530		
	Professional		10.00%	1,449,853	1,485,383	
CONSTRUCTION						
	Build Cost	BCIS +	1,949	11,999,947		
		Extras		157,000		
		Unit extras	2,390.00	167,300		
		Site	15.00%	1,799,992		
	BNG			21,186		
	Contingency	2.50%		353,106		
	Abnormals	0.00%		0		
				0	14,498,532	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	624,320		
	Legals	%	0.5%	104,053		
		£/unit	0	0		
	Misc.	%	0.0%	0	728,373	**14,843,007**

Developers Profit				
	Market Housing	% Value	17.50%	**3,038,300**
	Affordable Hou	% Value	6.00%	**206,937**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	70		
No dwgs under	50	635	31,750
No dwgs over 5	20	189	3,780
		Total	35,530

Stamp duty calc - Residual		
Land payment		-1,841,657
	Total	0

Stamp duty calc - AP		
Land payment		1,312,500
	Total	55,125

Building Safety Levy			
Greenfield	33.91	153,033	
Brownfield	0.00	0	
		Total	153,033

Pre CIL s106	10,000	£/ Unit (all)	
		Total	700,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	700,000

CIL	247.27	£/sqm	**1,115,907**

BNG	0.15%	**Total**	21,186

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,911.02	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.22	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,949.24	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	8																
Market Housing				0	0	0	2,976,293	3,224,318	2,976,293	3,224,318	2,976,293	1,984,196	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	136,034	147,371	136,034	147,371	136,034	90,690	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	208,777	226,175	208,777	226,175	208,777	139,185	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	246,437	266,974	246,437	266,974	246,437	164,291	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,567,542**	**3,864,837**	**3,567,542**	**3,864,837**	**3,567,542**	**2,378,361**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-27,625																							
Planning Fee	35,530																							
Professional	724,927		724,927																					
Build Cost - BCIS Base		0	807,099	1,681,457	2,488,556	2,555,815	2,488,556	2,219,523	1,345,166	538,066	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	374,772	83,333	123,333	517,234	149,568	138,420	483,468	55,087	26,234	17,489	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,211	2,522	3,733	3,834	3,733	3,329	2,018	807	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	20,177	42,036	62,214	63,895	62,214	55,488	33,629	13,452	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	107,026	115,945	107,026	115,945	107,026	71,351	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,838	19,324	17,838	19,324	17,838	11,892	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**732,832**	**0**	**1,928,186**	**1,809,349**	**2,677,837**	**3,140,778**	**2,828,935**	**2,552,030**	**1,989,145**	**742,681**	**151,098**	**100,732**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,841,657**																							
Interest		0	0	15,363	49,576	100,715	161,493	150,672	128,882	101,704	45,071	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,038,300
ordable for Rent																								206,937
First Homes																								0
Cash Flow	1,108,824	0	-1,928,186	-1,824,712	-2,727,413	-3,241,493	577,114	1,162,134	1,449,515	3,020,452	3,371,373	2,277,629	0	0	0	0	0	0	0	0	0	0	0	-3,245,236
Opening Balance	0																							
Closing Balance	1,108,824	1,108,824	-819,362	-2,644,074	-5,371,487	-8,612,980	-8,035,866	-6,873,732	-5,424,217	-2,403,766	967,607	3,245,236	3,245,236	3,245,236	3,245,236	3,245,236	3,245,236	3,245,236	3,245,236	3,245,236	3,245,236	3,245,236	3,245,236	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 10

Site 10 **10 Greenfield 70 L** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
		Gross	Net Saleable		70	£/m2	£	m2
Market Housing		94.57	94.27	65.00%	46	3,859	16,552,290	4,303
Affordable Overall				35%	24.5			
Social Rent		63.92	60.44	12.25%	9	1,531	793,534	548
Affordable Rent		63.92	60.44	12.25%	9	2,300	1,192,116	548
Shared Ownersl		73.32	72.43	10.50%	7	2,701	1,438,058	539
First Homes		73.32	72.43	0.00%	0	2,699	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net		2.000	ha		35	/ha	**19,975,997**	**5,938**
SITE AREA - Gro		4.000	ha		18	/ha		

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-1,529,081**	**-764,541**	**-382,270**
Existing Use Value	100,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	1,400,000		350,000
Benchmark Land Value	**1,500,000**		**375,000**
Additional Profit	**557,644**	**130** £/m2	

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -101,030,405

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-1,529,081	
	Land			0		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	-22,936	-22,936	
Fees						
	Planning			35,530		
	Professional		10.00%	1,367,547	1,403,077	
CONSTRUCTION						
	Build Cost	BCIS +	1,912	11,352,716		
		Extras		99,500		
		Unit extras	2,390.00	167,300		
		Site	15.00%	1,702,907		
	BNG			19,984		
	Contingency	2.50%		333,061		
	Abnormals	0.00%		0		
				0	13,675,467	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	599,280		
	Legals	%	0.5%	99,880		
		£/unit	0	0		
	Misc.	%	0.0%	0	699,160	**14,225,687**

Developers Profit				
	Market Housing	% Value	17.50%	**2,896,651**
	Affordable Hou:	% Value	6.00%	**205,422**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	70		
No dwgs under	50	635	31,750
No dwgs over 5	20	189	3,780
		Total	35,530

Stamp duty calc - Residual		
Land payment		-1,529,081
	Total	0

Stamp duty calc - AP		
Land payment		1,500,000
	Total	64,500

Building Safety Levy			
Greenfield	33.91	145,917	
Brownfield	0.00	0	
		Total	145,917

Pre CIL s106	10,000	£/ Unit (all)	
		Total	700,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	700,000

CIL	247.27	£/sqm	**1,064,022**

BNG	0.15%	**Total**	19,984

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,874.34	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.49	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,911.82	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	8																
Market Housing				0	0	0	2,837,535	3,073,997	2,837,535	3,073,997	2,837,535	1,891,690	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	136,034	147,371	136,034	147,371	136,034	90,690	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	204,363	221,393	204,363	221,393	204,363	136,242	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	246,524	267,068	246,524	267,068	246,524	164,349	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,424,457**	**3,709,828**	**3,424,457**	**3,709,828**	**3,424,457**	**2,282,971**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-22,936																							
Planning Fee	35,530																							
Professional	683,773		683,773																					
Build Cost - BCIS Base		0	761,281	1,586,003	2,347,284	2,410,724	2,347,284	2,093,524	1,268,802	507,521	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	359,207	83,333	123,333	499,075	148,348	137,099	464,089	53,766	25,014	16,676	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,142	2,379	3,521	3,616	3,521	3,140	1,903	761	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	19,032	39,650	58,682	60,268	58,682	52,338	31,720	12,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	102,734	111,295	102,734	111,295	102,734	68,489	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,122	18,549	17,122	18,549	17,122	11,415	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**696,367**	**0**	**1,824,435**	**1,711,365**	**2,532,820**	**2,973,683**	**2,677,691**	**2,415,945**	**1,886,370**	**704,580**	**144,870**	**96,580**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,529,081**																							
Interest		0	0	18,595	51,032	99,479	157,101	146,044	124,522	98,018	43,507	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,896,651
ordable for Rent																								205,422
First Homes																								0
Cash Flow	832,714	0	-1,824,435	-1,729,960	-2,583,852	-3,073,162	589,665	1,147,839	1,413,564	2,907,230	3,236,079	2,186,391	0	0	0	0	0	0	0	0	0	0	0	-3,102,073
Opening Balance	0																							
Closing Balance	832,714	832,714	-991,722	-2,721,682	-5,305,533	-8,378,695	-7,789,030	-6,641,191	-5,227,627	-2,320,397	915,682	3,102,073	3,102,073	3,102,073	3,102,073	3,102,073	3,102,073	3,102,073	3,102,073	3,102,073	3,102,073	3,102,073	3,102,073	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 11

Site 11	11	Greenfield 35	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					35	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	97.88	97.61		65.00%	23	3,858	8,566,611	2,227
Affordable Overall				35%	12.25			
Social Rent	63.13	60.00		12.25%	4	1,531	393,850	271
Affordable Rent	63.13	60.00		12.25%	4	2,300	591,675	271
Shared Ownersl	79.25	79.25		10.50%	4	2,700	786,491	291
First Homes	79.25	79.25		0.00%	0	2,697	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.875	ha		40	/ha		**10,338,627**	**3,059**
SITE AREA - Gro	1.167	ha		30	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-705,487**	**-806,271**	**-604,703**
Existing Use Value	29,167		25,000
Uplift 0%	0		0
Plus /ha 350,000	408,333		350,000
Benchmark Land Value	**437,500**		**375,000**

Additional Profit	171,249	77 £/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -35,566,492

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-705,487	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-10,582	-10,582	
Fees						
	Planning			22,225		
	Professional		10.00%	715,393	737,618	
CONSTRUCTION						
	Build Cost	BCIS +	1,936	5,922,260		
		Extras		75,000		
		Unit extras	2,390.00	83,650		
		Site	15.00%	888,339		
	BNG			10,454		
	Contingency	2.50%		174,231		
	Abnormals	0.00%		0		
				0	7,153,934	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	310,159		
	Legals	%	0.5%	51,693		
		£/unit	0	0		
	Misc.	%	0.0%	0	361,852	**7,537,335**

Developers Profit				
	Market Housing	% Value	17.50%	**1,499,157**
	Affordable Hou:	% Value	6.00%	**106,321**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	35		
No dwgs under	35	635	22,225
No dwgs over 5	0	189	0
		Total	22,225

Stamp duty calc - Residual		
Land payment		-705,487
	Total	0

Stamp duty calc - AP		
Land payment		437,500
	Total	11,375

Building Safety Levy			
Greenfield	33.91	75,510	
Brownfield	0.00	0	
		Total	75,510

Pre CIL s106	5,000	£/ Unit (all)	
		Total	175,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	175,000

CIL	247.27	£/sqm	**550,616**

BNG	0.15%	**Total**	10,454

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,897.85	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.96	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,935.81	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			7	7	7	7	7																	
Market Housing				0	0	0	1,713,322	1,713,322	1,713,322	1,713,322	1,713,322	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	78,770	78,770	78,770	78,770	78,770	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	118,335	118,335	118,335	118,335	118,335	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	157,298	157,298	157,298	157,298	157,298	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,067,725**	**2,067,725**	**2,067,725**	**2,067,725**	**2,067,725**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-10,582																							
Planning Fee	22,225																							
Professional	357,697			357,697																				
Build Cost - BCIS Base		0	464,617	929,233	1,393,850	1,393,850	1,393,850	929,233	464,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	176,851	23,333	35,000	227,716	50,102	38,435	219,484	15,102	15,102	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	697	1,394	2,091	2,091	2,091	1,394	697	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,615	23,231	34,846	34,846	34,846	23,231	11,615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	62,032	62,032	62,032	62,032	62,032	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,339	10,339	10,339	10,339	10,339	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**369,340**	**0**	**1,011,477**	**977,191**	**1,465,787**	**1,658,502**	**1,553,259**	**1,064,664**	**768,784**	**87,472**	**87,472**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-705,487**																							
Interest		0	0	12,662	31,222	59,291	91,500	83,569	66,329	43,217	6,898	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,499,157
ordable for Rent																								106,321
First Homes																								0
Cash Flow	336,147	0	-1,011,477	-989,854	-1,497,009	-1,717,793	422,967	919,493	1,232,613	1,937,036	1,973,355	0	0	0	0	0	0	0	0	0	0	0	0	-1,605,478
Opening Balance	0																							
Closing Balance	336,147	336,147	-675,330	-1,665,183	-3,162,192	-4,879,986	-4,457,019	-3,537,527	-2,304,913	-367,877	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 12

Site 12 **12 Greenfield 35 L** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					35	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	97.88	97.61		65.00%	23	3,858	8,566,611	2,227
Affordable Overall				35%	12.25			
Social Rent	63.13	60.00		12.25%	4	1,531	393,850	271
Affordable Rent	63.13	60.00		12.25%	4	2,300	591,675	271
Shared Ownersl	79.25	79.25		10.50%	4	2,700	786,491	291
First Homes	79.25	79.25		0.00%	0	2,697	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.875	ha		40	/ha		**10,338,627**	**3,059**
SITE AREA - Gro	1.167	ha		30	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-705,487**	**-806,271**	**-604,703**
Existing Use Value		29,167		25,000
Uplift	0%	0		0
Plus /ha	350,000	408,333		350,000
Benchmark Land Value		**437,500**		**375,000**
Additional Profit		**-2,751,395**	**-1,236**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 30,272,343

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-705,487	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-10,582	-10,582	
Fees						
	Planning			22,225		
	Professional		10.00%	715,393	737,618	
CONSTRUCTION						
	Build Cost	BCIS +	1,936	5,922,260		
		Extras		75,000		
		Unit extras	2,390.00	83,650		
		Site	15.00%	888,339		
	BNG			10,454		
	Contingency	2.50%		174,231		
	Abnormals	0.00%		0		
				0	7,153,934	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	310,159		
	Legals	%	0.5%	51,693		
		£/unit	0	0		
	Misc.	%	0.0%	0	361,852	**7,537,335**

Developers Profit				
	Market Housing	% Value	17.50%	**1,499,157**
	Affordable Hou:	% Value	6.00%	**106,321**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	35		
No dwgs under	35	635	22,225
No dwgs over 5	0	189	0
		Total	22,225

Stamp duty calc - Residual		
Land payment		-705,487
	Total	0

Stamp duty calc - AP		
Land payment		437,500
	Total	11,375

Building Safety Levy			
Greenfield	33.91	75,510	
Brownfield	0.00	0	
		Total	75,510

Pre CIL s106	5,000	£/ Unit (all)	
		Total	175,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	175,000

CIL	247.27	£/sqm	**550,616**

BNG	0.15%	**Total**	10,454

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,897.85	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.96	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,935.81	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			7	7	7	7	7																	
Market Housing				0	0	0	1,713,322	1,713,322	1,713,322	1,713,322	1,713,322	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	78,770	78,770	78,770	78,770	78,770	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	118,335	118,335	118,335	118,335	118,335	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	157,298	157,298	157,298	157,298	157,298	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,067,725**	**2,067,725**	**2,067,725**	**2,067,725**	**2,067,725**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-10,582																							
Planning Fee	22,225																							
Professional	357,697		357,697																					
Build Cost - BCIS Base		0	464,617	929,233	1,393,850	1,393,850	1,393,850	929,233	464,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	176,851	23,333	35,000	227,716	50,102	38,435	219,484	15,102	15,102	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	697	1,394	2,091	2,091	2,091	1,394	697	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,615	23,231	34,846	34,846	34,846	23,231	11,615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	62,032	62,032	62,032	62,032	62,032	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,339	10,339	10,339	10,339	10,339	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**369,340**	**0**	**1,011,477**	**977,191**	**1,465,787**	**1,658,502**	**1,553,259**	**1,064,664**	**768,784**	**87,472**	**87,472**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-705,487**																							
Interest		0	0	12,662	31,222	59,291	91,500	83,569	66,329	43,217	6,898	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,499,157
ordable for Rent																								106,321
First Homes																								0
Cash Flow	336,147	0	-1,011,477	-989,854	-1,497,009	-1,717,793	422,967	919,493	1,232,613	1,937,036	1,973,355	0	0	0	0	0	0	0	0	0	0	0	0	-1,605,478
Opening Balance	0																							
Closing Balance	336,147	336,147	-675,330	-1,665,183	-3,162,192	-4,879,986	-4,457,019	-3,537,527	-2,304,913	-367,877	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	1,605,478	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 13

Site 13 **13** **Greenfield 20** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					20	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	102.31	102.31		65.00%	13	3,850	5,120,500	1,330
Affordable Overall				35%	7			
Social Rent	60.83	56.67		12.25%	2	1,531	212,554	149
Affordable Rent	63.13	60.00		12.25%	2	2,300	338,100	155
Shared Ownersl	70.00	70.00		10.50%	2	2,695	396,165	147
First Homes	70.00	70.00		0.00%	0	2,695	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.571	ha		35	/ha		**6,067,319**	**1,781**
SITE AREA - Gro	0.762	ha		26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-234,354**	**-410,119**	**-307,589**
Existing Use Value		19,048		25,000
Uplift	0%	0		0
Plus /ha	350,000	266,667		350,000
Benchmark Land Value		**285,714**		**375,000**
Additional Profit		**-1,025,930**	**-771**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 9,494,803

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					-234,354	
Stamp Duty				0		
Easements etc.				0		
Legals /Acquisition			1.50%	-3,515	-3,515	
Fees						
Planning				12,700		
Professional			10.00%	400,896	413,596	
CONSTRUCTION						
Build Cost	BCIS +		1,946	3,465,603		
	Extras			45,500		
	Unit extras		2,390.00	47,800		
	Site		10.00%	346,560		
BNG				5,858		
Contingency		2.50%		97,637		
Abnormals		0.00%		0		
				0	4,008,958	
FINANCE						
Fees			0%	0		
Interest			7.50%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	182,020		
Legals	%		0.5%	30,337		
	£/unit		0	0		
Misc.	%		0.0%	0	212,356	**4,397,041**

Developers Profit				
Market Housing	% Value	17.50%		**896,088**
Affordable Hou	% Value	6.00%		**56,809**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		-234,354
	Total	0

Stamp duty calc - AP		
Land payment		285,714
	Total	3,786

Building Safety Levy			
Greenfield	33.91	45,100	
Brownfield	0.00	0	
		Total	45,100

Pre CIL s106	5,000	£/ Unit (all)	
		Total	100,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	100,000

CIL	247.27	£/sqm	**328,869**

BNG	0.15%	**Total**	5,858

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,908.04	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.16	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,946.20	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,280,125	1,280,125	1,280,125	1,280,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	53,138	53,138	53,138	53,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	84,525	84,525	84,525	84,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	99,041	99,041	99,041	99,041	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,516,830**	**1,516,830**	**1,516,830**	**1,516,830**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-3,515																							
Planning Fee	12,700																							
Professional	200,448			200,448																				
Build Cost - BCIS Base		0	325,455	650,911	976,366	976,366	650,911	325,455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	106,994	16,667	25,000	140,104	27,942	19,608	126,379	11,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	488	976	1,465	1,465	976	488	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	8,136	16,273	24,409	24,409	16,273	8,136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	45,505	45,505	45,505	45,505	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,584	7,584	7,584	7,584	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**209,633**	**0**	**641,522**	**684,826**	**1,027,239**	**1,142,344**	**749,190**	**406,777**	**179,468**	**64,364**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-234,354**																							
Interest		0	0	11,565	24,622	44,345	66,595	53,451	33,639	9,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								896,088
ordable for Rent																								56,809
First Homes																								0
Cash Flow	24,721	0	-641,522	-696,391	-1,051,862	-1,186,688	701,044	1,056,602	1,303,722	1,443,271	0	0	0	0	0	0	0	0	0	0	0	0	0	-952,897
Opening Balance	0																							
Closing Balance	24,721	24,721	-616,801	-1,313,192	-2,365,054	-3,551,743	-2,850,698	-1,794,097	-490,374	952,897	952,897	952,897	952,897	952,897	952,897	952,897	952,897	952,897	952,897	952,897	952,897	952,897	952,897	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 14

Site 14	14	Greenfield 12	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					12	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	95.00	95.00		65.00%	8	3,850	2,852,850	741
Affordable Overall				35%	4.2			
Social Rent	63.13	60.00		12.25%	1	1,531	135,034	93
Affordable Rent	56.25	50.00		12.25%	1	2,300	169,050	83
Shared Ownersl	70.00	70.00		10.50%	1	2,695	237,699	88
First Homes	70.00	70.00		0.00%	0	2,695	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.343	ha		35	/ha		**3,394,633**	**1,005**
SITE AREA - Gro	0.381	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-130,523**	**-380,693**	**-342,624**
Existing Use Value	28,571		75,000
Uplift 0%	0		0
Plus /ha 350,000	133,333		350,000
Benchmark Land Value	**161,905**		**425,000**
Additional Profit	**-1,829,853**	**-2,469**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 33,465,485

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-130,523	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-1,958	-1,958	
Fees						
	Planning			7,620		
	Professional		10.00%	223,501	231,121	
CONSTRUCTION						
	Build Cost	BCIS +	1,934	1,943,336		
		Extras		25,000		
		Unit extras	1,220.00	14,640		
		Site	10.00%	194,334		
	BNG			3,266		
	Contingency	2.50%		54,433		
	Abnormals	0.00%		0		
				0	2,235,008	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	101,839		
	Legals	%	0.5%	16,973		
		£/unit	0	0		
	Misc.	%	0.0%	0	118,812	**2,452,461**

Developers Profit				
	Market Housing	% Value	17.50%	**499,249**
	Affordable Hou	% Value	6.00%	**32,507**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		-130,523
	Total	0

Stamp duty calc - AP		
Land payment		161,905
	Total	238

Building Safety Levy			
Greenfield	33.91	25,127	
Brownfield	0.00	0	
		Total	25,127

Pre CIL s106	5,000	£/ Unit (all)	
		Total	60,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	60,000

CIL	247.27	£/sqm	**183,227**

BNG	0.15%	**Total**	3,266

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,896.35	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.93	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,934.28	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			4	4	4																			
Market Housing				0	0	0	950,950	950,950	950,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	45,011	45,011	45,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	56,350	56,350	56,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	79,233	79,233	79,233	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,131,544**	**1,131,544**	**1,131,544**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-1,958																							
Planning Fee	7,620																							
Professional	111,750		111,750																					
Build Cost - BCIS Base		0	241,923	483,847	725,770	483,847	241,923	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	6,667	104,947	20,000	104,947	15,042	8,376	8,376	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	363	726	1,089	726	363	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,048	12,096	18,144	12,096	6,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	33,946	33,946	33,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,658	5,658	5,658	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**117,413**	**0**	**366,751**	**601,615**	**765,003**	**601,615**	**302,981**	**47,980**	**47,980**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-130,523**																							
Interest		0	0	6,631	18,035	32,717	44,611	29,912	10,156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								499,249
ordable for Rent																								32,507
First Homes																								0
Cash Flow	13,111	0	-366,751	-608,246	-783,038	-634,333	783,953	1,053,653	1,073,409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-531,756
Opening Balance	0																							
Closing Balance	13,111	13,111	-353,641	-961,887	-1,744,925	-2,379,258	-1,595,305	-541,653	531,756	531,756	531,756	531,756	531,756	531,756	531,756	531,756	531,756	531,756	531,756	531,756	531,756	531,756	531,756	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 15

Site 15	15	Greenfield 9	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	101.67	101.67		65.00%	6	3,850	2,289,788	595
Affordable Overall				35%	3.15			
Social Rent	56.25	50.00		12.25%	1	1,531	84,396	62
Affordable Rent	56.25	50.00		12.25%	1	2,300	126,788	62
Shared Ownersl	84.00	84.00		10.50%	1	2,695	213,929	79
First Homes	84.00	84.00		0.00%	0	2,695	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.257	ha		35	/ha		**2,714,900**	**798**
SITE AREA - Gro	0.286	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-73,122**	**-284,363**	**-255,927**
Existing Use Value	21,429		75,000
Uplift 0%	0		0
Plus /ha 350,000	100,000		350,000
Benchmark Land Value	**121,429**		**425,000**
Additional Profit	**-718,924**	**-1,209**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 11,193,380

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-73,122	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-1,097	-1,097	
Fees						
	Planning			5,715		
	Professional		10.00%	179,938	185,653	
CONSTRUCTION						
	Build Cost	BCIS +	1,961	1,564,953		
		Extras		20,500		
		Unit extras	1,220.00	10,980		
		Site	10.00%	156,495		
	BNG			2,629		
	Contingency	2.50%		43,823		
	Abnormals	0.00%		0		
				0	1,799,381	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	81,447		
	Legals	%	0.5%	13,575		
		£/unit	0	0		
	Misc.	%	0.0%	0	95,022	**2,005,837**

Developers Profit				
	Market Housing	% Value	17.50%	**400,713**
	Affordable Hou	% Value	6.00%	**25,507**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		-73,122
	Total	0

Stamp duty calc - AP		
Land payment		121,429
	Total	0

Building Safety Levy			
Greenfield	33.91	20,168	
Brownfield	0.00	0	
		Total	20,168

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	247.27	£/sqm	**147,064**

BNG	0.15%	**Total**	2,629

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,922.25	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.45	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,960.70	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	763,263	763,263	763,263	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	28,132	28,132	28,132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	42,263	42,263	42,263	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	71,310	71,310	71,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**904,967**	**904,967**	**904,967**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-1,097																							
Planning Fee	5,715																							
Professional	89,969		89,969																					
Build Cost - BCIS Base		0	194,770	389,540	584,309	389,540	194,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	73,532	0	73,532	6,723	6,723	6,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	292	584	876	584	292	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,869	9,738	14,608	9,738	4,869	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	27,149	27,149	27,149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,525	4,525	4,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**94,588**	**0**	**289,900**	**473,394**	**599,794**	**473,394**	**238,328**	**38,396**	**38,396**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-73,122**																							
Interest		402	410	5,853	14,839	26,364	35,734	23,905	8,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								400,713
ordable for Rent																								25,507
First Homes																								0
Cash Flow	-21,466	-402	-290,310	-479,248	-614,633	-499,758	630,905	842,666	858,466	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-426,220
Opening Balance	0																							
Closing Balance	-21,466	-21,868	-312,178	-791,426	-1,406,059	-1,905,817	-1,274,912	-432,246	426,220	426,220	426,220	426,220	426,220	426,220	426,220	426,220	426,220	426,220	426,220	426,220	426,220	426,220	426,220	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 16

Site 16	16	Greenfield 6	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					6	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	113.33	113.33		65.00%	4	3,850	1,701,700	442
Affordable Overall				35%	2.1			
Social Rent	56.25	50.00		12.25%	1	1,531	56,264	41
Affordable Rent	56.25	50.00		12.25%	1	2,300	84,525	41
Shared Ownersl	70.00	70.00		10.50%	1	2,695	118,850	44
First Homes	70.00	70.00		0.00%	0	2,695	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.171	ha		35	/ha		**1,961,339**	**569**
SITE AREA - Gro	0.190	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-147,742**	**-861,830**	**-775,647**
Existing Use Value	14,286		75,000
Uplift 0%	0		0
Plus /ha 350,000	66,667		350,000
Benchmark Land Value	**80,952**		**425,000**
Additional Profit	**-547,275**	**-1,238**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 6,854,199

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-147,742	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-2,216	-2,216	
Fees						
	Planning			3,810		
	Professional		10.00%	138,364	142,174	
CONSTRUCTION						
	Build Cost	BCIS +	2,078	1,181,910		
		Extras		40,500		
		Unit extras	1,220.00	7,320		
		Site	10.00%	118,191		
	BNG			2,022		
	Contingency	2.50%		33,698		
	Abnormals	0.00%		0		
				0	1,383,641	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	58,840		
	Legals	%	0.5%	9,807		
		£/unit	0	0		
	Misc.	%	0.0%	0	68,647	**1,444,504**

Developers Profit				
	Market Housing	% Value	17.50%	**297,798**
	Affordable Hou:	% Value	6.00%	**15,578**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		-147,742
	Total	0

Stamp duty calc - AP		
Land payment		80,952
	Total	0

Building Safety Levy			
Greenfield	33.91	14,988	
Brownfield	0.00	0	
		Total	14,988

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	247.27	£/sqm	**109,293**

BNG	0.15%	**Total**	2,022

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,037.20	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		40.74	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,077.95	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2																			
Market Housing				0	0	0	567,233	567,233	567,233	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	18,755	18,755	18,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	28,175	28,175	28,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	39,617	39,617	39,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**653,780**	**653,780**	**653,780**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-2,216																							
Planning Fee	3,810																							
Professional	69,182			69,182																				
Build Cost - BCIS Base		0	149,769	299,538	449,307	299,538	149,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	54,647	0	54,647	4,996	4,996	4,996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	225	449	674	449	225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	3,744	7,488	11,233	7,488	3,744	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	19,613	19,613	19,613	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,269	3,269	3,269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**70,776**	**0**	**222,920**	**362,122**	**461,214**	**362,122**	**181,616**	**27,878**	**27,878**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-147,742**																							
Interest		0	0	2,737	9,578	18,405	25,540	17,166	5,752	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								297,798
ordable for Rent																								15,578
First Homes																								0
Cash Flow	76,966	0	-222,920	-364,859	-470,791	-380,528	446,623	608,735	620,149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-313,376
Opening Balance	0																							
Closing Balance	76,966	76,966	-145,954	-510,813	-981,605	-1,362,132	-915,509	-306,773	313,376	313,376	313,376	313,376	313,376	313,376	313,376	313,376	313,376	313,376	313,376	313,376	313,376	313,376	313,376	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 17

Site 17	17	Greenfield 5	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					5	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	91.67	91.67		65.00%	3	3,850	1,146,979	298
Affordable Overall				35%	1.75			
Social Rent	56.25	50.00		12.25%	1	1,531	46,887	34
Affordable Rent	56.25	50.00		12.25%	1	2,300	70,438	34
Shared Ownersl	70.00	70.00		10.50%	1	2,695	99,041	37
First Homes	70.00	70.00		0.00%	0	2,695	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.143	ha		35	/ha		**1,363,345**	**404**
SITE AREA - Gro	0.159	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-6,664**	**-46,649**	**-41,984**
Existing Use Value	11,905		75,000
Uplift 0%	0		0
Plus /ha 350,000	55,556		350,000
Benchmark Land Value	**67,460**		**425,000**
Additional Profit	**145,176**	**487** £/m2	

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -5,504,011

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-6,664	
	Land			0		
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-100	-100	
Fees						
	Planning			3,175		
	Professional		10.00%	87,284	90,459	
CONSTRUCTION						
	Build Cost	BCIS +	1,888	762,004		
		Extras		6,000		
		Unit extras	1,220.00	6,100		
		Site	10.00%	76,200		
	BNG			1,275		
	Contingency	2.50%		21,258		
	Abnormals	0.00%		0		
				0	872,838	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	40,900		
	Legals	%	0.5%	6,817		
		£/unit	0	0		
	Misc.	%	0.0%	0	47,717	**1,004,250**

Developers Profit				
	Market Housing	% Value	17.50%	**200,721**
	Affordable Hou:	% Value	6.00%	**12,982**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	5		
No dwgs under	5	635	3,175
No dwgs over 5	0	189	0
		Total	3,175

Stamp duty calc - Residual		
Land payment		-6,664
	Total	0

Stamp duty calc - AP		
Land payment		67,460
	Total	0

Building Safety Levy			
Greenfield	33.91	10,102	
Brownfield	0.00	0	
		Total	10,102

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	247.27	£/sqm	**73,666**

BNG	0.15%	**Total**	1,275

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,851.12	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.02	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,888.15	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			1	2	2																			
Market Housing				0	0	0	229,396	458,792	458,792	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	9,377	18,755	18,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	14,088	28,175	28,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	19,808	39,617	39,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**272,669**	**545,338**	**545,338**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-100																							
Planning Fee	3,175																							
Professional	43,642		43,642																					
Build Cost - BCIS Base		0	56,687	170,061	283,435	226,748	113,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	36,833	0	36,833	2,020	4,041	4,041	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	85	255	425	340	170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,417	4,252	7,086	5,669	2,834	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	8,180	16,360	16,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,363	2,727	2,727	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**46,717**	**0**	**101,831**	**211,400**	**290,946**	**269,590**	**127,942**	**23,128**	**23,128**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-6,664**																							
Interest		751	765	2,689	6,703	12,284	17,569	15,185	5,678	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								200,721
ordable for Rent																								12,982
First Homes																								0
Cash Flow	-40,053	-751	-102,596	-214,089	-297,649	-281,874	127,158	507,025	516,532	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-213,703
Opening Balance	0																							
Closing Balance	-40,053	-40,804	-143,400	-357,490	-655,138	-937,012	-809,854	-302,829	213,703	213,703	213,703	213,703	213,703	213,703	213,703	213,703	213,703	213,703	213,703	213,703	213,703	213,703	213,703	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 18

Site 18	18	Greenfield 3	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					3	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	105.00	105.00		65.00%	2	3,850	788,288	205
Affordable Overall				35%	1.05			
Social Rent	56.25	50.00		12.25%	0	1,531	28,132	21
Affordable Rent	56.25	50.00		12.25%	0	2,300	42,263	21
Shared Ownersl	56.25	50.00		10.50%	0	2,695	42,446	18
First Homes	56.25	50.00		0.00%	0	2,695	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.067	ha		45	/ha		**901,128**	**264**
SITE AREA - Gro	0.074	ha		41	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-24,761**	**-371,410**	**-334,269**
Existing Use Value	5,556		75,000
Uplift 0%	0		0
Plus /ha 350,000	25,926		350,000
Benchmark Land Value	**31,481**		**425,000**
Additional Profit	**117,583**	**574**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -4,205,986

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-24,761	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-371	-371	
Fees						
	Planning			1,905		
	Professional		10.00%	59,314	61,219	
CONSTRUCTION						
	Build Cost	BCIS +	1,973	520,610		
		Extras		1,500		
		Unit extras	1,220.00	3,660		
		Site	10.00%	52,061		
	BNG			867		
	Contingency	2.50%		14,446		
	Abnormals	0.00%		0		
				0	593,143	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	27,034		
	Legals	%	0.5%	4,506		
		£/unit	0	0		
	Misc.	%	0.0%	0	31,539	**660,770**

Developers Profit				
	Market Housing	% Value	17.50%	**137,950**
	Affordable Hou:	% Value	6.00%	**6,770**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	635	1,905
No dwgs over 5	0	189	0
		Total	1,905

Stamp duty calc - Residual		
Land payment		-24,761
	Total	0

Stamp duty calc - AP		
Land payment		31,481
	Total	0

Building Safety Levy			
Greenfield	33.91	6,943	
Brownfield	0.00	0	
		Total	6,943

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	247.27	£/sqm	**50,629**

BNG	0.15%	**Total**	867

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,934.71	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.69	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,973.41	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			1	1	1																			
Market Housing				0	0	0	262,763	262,763	262,763	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	9,377	9,377	9,377	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	14,088	14,088	14,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	14,149	14,149	14,149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**300,376**	**300,376**	**300,376**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-371																							
Planning Fee	1,905																							
Professional	29,657		29,657																					
Build Cost - BCIS Base		0	64,203	128,407	192,610	128,407	64,203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	25,314	0	25,314	2,314	2,314	2,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	96	193	289	193	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,605	3,210	4,815	3,210	1,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	9,011	9,011	9,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,502	1,502	1,502	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**31,191**	**0**	**95,562**	**157,124**	**197,714**	**157,124**	**78,732**	**12,828**	**12,828**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-24,761**																							
Interest		121	123	1,917	4,899	8,698	11,807	7,873	2,629	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								137,950
ordable for Rent																								6,770
First Homes																								0
Cash Flow	-6,430	-121	-95,685	-159,041	-202,613	-165,822	209,837	279,676	284,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-144,721
Opening Balance	0																							
Closing Balance	-6,430	-6,551	-102,236	-261,277	-463,890	-629,712	-419,875	-140,199	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 19

Site 19 **19 Greenfield 3 LD** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					3	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	105.00	105.00		65.00%	2	3,850	788,288	205
Affordable Overall				35%	1.05			
Social Rent	56.25	50.00		12.25%	0	1,531	28,132	21
Affordable Rent	56.25	50.00		12.25%	0	2,300	42,263	21
Shared Ownersl	56.25	50.00		10.50%	0	2,695	42,446	18
First Homes	56.25	50.00		0.00%	0	2,695	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.086	ha		35	/ha		**901,128**	**264**
SITE AREA - Gro	0.095	ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-30,694**	**-358,098**	**-322,288**
Existing Use Value	7,143		75,000
Uplift 0%	0		0
Plus /ha 350,000	33,333		350,000
Benchmark Land Value	**40,476**		**425,000**
Additional Profit	**27,422**	**134**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -2,414,400

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-30,694	
	Land			0		
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-460	-460	
Fees						
	Planning			1,905		
	Professional		10.00%	58,544	60,449	
CONSTRUCTION						
	Build Cost	BCIS +	1,942	512,426		
		Extras		3,000		
		Unit extras	1,220.00	3,660		
		Site	10.00%	51,243		
	BNG			855		
	Contingency	2.50%		14,258		
	Abnormals	0.00%		0		
				0	585,443	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	27,034		
	Legals	%	0.5%	4,506		
		£/unit	0	0		
	Misc.	%	0.0%	0	31,539	**646,277**

Developers Profit				
	Market Housing	% Value	17.50%	**137,950**
	Affordable Hou:	% Value	6.00%	**6,770**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	635	1,905
No dwgs over 5	0	189	0
		Total	1,905

Stamp duty calc - Residual		
Land payment		-30,694
	Total	0

Stamp duty calc - AP		
Land payment		40,476
	Total	0

Building Safety Levy			
Greenfield	33.91	6,943	
Brownfield	0.00	0	
		Total	6,943

Pre CIL s106	5,000	£/ Unit (all)	
		Total	15,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	15,000

CIL	247.27	£/sqm	**50,629**

BNG	0.15%	**Total**	855

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,904.30	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.09	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,942.39	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			1	1	1																			
Market Housing				0	0	0	262,763	262,763	262,763	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	9,377	9,377	9,377	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	14,088	14,088	14,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	14,149	14,149	14,149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**300,376**	**300,376**	**300,376**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-460																							
Planning Fee	1,905																							
Professional	29,272		29,272																					
Build Cost - BCIS Base		0	63,370	126,740	190,110	126,740	63,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	1,667	28,648	5,000	28,648	3,981	2,314	2,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	95	190	285	190	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,584	3,168	4,753	3,168	1,584	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	9,011	9,011	9,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,502	1,502	1,502	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**30,717**	**0**	**95,988**	**158,746**	**200,148**	**158,746**	**79,543**	**12,828**	**12,828**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-30,694**																							
Interest		0	0	1,800	4,810	8,653	11,792	7,873	2,629	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								137,950
ordable for Rent																								6,770
First Homes																								0
Cash Flow	-23	0	-95,988	-160,546	-204,958	-167,399	209,041	279,676	284,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-144,721
Opening Balance	0																							
Closing Balance	-23	-23	-96,012	-256,558	-461,516	-628,916	-419,875	-140,199	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	144,721	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 20

Site 20 **20 Large Brownfie** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	93.36	93.09		65.00%	163	3,858	58,360,069	15,170
Affordable Overall				35%	87.5			
Social Rent	67.35	64.32		12.25%	31	1,531	3,015,885	2,062
Affordable Rent	67.35	64.32		12.25%	31	2,300	4,530,722	2,062
Shared Ownersl	73.05	71.85		10.50%	26	2,701	5,093,391	1,918
First Homes	73.05	71.85		0.00%	0	2,681	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	4.167	ha			60	/ha	**71,000,067**	**21,213**
SITE AREA - Gro	8.333	ha			30	/ha		

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**2,366,924**	**568,062**	**284,031**
Existing Use Value	8,333,333		1,000,000
Uplift 20%	1,666,667		200,000
Plus /ha 0	0		0
Benchmark Land Value	**10,000,000**		**1,200,000**
Additional Profit	**9,948,236**	**656**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -568,126,947

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				2,366,924	
	Stamp Duty			107,846		
	Easements etc.			0		
	Legals /Acquisition		1.50%	35,504	143,350	
Fees						
	Planning			69,550		
	Professional		10.00%	4,525,419	4,594,969	
CONSTRUCTION						
	Build Cost	BCIS +	1,649	34,982,641		
		Extras		312,000		
		Unit extras	2,390.00	597,500		
		Site	15.00%	5,247,396		
	BNG			308,547		
	Contingency	5.00%		2,056,977		
	Abnormals	5.00%		1,749,132		
				0	45,254,193	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,130,002		
	Legals	%	0.5%	355,000		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,485,002	**54,844,439**

Developers Profit				
	Market Housing	% Value	17.50%	**10,213,012**
	Affordable Hou	% Value	6.00%	**758,400**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		2,366,924
	Total	107,846

Stamp duty calc - AP		
Land payment		10,000,000
	Total	489,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	257,139	
		Total	257,139

Pre CIL s106	12,000	£/ Unit (all)	
		Total	3,000,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	3,000,000

CIL	72.73	£/sqm	**1,103,345**

BNG	0.75%	**Total**	308,547

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,616.78	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		32.34	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,649.12	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50																			
Market Housing		11,672,014	11,672,014	11,672,014	11,672,014	11,672,014	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		603,177	603,177	603,177	603,177	603,177	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		906,144	906,144	906,144	906,144	906,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,018,678	1,018,678	1,018,678	1,018,678	1,018,678	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**14,200,013**	**14,200,013**	**14,200,013**	**14,200,013**	**14,200,013**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	107,846																							
Easements etc.	0																							
Legals Acquisition	35,504																							
Planning Fee	69,550																							
Professional	4,525,419																							
Build Cost - BCIS Base		8,227,907	8,227,907	8,227,907	8,227,907	8,227,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		651,428	982,431	651,428	651,428	1,037,599	0	0	386,171	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		61,709	61,709	61,709	61,709	61,709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		411,395	411,395	411,395	411,395	411,395	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		349,826	349,826	349,826	349,826	349,826	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	426,000	426,000	426,000	426,000	426,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	71,000	71,000	71,000	71,000	71,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**4,738,320**	**10,199,267**	**10,530,270**	**10,199,267**	**10,199,267**	**10,585,438**	**0**	**0**	**386,171**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,366,924**																							
Interest		532,893	272,804	18,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								10,213,012
ordable for Rent																								758,400
First Homes																								0
Cash Flow	-7,105,244	3,467,853	3,396,939	3,982,713	4,000,747	3,614,576	0	0	-386,171	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-10,971,412
Opening Balance	0																							
Closing Balance	-7,105,244	-3,637,391	-240,452	3,742,260	7,743,007	11,357,583	11,357,583	11,357,583	10,971,412	10,971,412	10,971,412	10,971,412	10,971,412	10,971,412	10,971,412	10,971,412	10,971,412	10,971,412	10,971,412	10,971,412	10,971,412	10,971,412	10,971,412	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 21

Site 21	21	Brownfield 80	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					80	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	92.57	92.21		65.00%	52	3,861	18,513,250	4,814
Affordable Overall				35%	28			
Social Rent	70.00	67.50		12.25%	10	1,531	1,012,757	686
Affordable Rent	70.00	67.50		12.25%	10	2,300	1,521,450	686
Shared Ownersl	70.06	68.50		10.50%	8	2,703	1,555,113	589
First Homes	70.06	68.50		0.00%	0	2,703	0	0
Grant and Subsi	Social Rent	0	per unit			0		
	Affordable Rent	0				0		
	Shared Ownersl	0				0		
	First Homes	0				0	0	
SITE AREA - Net	1.333	ha		60	/ha		**22,602,570**	**6,774**
SITE AREA - Gro	1.778	ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-1,727,102**	**-1,295,326**	**-971,495**
Existing Use Value	1,777,778		1,000,000
Uplift 20%	355,556		200,000
Plus /ha 0	0		0
Benchmark Land Value	**2,133,333**		**1,200,000**
Additional Profit	**-5,480,513**	**-1,139**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -2,181,638

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					-1,727,102	
Stamp Duty				0		
Easements etc.				0		
Legals /Acquisition			1.50%	-25,907	-25,907	
Fees						
Planning				37,420		
Professional			10.00%	1,637,689	1,675,109	
CONSTRUCTION						
Build Cost	BCIS +		1,873	12,691,021		
	Extras			100,500		
	Unit extras		2,390.00	191,200		
	Site		15.00%	1,903,653		
BNG				111,648		
Contingency		5.00%		744,319		
Abnormals		5.00%		634,551		
				0	16,376,892	
FINANCE						
Fees			0%	0		
Interest			7.50%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	678,077		
Legals	%		0.5%	113,013		
	£/unit		0	0		
Misc.	%		0.0%	0	791,090	**17,090,083**

Developers Profit				
Market Housing	% Value	17.50%		**3,239,819**
Affordable Hou:	% Value	6.00%		**245,359**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		-1,727,102
	Total	0

Stamp duty calc - AP		
Land payment		2,133,333
	Total	96,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	81,593	
		Total	81,593

Pre CIL s106	10,000	£/ Unit (all)	
		Total	800,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	800,000

CIL	72.73	£/sqm	**350,104**

BNG	0.75%	**Total**	111,648

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,836.68	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.73	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,873.41	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10	10	10														
Market Housing				0	0	0	2,314,156	2,314,156	2,314,156	2,314,156	2,314,156	2,314,156	2,314,156	2,314,156	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	126,595	126,595	126,595	126,595	126,595	126,595	126,595	126,595	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	190,181	190,181	190,181	190,181	190,181	190,181	190,181	190,181	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	194,389	194,389	194,389	194,389	194,389	194,389	194,389	194,389	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,825,321**	**2,825,321**	**2,825,321**	**2,825,321**	**2,825,321**	**2,825,321**	**2,825,321**	**2,825,321**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-25,907																							
Planning Fee	37,420																							
Professional	818,845		818,845																					
Build Cost - BCIS Base		0	620,266	1,240,531	1,860,797	1,860,797	1,860,797	1,860,797	1,860,797	1,860,797	1,240,531	620,266	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	138,365	66,667	100,000	222,536	110,199	110,199	232,736	110,199	76,866	43,532	10,199	10,199	0	0	0	0	0	0	0	0	0	0
BNG		0	4,652	9,304	13,956	13,956	13,956	13,956	13,956	13,956	9,304	4,652	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	31,013	62,027	93,040	93,040	93,040	93,040	93,040	93,040	62,027	31,013	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,440	52,879	79,319	79,319	79,319	79,319	79,319	79,319	52,879	26,440	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	84,760	84,760	84,760	84,760	84,760	84,760	84,760	84,760	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,127	14,127	14,127	14,127	14,127	14,127	14,127	14,127	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**830,358**	**0**	**1,639,580**	**1,431,408**	**2,147,111**	**2,269,648**	**2,256,197**	**2,256,197**	**2,378,733**	**2,256,197**	**1,540,493**	**824,789**	**109,085**	**109,085**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,727,102**																							
Interest		0	0	13,928	41,028	82,056	126,150	117,845	109,383	103,060	94,322	72,000	35,840	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,239,819
ordable for Rent																								245,359
First Homes																								0
Cash Flow	896,743	0	-1,639,580	-1,445,336	-2,188,140	-2,351,704	442,974	451,280	337,205	466,064	1,190,506	1,928,532	2,680,396	2,716,236	0	0	0	0	0	0	0	0	0	-3,485,178
Opening Balance	0																							
Closing Balance	896,743	896,743	-742,836	-2,188,172	-4,376,312	-6,728,015	-6,285,041	-5,833,762	-5,496,557	-5,030,493	-3,839,986	-1,911,454	768,942	3,485,178	3,485,178	3,485,178	3,485,178	3,485,178	3,485,178	3,485,178	3,485,178	3,485,178	3,485,178	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 22

Site 22	22	Brownfield 60	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	94.01	93.85		65.00%	39	3,855	14,108,500	3,666
Affordable Overall				35%	21			
Social Rent	66.63	63.50		12.25%	7	1,531	714,556	490
Affordable Rent	64.14	60.57		12.25%	7	2,300	1,023,960	471
Shared Ownersl	72.38	71.33		10.50%	6	2,698	1,212,637	456
First Homes	72.38	71.33		0.00%	0	2,698	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.000	ha		60	/ha		**17,059,653**	**5,083**
SITE AREA - Gro	1.333	ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-1,286,278**	**-1,286,278**	**-964,709**
Existing Use Value	1,333,333		1,000,000
Uplift 20%	266,667		200,000
Plus /ha 0	0		0
Benchmark Land Value	**1,600,000**		**1,200,000**

Additional Profit	**-2,022,992**	**-552** £/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -39,107,746

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-1,286,278	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-19,294	-19,294	
Fees						
	Planning			33,640		
	Professional		10.00%	1,229,847	1,263,487	
CONSTRUCTION						
	Build Cost	BCIS +	1,875	9,531,057		
		Extras		75,000		
		Unit extras	2,390.00	143,400		
		Site	15.00%	1,429,659		
	BNG			83,843		
	Contingency	5.00%		558,956		
	Abnormals	5.00%		476,553		
				0	12,298,468	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	511,790		
	Legals	%	0.5%	85,298		
		£/unit	0	0		
	Misc.	%	0.0%	0	597,088	**12,853,471**

Developers Profit				
	Market Housing	% Value	17.50%	**2,468,988**
	Affordable Hou:	% Value	6.00%	**177,069**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-1,286,278
	Total	0

Stamp duty calc - AP		
Land payment		1,600,000
	Total	69,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	62,143	
		Total	62,143

Pre CIL s106	10,000	£/ Unit (all)	
		Total	600,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	600,000

CIL	72.73	£/sqm	**266,646**

BNG	0.75%	**Total**	83,843

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,838.19	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.76	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,874.95	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,351,417	2,351,417	2,351,417	2,351,417	2,351,417	2,351,417	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	119,093	119,093	119,093	119,093	119,093	119,093	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	170,660	170,660	170,660	170,660	170,660	170,660	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	202,106	202,106	202,106	202,106	202,106	202,106	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,843,276**	**2,843,276**	**2,843,276**	**2,843,276**	**2,843,276**	**2,843,276**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-19,294																							
Planning Fee	33,640																							
Professional	614,923		614,923																					
Build Cost - BCIS Base		0	621,062	1,242,124	1,863,186	1,863,186	1,863,186	1,863,186	1,242,124	621,062	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	113,327	66,667	100,000	193,326	110,357	110,357	170,350	43,690	10,357	10,357	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,658	9,316	13,974	13,974	13,974	13,974	9,316	4,658	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	31,053	62,106	93,159	93,159	93,159	93,159	62,106	31,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,475	52,950	79,425	79,425	79,425	79,425	52,950	26,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	85,298	85,298	85,298	85,298	85,298	85,298	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,216	14,216	14,216	14,216	14,216	14,216	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**629,270**	**0**	**1,411,499**	**1,433,163**	**2,149,745**	**2,243,071**	**2,259,616**	**2,259,616**	**1,636,361**	**826,453**	**109,872**	**109,872**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,286,278**																							
Interest		0	0	14,147	41,284	82,366	125,967	117,386	108,643	88,051	51,886	1,608	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,468,988
ordable for Rent																								177,069
First Homes																								0
Cash Flow	657,009	0	-1,411,499	-1,447,310	-2,191,028	-2,325,436	457,692	466,273	1,098,271	1,928,772	2,681,518	2,731,796	0	0	0	0	0	0	0	0	0	0	0	-2,646,057
Opening Balance	0																							
Closing Balance	657,009	657,009	-754,490	-2,201,800	-4,392,828	-6,718,265	-6,260,573	-5,794,300	-4,696,029	-2,767,257	-85,739	2,646,057	2,646,057	2,646,057	2,646,057	2,646,057	2,646,057	2,646,057	2,646,057	2,646,057	2,646,057	2,646,057	2,646,057	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 23

Site 23	23	Brownfield 60 L	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.90	99.74		65.00%	39	3,854	14,994,000	3,896
Affordable Overall				35%	21			
Social Rent	66.63	63.50		12.25%	7	1,531	714,556	490
Affordable Rent	64.14	60.57		12.25%	7	2,300	1,023,960	471
Shared Ownersl	73.88	72.83		10.50%	6	2,698	1,238,046	465
First Homes	73.88	72.83		0.00%	0	2,696	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.500	ha		40	/ha		**17,970,562**	**5,323**
SITE AREA - Gro	2.000	ha		30	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-1,820,039**	**-1,213,360**	**-910,020**
Existing Use Value		2,000,000		1,000,000
Uplift	20%	400,000		200,000
Plus /ha	0	0		0
Benchmark Land Value		**2,400,000**		**1,200,000**
Additional Profit		**-767,520**	**-197**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -105,573,767

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-1,820,039	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-27,301	-27,301	
Fees						
	Planning			33,640		
	Professional		10.00%	1,342,561	1,376,201	
CONSTRUCTION						
	Build Cost	BCIS +	1,948	10,371,176		
		Extras		135,000		
		Unit extras	2,390.00	143,400		
		Site	15.00%	1,555,676		
	BNG			91,539		
	Contingency	5.00%		610,263		
	Abnormals	5.00%		518,559		
				0	13,425,613	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	539,117		
	Legals	%	0.5%	89,853		
		£/unit	0	0		
	Misc.	%	0.0%	0	628,970	**13,583,445**

Developers Profit				
	Market Housing	% Value	17.50%	**2,623,950**
	Affordable Hou	% Value	6.00%	**178,594**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-1,820,039
	Total	0

Stamp duty calc - AP		
Land payment		2,400,000
	Total	109,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	66,041	
		Total	66,041

Pre CIL s106	10,000	£/ Unit (all)	
		Total	600,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	600,000

CIL	72.73	£/sqm	**283,374**

BNG	0.75%	**Total**	91,539

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,910.24	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.20	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,948.44	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,499,000	2,499,000	2,499,000	2,499,000	2,499,000	2,499,000	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	119,093	119,093	119,093	119,093	119,093	119,093	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	170,660	170,660	170,660	170,660	170,660	170,660	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	206,341	206,341	206,341	206,341	206,341	206,341	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,995,094**	**2,995,094**	**2,995,094**	**2,995,094**	**2,995,094**	**2,995,094**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-27,301																							
Planning Fee	33,640																							
Professional	671,281			671,281																				
Build Cost - BCIS Base		0	678,070	1,356,139	2,034,209	2,034,209	2,034,209	2,034,209	1,356,139	678,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	118,346	66,667	100,000	199,181	111,007	111,007	176,855	44,340	11,007	11,007	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	5,086	10,171	15,257	15,257	15,257	15,257	10,171	5,086	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	33,903	67,807	101,710	101,710	101,710	101,710	67,807	33,903	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	28,809	57,618	86,426	86,426	86,426	86,426	57,618	28,809	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	89,853	89,853	89,853	89,853	89,853	89,853	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,975	14,975	14,975	14,975	14,975	14,975	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**677,620**	**0**	**1,535,494**	**1,558,401**	**2,337,602**	**2,436,783**	**2,453,437**	**2,453,437**	**1,773,418**	**895,036**	**115,835**	**115,835**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,820,039**																							
Interest		0	0	7,370	36,728	81,247	128,460	120,713	112,820	92,029	54,378	1,412	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,623,950
ordable for Rent																								178,594
First Homes																								0
Cash Flow	1,142,419	0	-1,535,494	-1,565,772	-2,374,331	-2,518,030	413,196	420,944	1,108,856	2,008,029	2,824,880	2,877,847	0	0	0	0	0	0	0	0	0	0	0	-2,802,544
Opening Balance	0																							
Closing Balance	1,142,419	1,142,419	-393,075	-1,958,846	-4,333,177	-6,851,207	-6,438,011	-6,017,067	-4,908,212	-2,900,183	-75,303	2,802,544	2,802,544	2,802,544	2,802,544	2,802,544	2,802,544	2,802,544	2,802,544	2,802,544	2,802,544	2,802,544	2,802,544	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 24

Site 24	24	Brownfield 20	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					20	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	96.15	96.15		65.00%	13	3,850	4,812,500	1,250
Affordable Overall				35%	7			
Social Rent	60.83	56.67		12.25%	2	1,531	212,554	149
Affordable Rent	63.13	60.00		12.25%	2	2,300	338,100	155
Shared Ownersl	77.00	77.00		10.50%	2	2,695	435,782	162
First Homes	77.00	77.00		0.00%	0	2,695	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.333	ha		60	/ha		**5,798,935**	**1,715**
SITE AREA - Gro	0.444	ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-144,910**	**-434,729**	**-326,047**
Existing Use Value	444,444		1,000,000
Uplift 20%	88,889		200,000
Plus /ha 0	0		0
Benchmark Land Value	**533,333**		**1,200,000**
Additional Profit	**-7,581,861**	**-6,065**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 145,102,145

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-144,910	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-2,174	-2,174	
Fees						
	Planning			12,700		
	Professional		10.00%	397,520	410,220	
CONSTRUCTION						
	Build Cost	BCIS +	1,873	3,212,596		
		Extras		25,500		
		Unit extras	2,390.00	47,800		
		Site	10.00%	321,260		
	BNG			27,054		
	Contingency	5.00%		180,358		
	Abnormals	5.00%		160,630		
				0	3,975,197	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	173,968		
	Legals	%	0.5%	28,995		
		£/unit	0	0		
	Misc.	%	0.0%	0	202,963	**4,441,297**

Developers Profit				
	Market Housing	% Value	17.50%	**842,188**
	Affordable Hou:	% Value	6.00%	**59,186**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		-144,910
	Total	0

Stamp duty calc - AP		
Land payment		533,333
	Total	16,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	21,188	
		Total	21,188

Pre CIL s106	5,000	£/ Unit (all)	
		Total	100,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	100,000

CIL	72.73	£/sqm	**90,913**

BNG	0.75%	**Total**	27,054

Unit Build Time	3	Quarters

Build Cost			/m2	Per Unit
			1,836.08	
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.72	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,872.80	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,203,125	1,203,125	1,203,125	1,203,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	53,138	53,138	53,138	53,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	84,525	84,525	84,525	84,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	108,945	108,945	108,945	108,945	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,449,734**	**1,449,734**	**1,449,734**	**1,449,734**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-2,174																							
Planning Fee	12,700																							
Professional	198,760		198,760																					
Build Cost - BCIS Base		0	300,596	601,193	901,789	901,789	601,193	300,596	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	35,607	16,667	25,000	56,819	21,964	13,630	37,116	5,297	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,254	4,509	6,763	6,763	4,509	2,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	15,030	30,060	45,089	45,089	30,060	15,030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,386	26,772	40,157	40,157	26,772	13,386	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	43,492	43,492	43,492	43,492	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,249	7,249	7,249	7,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**209,287**	**0**	**565,633**	**679,200**	**1,018,799**	**1,050,619**	**735,237**	**395,637**	**87,857**	**56,038**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-144,910**																							
Interest		1,207	1,230	11,858	24,816	44,383	64,915	52,735	33,960	9,061	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								842,188
ordable for Rent																								59,186
First Homes																								0
Cash Flow	-64,377	-1,207	-566,863	-691,058	-1,043,615	-1,095,002	649,582	1,001,361	1,327,917	1,384,635	0	0	0	0	0	0	0	0	0	0	0	0	0	-901,374
Opening Balance	0																							
Closing Balance	-64,377	-65,584	-632,447	-1,323,505	-2,367,120	-3,462,122	-2,812,540	-1,811,179	-483,262	901,374	901,374	901,374	901,374	901,374	901,374	901,374	901,374	901,374	901,374	901,374	901,374	901,374	901,374	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 25

Site 25	25	Brownfield 20 l	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					20	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	102.31	102.31		65.00%	13	3,850	5,120,500	1,330
Affordable Overall				35%	7			
Social Rent	60.83	56.67		12.25%	2	1,531	212,554	149
Affordable Rent	63.13	60.00		12.25%	2	2,300	338,100	155
Shared Ownersl	70.00	70.00		10.50%	2	2,695	396,165	147
First Homes	70.00	70.00		0.00%	0	2,695	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.500	ha		40	/ha		**6,067,319**	**1,781**
SITE AREA - Gro	0.667	ha		30	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-304,290**	**-608,579**	**-456,434**
Existing Use Value	666,667		1,000,000
Uplift 20%	133,333		200,000
Plus /ha 0	0		0
Benchmark Land Value	**800,000**		**1,200,000**
Additional Profit	**-8,201,408**	**-6,166**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 147,837,127

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-304,290	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-4,564	-4,564	
Fees						
	Planning			12,700		
	Professional		10.00%	430,331	443,031	
CONSTRUCTION						
	Build Cost	BCIS +	1,946	3,465,603		
		Extras		45,500		
		Unit extras	2,390.00	47,800		
		Site	10.00%	346,560		
	BNG			29,291		
	Contingency	5.00%		195,273		
	Abnormals	5.00%		173,280		
				0	4,303,307	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	182,020		
	Legals	%	0.5%	30,337		
		£/unit	0	0		
	Misc.	%	0.0%	0	212,356	**4,649,841**

Developers Profit				
	Market Housing	% Value	17.50%	**896,088**
	Affordable Hou	% Value	6.00%	**56,809**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		-304,290
	Total	0

Stamp duty calc - AP		
Land payment		800,000
	Total	29,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	22,544	
		Total	22,544

Pre CIL s106	5,000	£/ Unit (all)	
		Total	100,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	100,000

CIL	72.73	£/sqm	**96,731**

BNG	0.75%	**Total**	29,291

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,908.04	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		38.16	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,946.20	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,280,125	1,280,125	1,280,125	1,280,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	53,138	53,138	53,138	53,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	84,525	84,525	84,525	84,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	99,041	99,041	99,041	99,041	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,516,830**	**1,516,830**	**1,516,830**	**1,516,830**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-4,564																							
Planning Fee	12,700																							
Professional	215,165		215,165																					
Build Cost - BCIS Base		0	325,455	650,911	976,366	976,366	650,911	325,455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	37,353	16,667	25,000	58,856	22,303	13,969	39,492	5,636	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,441	4,882	7,323	7,323	4,882	2,441	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,273	32,546	48,818	48,818	32,546	16,273	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	14,440	28,880	43,320	43,320	28,880	14,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	45,505	45,505	45,505	45,505	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,584	7,584	7,584	7,584	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**223,301**	**0**	**611,127**	**733,885**	**1,100,827**	**1,134,683**	**792,609**	**425,667**	**92,581**	**58,725**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-304,290**																							
Interest		0	0	9,940	23,887	44,975	67,094	54,773	35,340	9,298	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								896,088
ordable for Rent																								56,809
First Homes																								0
Cash Flow	80,988	0	-611,127	-743,825	-1,124,714	-1,179,658	657,126	1,036,390	1,388,909	1,448,806	0	0	0	0	0	0	0	0	0	0	0	0	0	-952,897
Opening Balance	0																							
Closing Balance	80,988	80,988	-530,139	-1,273,963	-2,398,677	-3,578,335	-2,921,208	-1,884,818	-495,910	952,897	952,897	952,897	952,897	952,897	952,897	952,897	952,897	952,897	952,897	952,897	952,897	952,897	952,897	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 26

Site 26 **26** **Brownfield 12** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					12	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	96.25	96.25		65.00%	8	3,850	2,890,388	751
Affordable Overall				35%	4.2			
Social Rent	63.13	60.00		12.25%	1	1,531	135,034	93
Affordable Rent	56.25	50.00		12.25%	1	2,300	169,050	83
Shared Ownersl	70.00	70.00		10.50%	1	2,695	237,699	88
First Homes	70.00	70.00		0.00%	0	2,695	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.200	ha		60	/ha		**3,432,171**	**1,014**
SITE AREA - Gro	0.222	ha		54	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-84,460**	**-422,302**	**-380,072**
Existing Use Value	222,222		1,000,000
Uplift 20%	44,444		200,000
Plus /ha 0	0		0
Benchmark Land Value	**266,667**		**1,200,000**
Additional Profit	**-14,922,304**	**-19,877**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 306,992,490

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-84,460	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-1,267	-1,267	
Fees						
	Planning			7,620		
	Professional		10.00%	234,233	241,853	
CONSTRUCTION						
	Build Cost	BCIS +	1,878	1,904,792		
		Extras		15,000		
		Unit extras	1,220.00	14,640		
		Site	10.00%	190,479		
	BNG			15,937		
	Contingency	5.00%		106,246		
	Abnormals	5.00%		95,240		
				0	2,342,333	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	102,965		
	Legals	%	0.5%	17,161		
		£/unit	0	0		
	Misc.	%	0.0%	0	120,126	**2,618,585**

Developers Profit				
	Market Housing	% Value	17.50%	**505,818**
	Affordable Hou	% Value	6.00%	**32,507**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		-84,460
	Total	0

Stamp duty calc - AP		
Land payment		266,667
	Total	2,833

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	12,725	
		Total	12,725

Pre CIL s106	5,000	£/ Unit (all)	
		Total	60,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	60,000

CIL	72.73	£/sqm	**54,602**

BNG	0.75%	**Total**	15,937

Unit Build Time	3	Quarters	

Build Cost			/m2	
			1,840.88	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.82	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,877.69	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			4	4	4																			
Market Housing				0	0	0	963,463	963,463	963,463	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	45,011	45,011	45,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	56,350	56,350	56,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	79,233	79,233	79,233	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,144,057**	**1,144,057**	**1,144,057**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-1,267																							
Planning Fee	7,620																							
Professional	117,117		117,117																					
Build Cost - BCIS Base		0	236,101	472,202	708,304	472,202	236,101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	6,667	40,634	20,000	40,634	10,908	4,242	4,242	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,771	3,542	5,312	3,542	1,771	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,805	23,610	35,415	23,610	11,805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	10,582	21,164	31,747	21,164	10,582	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	34,322	34,322	34,322	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,720	5,720	5,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**123,470**	**0**	**384,043**	**561,153**	**800,778**	**561,153**	**311,210**	**44,284**	**44,284**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-84,460**																							
Interest		731	745	7,960	18,631	33,995	45,154	30,384	10,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								505,818
ordable for Rent																								32,507
First Homes																								0
Cash Flow	-39,010	-731	-384,788	-569,113	-819,408	-595,147	787,694	1,069,389	1,089,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-538,325
Opening Balance	0																							
Closing Balance	-39,010	-39,741	-424,529	-993,641	-1,813,050	-2,408,197	-1,620,504	-551,115	538,325	538,325	538,325	538,325	538,325	538,325	538,325	538,325	538,325	538,325	538,325	538,325	538,325	538,325	538,325	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 27

Site 27	27	Brownfield 12 l	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					12	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	97.50	97.50		65.00%	8	3,850	2,927,925	761
Affordable Overall				35%	4.2			
Social Rent	63.13	60.00		12.25%	1	1,531	135,034	93
Affordable Rent	56.25	50.00		12.25%	1	2,300	169,050	83
Shared Ownersl	70.00	70.00		10.50%	1	2,695	237,699	88
First Homes	70.00	70.00		0.00%	0	2,695	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.300	ha		40	/ha		**3,469,708**	**1,024**
SITE AREA - Gro	0.333	ha		36	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-162,534**	**-541,781**	**-487,603**
Existing Use Value	333,333		1,000,000
Uplift 20%	66,667		200,000
Plus /ha 0	0		0
Benchmark Land Value	**400,000**		**1,200,000**
Additional Profit	**-8,710,394**	**-11,454**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 171,291,312

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-162,534	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-2,438	-2,438	
Fees						
	Planning			7,620		
	Professional		10.00%	244,294	251,914	
CONSTRUCTION						
	Build Cost	BCIS +	1,932	1,979,003		
		Extras		25,000		
		Unit extras	1,220.00	14,640		
		Site	10.00%	197,900		
	BNG			16,624		
	Contingency	5.00%		110,827		
	Abnormals	5.00%		98,950		
				0	2,442,945	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	104,091		
	Legals	%	0.5%	17,349		
		£/unit	0	0		
	Misc.	%	0.0%	0	121,440	**2,651,327**

Developers Profit				
	Market Housing	% Value	17.50%	**512,387**
	Affordable Hou:	% Value	6.00%	**32,507**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		-162,534
	Total	0

Stamp duty calc - AP		
Land payment		400,000
	Total	9,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	12,890	
		Total	12,890

Pre CIL s106	5,000	£/ Unit (all)	
		Total	60,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	60,000

CIL	72.73	£/sqm	**55,311**

BNG	0.75%	**Total**	16,624

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,894.39	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.89	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,932.28	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			4	4	4																			
Market Housing				0	0	0	975,975	975,975	975,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	45,011	45,011	45,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	56,350	56,350	56,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	79,233	79,233	79,233	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,156,569**	**1,156,569**	**1,156,569**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-2,438																							
Planning Fee	7,620																							
Professional	122,147		122,147																					
Build Cost - BCIS Base		0	246,283	492,565	738,848	492,565	246,283	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	6,667	40,989	20,000	40,989	10,963	4,297	4,297	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,847	3,694	5,541	3,694	1,847	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,314	24,628	36,942	24,628	12,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	10,994	21,989	32,983	21,989	10,994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	34,697	34,697	34,697	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,783	5,783	5,783	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**127,330**	**0**	**400,252**	**583,865**	**834,315**	**583,865**	**322,882**	**44,777**	**44,777**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-162,534**																							
Interest		0	0	6,845	17,920	33,900	45,483	30,704	10,434	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								512,387
ordable for Rent																								32,507
First Homes																								0
Cash Flow	35,205	0	-400,252	-590,710	-852,235	-617,765	788,205	1,081,089	1,101,359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-544,894
Opening Balance	0																							
Closing Balance	35,205	35,205	-365,048	-955,758	-1,807,993	-2,425,758	-1,637,554	-556,465	544,894	544,894	544,894	544,894	544,894	544,894	544,894	544,894	544,894	544,894	544,894	544,894	544,894	544,894	544,894	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 28

Site 28	28	Brownfield 6	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					6	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	96.25	96.25		65.00%	4	3,850	1,445,194	375
Affordable Overall				35%	2.1			
Social Rent	56.25	50.00		12.25%	1	1,531	56,264	41
Affordable Rent	56.25	50.00		12.25%	1	2,300	84,525	41
Shared Ownersl	56.25	50.00		10.50%	1	2,695	84,893	35
First Homes	56.25	50.00		0.00%	0	2,695	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.100	ha		60	/ha		**1,670,876**	**494**
SITE AREA - Gro	0.111	ha		54	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-37,615**	**-376,146**	**-338,531**
Existing Use Value	111,111		1,000,000
Uplift 20%	22,222		200,000
Plus /ha 0	0		0
Benchmark Land Value	**133,333**		**1,200,000**
Additional Profit	**-3,802,954**	**-10,131**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 76,851,812

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-37,615	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-564	-564	
Fees						
	Planning			3,810		
	Professional		10.00%	115,870	119,680	
CONSTRUCTION						
	Build Cost	BCIS +	1,912	943,427		
		Extras		6,000		
		Unit extras	1,220.00	7,320		
		Site	10.00%	94,343		
	BNG			7,883		
	Contingency	5.00%		52,555		
	Abnormals	5.00%		47,171		
				0	1,158,699	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	50,126		
	Legals	%	0.5%	8,354		
		£/unit	0	0		
	Misc.	%	0.0%	0	58,481	**1,298,681**

Developers Profit				
	Market Housing	% Value	17.50%	**252,909**
	Affordable Hou	% Value	6.00%	**13,541**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		-37,615
	Total	0

Stamp duty calc - AP		
Land payment		133,333
	Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	6,363	
		Total	6,363

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	72.73	£/sqm	**27,301**

BNG	0.75%	**Total**	7,883

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,874.22	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.48	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,911.71	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2																			
Market Housing				0	0	0	481,731	481,731	481,731	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	18,755	18,755	18,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	28,175	28,175	28,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	28,298	28,298	28,298	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**556,959**	**556,959**	**556,959**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-564																							
Planning Fee	3,810																							
Professional	57,935		57,935																					
Build Cost - BCIS Base		0	116,788	233,576	350,363	233,576	116,788	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	0	13,651	0	13,651	2,121	2,121	2,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	876	1,752	2,628	1,752	876	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,839	11,679	17,518	11,679	5,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,241	10,483	15,724	10,483	5,241	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	16,709	16,709	16,709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,785	2,785	2,785	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**61,181**	**0**	**186,679**	**271,139**	**386,233**	**271,139**	**150,359**	**21,614**	**21,614**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-37,615**																							
Interest		442	450	3,959	9,117	16,530	21,924	14,711	4,949	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								252,909
ordable for Rent																								13,541
First Homes																								0
Cash Flow	-23,566	-442	-187,129	-275,098	-395,350	-287,669	384,676	520,633	530,395	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-266,450
Opening Balance	0																							
Closing Balance	-23,566	-24,008	-211,138	-486,236	-881,586	-1,169,255	-784,579	-263,945	266,450	266,450	266,450	266,450	266,450	266,450	266,450	266,450	266,450	266,450	266,450	266,450	266,450	266,450	266,450	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 29

Site 29	29	Brownfield 6 LL	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					6	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	91.67	91.67		65.00%	4	3,850	1,376,375	358
Affordable Overall				35%	2.1			
Social Rent	56.25	50.00		12.25%	1	1,531	56,264	41
Affordable Rent	56.25	50.00		12.25%	1	2,300	84,525	41
Shared Ownersl	56.25	50.00		10.50%	1	2,695	84,893	35
First Homes	56.25	50.00		0.00%	0	2,695	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.150	ha		40	/ha		**1,602,057**	**476**
SITE AREA - Gro	0.167	ha		36	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-51,802**	**-345,349**	**-310,815**
Existing Use Value	166,667		1,000,000
Uplift 20%	33,333		200,000
Plus /ha 0	0		0
Benchmark Land Value	**200,000**		**1,200,000**
Additional Profit	**-3,802,954**	**-10,638**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 74,731,866

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-51,802	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-777	-777	
Fees						
	Planning			3,810		
	Professional		10.00%	112,747	116,557	
CONSTRUCTION						
	Build Cost	BCIS +	1,932	918,995		
		Extras		4,500		
		Unit extras	1,220.00	7,320		
		Site	10.00%	91,899		
	BNG			7,670		
	Contingency	5.00%		51,136		
	Abnormals	5.00%		45,950		
				0	1,127,470	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	48,062		
	Legals	%	0.5%	8,010		
		£/unit	0	0		
	Misc.	%	0.0%	0	56,072	**1,247,520**

Developers Profit				
	Market Housing	% Value	17.50%	**240,866**
	Affordable Hou	% Value	6.00%	**13,541**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		-51,802
	Total	0

Stamp duty calc - AP		
Land payment		200,000
	Total	1,000

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	6,060	
		Total	6,060

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	72.73	£/sqm	**26,001**

BNG	0.75%	**Total**	7,670

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,894.30	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		37.89	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,932.18	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2																			
Market Housing				0	0	0	458,792	458,792	458,792	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	18,755	18,755	18,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	28,175	28,175	28,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	28,298	28,298	28,298	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**534,019**	**534,019**	**534,019**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-777																							
Planning Fee	3,810																							
Professional	56,374		56,374																					
Build Cost - BCIS Base		0	113,635	227,270	340,905	227,270	113,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	0	13,000	0	13,000	2,020	2,020	2,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	852	1,705	2,557	1,705	852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,682	11,363	17,045	11,363	5,682	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,106	10,211	15,317	10,211	5,106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	16,021	16,021	16,021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,670	2,670	2,670	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**59,407**	**0**	**181,648**	**263,549**	**375,823**	**263,549**	**145,985**	**20,711**	**20,711**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-51,802**																							
Interest		143	145	3,554	8,562	15,769	21,007	14,125	4,765	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								240,866
ordable for Rent																								13,541
First Homes																								0
Cash Flow	-7,604	-143	-181,793	-267,103	-384,385	-279,319	367,027	499,184	508,543	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-254,407
Opening Balance	0																							
Closing Balance	-7,604	-7,747	-189,540	-456,644	-841,029	-1,120,348	-753,320	-254,137	254,407	254,407	254,407	254,407	254,407	254,407	254,407	254,407	254,407	254,407	254,407	254,407	254,407	254,407	254,407	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 30

Site 30 **30 Large Brown Fl:** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					200	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.10	70.31		65.00%	130	4,200	38,388,000	10,283
Affordable Overall				35%	70			
Social Rent	64.53	57.36		12.25%	25	1,531	2,151,545	1,581
Affordable Rent	65.48	58.21		12.25%	25	2,300	3,280,040	1,604
Shared Ownersl	70.55	62.71		10.50%	21	2,940	3,871,980	1,482
First Homes	70.55	62.71		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.667	ha			120	/ha	**47,691,565**	**14,949**
SITE AREA - Gro	2.222	ha			90	/ha		

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-3,749,779**	**-2,249,867**	**-1,687,401**
Existing Use Value		2,222,222		1,000,000
Uplift	20%	444,444		200,000
Plus /ha	0	0		0
Benchmark Land Value		**2,666,667**		**1,200,000**
Additional Profit		**-24,501,866**	**-2,383**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 271,088,682

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-3,749,779	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-56,247	-56,247	
Fees						
	Planning			60,100		
	Professional		10.00%	3,417,622	3,477,722	
CONSTRUCTION						
	Build Cost	BCIS +	1,856	27,752,514		
		Extras		0		
		Unit extras	2,390.00	478,000		
		Site	10.00%	2,775,251		
	BNG			232,543		
	Contingency	5.00%		1,550,288		
	Abnormals	5.00%		1,387,626		
				0	34,176,223	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,430,747		
	Legals	%	0.5%	238,458		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,669,205	**35,517,125**

Developers Profit				
	Market Housing	% Value	17.50%	**6,717,900**
	Affordable Hou:	% Value	6.00%	**558,214**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	200		
No dwgs under	50	635	31,750
No dwgs over 5	150	189	28,350
		Total	60,100

Stamp duty calc - Residual		
Land payment		-3,749,779
	Total	0

Stamp duty calc - AP		
Land payment		2,666,667
	Total	122,833

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	174,288	
		Total	174,288

Pre CIL s106	12,000	£/ Unit (all)	
		Total	2,400,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	2,400,000

CIL	72.73	£/sqm	**747,846**

BNG	0.75%	**Total**	232,543

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,820.02	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		36.40	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,856.42	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			20	20	20	20	20	20	20	20	20	20												
Market Housing				0	0	0	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	3,838,800	0	0	0	0	0	0	0	0
Social Rent				0	0	0	215,154	215,154	215,154	215,154	215,154	215,154	215,154	215,154	215,154	215,154	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	328,004	328,004	328,004	328,004	328,004	328,004	328,004	328,004	328,004	328,004	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	387,198	387,198	387,198	387,198	387,198	387,198	387,198	387,198	387,198	387,198	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**4,769,156**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-56,247																							
Planning Fee	60,100																							
Professional	1,708,811		1,708,811																					
Build Cost - BCIS Base		0	1,033,526	2,067,051	3,100,577	3,100,577	3,100,577	3,100,577	3,100,577	3,100,577	3,100,577	3,100,577	2,067,051	1,033,526	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	304,354	160,000	240,000	501,746	257,429	257,429	519,175	257,429	257,429	257,429	177,429	97,429	17,429	17,429	0	0	0	0	0	0	0	0
BNG		0	7,751	15,503	23,254	23,254	23,254	23,254	23,254	23,254	23,254	23,254	15,503	7,751	0	0	0	0	0	0	0	0	0	0
Contingency		0	51,676	103,353	155,029	155,029	155,029	155,029	155,029	155,029	155,029	155,029	103,353	51,676	0	0	0	0	0	0	0	0	0	0
Abnormals		0	46,254	92,508	138,763	138,763	138,763	138,763	138,763	138,763	138,763	138,763	92,508	46,254	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	143,075	143,075	143,075	143,075	143,075	143,075	143,075	143,075	143,075	143,075	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	23,846	23,846	23,846	23,846	23,846	23,846	23,846	23,846	23,846	23,846	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,712,665**	**0**	**3,152,372**	**2,438,415**	**3,657,622**	**3,919,368**	**3,841,972**	**3,841,972**	**4,103,718**	**3,841,972**	**3,841,972**	**3,841,972**	**2,622,764**	**1,403,557**	**184,349**	**184,349**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-3,749,779**																							
Interest		0	0	20,911	67,023	136,861	212,915	199,522	185,879	176,887	162,819	148,487	133,886	96,152	34,850	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								6,717,900
rdable for Rent																								558,214
First Homes																								0
Cash Flow	2,037,114	0	-3,152,372	-2,459,326	-3,724,646	-4,056,229	714,270	727,663	479,560	750,298	764,366	778,698	2,012,506	3,269,448	4,549,957	4,584,807	0	0	0	0	0	0	0	-7,276,114
Opening Balance	0																							
Closing Balance	2,037,114	2,037,114	-1,115,258	-3,574,584	-7,299,230	-11,355,459	-10,641,189	-9,913,526	-9,433,966	-8,683,668	-7,919,302	-7,140,604	-5,128,099	-1,858,651	2,691,307	7,276,114	7,276,114	7,276,114	7,276,114	7,276,114	7,276,114	7,276,114	7,276,114	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 31

Site 31 **31 Brown Flats 80** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					80	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	78.86	70.10		65.00%	52	4,200	15,309,000	4,101
Affordable Overall				35%	28			
Social Rent	65.36	58.10		12.25%	10	1,531	871,721	641
Affordable Rent	65.36	58.10		12.25%	10	2,300	1,309,574	641
Shared Ownersl	69.19	61.50		10.50%	8	2,940	1,518,804	581
First Homes	69.19	61.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.667	ha		120	/ha		**19,009,099**	**5,963**
SITE AREA - Gro	0.889	ha		90	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-3,478,901**	**-5,218,352**	**-3,913,764**
Existing Use Value		888,889		1,000,000
Uplift	20%	177,778		200,000
Plus /ha	0	0		0
Benchmark Land Value		**1,066,667**		**1,200,000**
Additional Profit		**-4,415,752**	**-1,077**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -12,543,089

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-3,478,901	
	Land			0		
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-52,184	-52,184	
Fees						
	Planning			37,420		
	Professional		10.00%	1,554,101	1,591,521	
CONSTRUCTION						
	Build Cost	BCIS +	2,120	12,642,749		
		Extras		0		
		Unit extras	2,390.00	191,200		
		Site	10.00%	1,264,275		
	BNG			105,737		
	Contingency	5.00%		704,911		
	Abnormals	5.00%		632,137		
				0	15,541,009	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	570,273		
	Legals	%	0.5%	95,045		
		£/unit	0	0		
	Misc.	%	0.0%	0	665,318	**14,266,764**

Developers Profit				
	Market Housing	% Value	17.50%	**2,679,075**
	Affordable Hou	% Value	6.00%	**222,006**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		-3,478,901
	Total	0

Stamp duty calc - AP		
Land payment		1,066,667
	Total	42,833

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	69,506	
		Total	69,506

Pre CIL s106	10,000	£/ Unit (all)	
		Total	800,000

Post CIL s106	10,000	£/ Unit (all)	
		Total	800,000

CIL	72.73	£/sqm	**298,238**

BNG	0.75%	**Total**	105,737

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,078.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		41.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,120.23	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			20	20	20	20																		
Market Housing				0	0	0	3,827,250	3,827,250	3,827,250	3,827,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	217,930	217,930	217,930	217,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	327,394	327,394	327,394	327,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	379,701	379,701	379,701	379,701	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,752,275**	**4,752,275**	**4,752,275**	**4,752,275**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-52,184																							
Planning Fee	37,420																							
Professional	777,050			777,050																				
Build Cost - BCIS Base		0	1,174,852	2,349,704	3,524,556	3,524,556	2,349,704	1,174,852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	156,138	133,333	200,000	304,383	150,710	84,043	121,760	17,376	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	8,811	17,623	26,434	26,434	17,623	8,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	58,743	117,485	176,228	176,228	117,485	58,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	52,678	105,356	158,034	158,034	105,356	52,678	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	142,568	142,568	142,568	142,568	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	23,761	23,761	23,761	23,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**762,287**	**0**	**2,228,273**	**2,723,502**	**4,085,252**	**4,189,636**	**2,907,208**	**1,545,457**	**288,089**	**183,706**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-3,478,901**																							
Interest		0	0	0	41,909	119,294	200,086	169,243	112,288	30,690	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,679,075
ordable for Rent																								222,006
First Homes																								0
Cash Flow	2,716,614	0	-2,228,273	-2,723,502	-4,127,162	-4,308,929	1,644,981	3,037,575	4,351,897	4,537,879	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,901,081
Opening Balance	0																							
Closing Balance	2,716,614	2,716,614	488,341	-2,235,161	-6,362,322	-10,671,251	-9,026,270	-5,988,695	-1,636,798	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	2,901,081	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 32

Site 32 **32 Brown Flats 40** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					40	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.40	70.58		65.00%	26	4,200	7,707,000	2,064
Affordable Overall				35%	14			
Social Rent	61.20	54.40		12.25%	5	1,531	408,103	300
Affordable Rent	61.20	54.40		12.25%	5	2,300	613,088	300
Shared Ownersl	69.19	61.50		10.50%	4	2,940	759,402	291
First Homes	69.19	61.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.400	ha		100	/ha		**9,487,593**	**2,955**
SITE AREA - Gro	0.533	ha		75	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-1,502,520**	**-3,756,299**	**-2,817,225**
Existing Use Value	533,333		1,000,000
Uplift 20%	106,667		200,000
Plus /ha 0	0		0
Benchmark Land Value	**640,000**		**1,200,000**
Additional Profit	**-8,443,256**	**-4,090**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 133,205,841

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-1,502,520	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-22,538	-22,538	
Fees						
	Planning			25,400		
	Professional		10.00%	770,175	795,575	
CONSTRUCTION						
	Build Cost	BCIS +	2,120	6,264,701		
		Extras		0		
		Unit extras	2,390.00	95,600		
		Site	10.00%	626,470		
	BNG			52,401		
	Contingency	5.00%		349,339		
	Abnormals	5.00%		313,235		
				0	7,701,745	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	284,628		
	Legals	%	0.5%	47,438		
		£/unit	0	0		
	Misc.	%	0.0%	0	332,066	**7,304,328**

Developers Profit				
	Market Housing	% Value	17.50%	**1,348,725**
	Affordable Hou	% Value	6.00%	**106,836**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		-1,502,520
	Total	0

Stamp duty calc - AP		
Land payment		640,000
	Total	21,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	34,991	
		Total	34,991

Pre CIL s106	5,000	£/ Unit (all)	
		Total	200,000
Post CIL s106	5,000	£/ Unit (all)	
		Total	200,000
CIL	72.73	£/sqm	**150,142**

BNG	0.75%	**Total**	52,401
Unit Build Time		3	Quarters

Build Cost			/m2	
			2,078.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		41.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,120.23	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10																		
Market Housing				0	0	0	1,926,750	1,926,750	1,926,750	1,926,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	102,026	102,026	102,026	102,026	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	153,272	153,272	153,272	153,272	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	189,851	189,851	189,851	189,851	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,371,898**	**2,371,898**	**2,371,898**	**2,371,898**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-22,538																							
Planning Fee	25,400																							
Professional	385,087			385,087																				
Build Cost - BCIS Base		0	582,231	1,164,462	1,746,693	1,746,693	1,164,462	582,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	61,709	33,333	50,000	102,550	42,081	25,414	61,297	8,748	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,367	8,733	13,100	13,100	8,733	4,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	29,112	58,223	87,335	87,335	58,223	29,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,103	52,206	78,309	78,309	52,206	26,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	71,157	71,157	71,157	71,157	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,859	11,859	11,859	11,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**387,950**	**0**	**1,088,609**	**1,316,958**	**1,975,436**	**2,027,986**	**1,408,722**	**750,243**	**144,314**	**91,764**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,502,520**																							
Interest		0	0	0	24,206	61,699	100,881	84,713	55,895	15,176	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,348,725
ordable for Rent																								106,836
First Homes																								0
Cash Flow	1,114,570	0	-1,088,609	-1,316,958	-1,999,642	-2,089,685	862,296	1,536,942	2,171,689	2,264,958	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,455,561
Opening Balance	0																							
Closing Balance	1,114,570	1,114,570	25,961	-1,290,996	-3,290,639	-5,380,324	-4,518,029	-2,981,086	-809,397	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	1,455,561	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 33

Site 33 **33 Brown Flats 20** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					20	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	80.05	71.15		65.00%	13	4,200	3,885,000	1,041
Affordable Overall				35%	7			
Social Rent	69.38	61.67		12.25%	2	1,531	231,309	170
Affordable Rent	62.44	55.50		12.25%	2	2,300	312,743	153
Shared Ownersl	75.94	67.50		10.50%	2	2,940	416,745	159
First Homes	75.94	67.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.267	ha		75	/ha		**4,845,796**	**1,523**
SITE AREA - Gro	0.281	ha		71	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-795,340**	**-2,982,523**	**-2,833,397**
Existing Use Value	280,702		1,000,000
Uplift 20%	56,140		200,000
Plus /ha 0	0		0
Benchmark Land Value	**336,842**		**1,200,000**
Additional Profit	**-4,837,841**	**-4,649**	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r *Closing balance =* 0

RUN CIL MACRO ctrl+l *Closing balance =* 78,248,445

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-795,340	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-11,930	-11,930	
Fees						
	Planning			12,700		
	Professional		10.00%	396,836	409,536	
CONSTRUCTION						
	Build Cost	BCIS +	2,120	3,229,188		
		Extras		0		
		Unit extras	2,390.00	47,800		
		Site	10.00%	322,919		
	BNG			26,999		
	Contingency	5.00%		179,995		
	Abnormals	5.00%		161,459		
				0	3,968,361	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	145,374		
	Legals	%	0.5%	24,229		
		£/unit	0	0		
	Misc.	%	0.0%	0	169,603	**3,740,231**

Developers Profit				
	Market Housing	% Value	17.50%	**679,875**
	Affordable Hou	% Value	6.00%	**57,648**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		-795,340
	Total	0

Stamp duty calc - AP		
Land payment		336,842
	Total	6,342

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	17,639	
		Total	17,639

Pre CIL s106	5,000	£/ Unit (all)	
		Total	100,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	100,000

CIL	72.73	£/sqm	**75,685**

BNG	0.75%	**Total**	26,999

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,078.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		41.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,120.23	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	971,250	971,250	971,250	971,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	57,827	57,827	57,827	57,827	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	78,186	78,186	78,186	78,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	104,186	104,186	104,186	104,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,211,449**	**1,211,449**	**1,211,449**	**1,211,449**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-11,930																							
Planning Fee	12,700																							
Professional	198,418		198,418																					
Build Cost - BCIS Base		0	299,992	599,984	899,977	899,977	599,984	299,992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	31,039	16,667	25,000	51,490	21,076	12,743	30,899	4,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,250	4,500	6,750	6,750	4,500	2,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	15,000	29,999	44,999	44,999	29,999	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,455	26,910	40,365	40,365	26,910	13,455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	36,343	36,343	36,343	36,343	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,057	6,057	6,057	6,057	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**199,188**	**0**	**560,154**	**678,060**	**1,017,090**	**1,043,580**	**724,871**	**385,840**	**73,300**	**46,810**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-795,340**																							
Interest		0	0	0	12,039	31,335	51,489	43,332	28,664	7,861	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								679,875
ordable for Rent																								57,648
First Homes																								0
Cash Flow	596,151	0	-560,154	-678,060	-1,029,129	-1,074,915	435,089	782,277	1,109,485	1,156,778	0	0	0	0	0	0	0	0	0	0	0	0	0	-737,523
Opening Balance	0																							
Closing Balance	596,151	596,151	35,998	-642,062	-1,671,191	-2,746,106	-2,311,017	-1,528,740	-419,255	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	737,523	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 34

Site 34 **34 Brown Flats 12** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					12	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	80.16	71.25		65.00%	8	4,200	2,334,150	625
Affordable Overall				35%	4.2			
Social Rent	62.44	55.50		12.25%	1	1,531	124,907	92
Affordable Rent	56.25	50.00		12.25%	1	2,300	169,050	83
Shared Ownersl	56.25	50.00		10.50%	1	2,940	185,220	71
First Homes	56.25	50.00		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.171	ha		70	/ha		**2,813,327**	**871**
SITE AREA - Gro	0.180	ha		67	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-433,021**	**-2,525,956**	**-2,399,658**
Existing Use Value	180,451		1,000,000
Uplift 20%	36,090		200,000
Plus /ha 0	0		0
Benchmark Land Value	**216,541**		**1,200,000**
Additional Profit	**-2,338,287**	**-3,740**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 36,118,298

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-433,021	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-6,495	-6,495	
Fees						
	Planning			7,620		
	Professional		10.00%	225,490	233,110	
CONSTRUCTION						
	Build Cost	BCIS +	2,120	1,845,799		
		Extras		0		
		Unit extras	1,220.00	14,640		
		Site	10.00%	184,580		
	BNG			15,338		
	Contingency	5.00%		102,251		
	Abnormals	5.00%		92,290		
				0	2,254,898	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	84,400		
	Legals	%	0.5%	14,067		
		£/unit	0	0		
	Misc.	%	0.0%	0	98,466	**2,146,958**

Developers Profit				
	Market Housing	% Value	17.50%	**408,476**
	Affordable Hou	% Value	6.00%	**28,751**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		-433,021
	Total	0

Stamp duty calc - AP		
Land payment		216,541
	Total	1,331

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	10,597	
		Total	10,597

Pre CIL s106	5,000	£/ Unit (all)	
		Total	60,000

Post CIL s106	5,000	£/ Unit (all)	
		Total	60,000

CIL	72.73	£/sqm	**45,472**

BNG	0.75%	**Total**	15,338

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,078.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	820.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		41.57	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,120.23	**1,220.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6																				
Market Housing				0	0	0	1,167,075	1,167,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	62,453	62,453	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	84,525	84,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	92,610	92,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,406,663**	**1,406,663**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-6,495																							
Planning Fee	7,620																							
Professional	112,745		112,745																					
Build Cost - BCIS Base		0	340,837	681,673	681,673	340,837	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	10,000	42,736	20,000	32,736	5,299	5,299	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,556	5,113	5,113	2,556	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	17,042	34,084	34,084	17,042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	15,382	30,763	30,763	15,382	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	42,200	42,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,033	7,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**113,870**	**0**	**498,561**	**794,369**	**771,633**	**408,552**	**54,532**	**54,532**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-433,021**																							
Interest		0	0	3,364	18,321	33,133	41,415	16,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								408,476
ordable for Rent																								28,751
First Homes																								0
Cash Flow	319,151	0	-498,561	-797,733	-789,954	-441,685	1,310,717	1,335,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-437,227
Opening Balance	0																							
Closing Balance	319,151	319,151	-179,410	-977,143	-1,767,097	-2,208,782	-898,066	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	437,227	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 38

Site 38 **38 Sth of Barnhorn** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					400	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	98.81	98.50		65.00%	260	3,859	98,826,000	25,691
Affordable Overall				35%	140			
Social Rent	66.82	63.63		12.25%	49	1,531	4,773,658	3,274
Affordable Rent	66.82	63.63		12.25%	49	2,300	7,171,400	3,274
Shared Ownersl	74.38	73.19		10.50%	42	2,701	8,303,545	3,124
First Homes	74.38	73.19		0.00%	0	2,675	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	11.429	ha		35	/ha		**119,074,603**	**35,364**
SITE AREA - Gro	19.048	ha		21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		4,414,778	386,293	231,776
Existing Use Value		476,190		25,000
Uplift	0%	0		0
Plus /ha	225,000	4,285,714		225,000
Benchmark Land Value		**4,761,905**		**250,000**
Additional Profit		2,583,494	101	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 202,658,711

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					4,414,778	
	Land			210,239		
	Stamp Duty			0		
	Easements etc.			66,222	276,461	
	Legals /Acquisition		1.50%			
Fees						
	Planning			97,900		
	Professional		10.00%	7,341,180	7,439,080	
CONSTRUCTION						
	Build Cost	BCIS +	1,713	60,588,795		
		Extras		883,500		
		Unit extras	2,390.00	956,000		
		Site	15.00%	9,088,319		
	BNG			107,275		
	Contingency	2.50%		1,787,915		
	Abnormals	0.00%		0		
				0	73,411,804	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,572,238		
	Legals	%	0.5%	595,373		
		£/unit	0	0		
	Misc.	%	0.0%	0	4,167,611	**89,709,735**

Developers Profit				
	Market Housing	% Value	17.50%	**17,294,550**
	Affordable Hou:	% Value	6.00%	**1,214,916**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	400		
No dwgs under	50	635	31,750
No dwgs over 5	350	189	66,150
		Total	97,900

Stamp duty calc - Residual		
Land payment		4,414,778
	Total	210,239

Stamp duty calc - AP		
Land payment		4,761,905
	Total	227,595

Building Safety Levy			
Greenfield	33.91	871,190	
Brownfield	0.00	0	
		Total	871,190

Pre CIL s106	12,000	£/ Unit (all)	
		Total	4,800,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	4,800,000

CIL	109.09	£/sqm	**2,802,658**

BNG	0.15%	**Total**	107,275

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,679.71	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.59	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,713.30	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started		50	50	50	50	50	50	50	50																
Market Housing			12,353,250	12,353,250	12,353,250	12,353,250	12,353,250	12,353,250	12,353,250	12,353,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			596,707	596,707	596,707	596,707	596,707	596,707	596,707	596,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			896,425	896,425	896,425	896,425	896,425	896,425	896,425	896,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			1,037,943	1,037,943	1,037,943	1,037,943	1,037,943	1,037,943	1,037,943	1,037,943	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**14,884,325**	**14,884,325**	**14,884,325**	**14,884,325**	**14,884,325**	**14,884,325**	**14,884,325**	**14,884,325**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		210,239																							
Easements etc.		0																							
Legals Acquisition		66,222																							
Planning Fee		97,900																							
Professional		7,341,180																							
Build Cost - BCIS Base			8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	8,939,577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff			1,549,696	1,689,829	1,689,829	708,899	708,899	708,899	708,899	708,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG			13,409	13,409	13,409	13,409	13,409	13,409	13,409	13,409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			223,489	223,489	223,489	223,489	223,489	223,489	223,489	223,489	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	446,530	446,530	446,530	446,530	446,530	446,530	446,530	446,530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	74,422	74,422	74,422	74,422	74,422	74,422	74,422	74,422	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.					0			0																	
COSTS BEFORE LAND INT AND I		**7,715,541**	**11,247,123**	**11,387,256**	**11,387,256**	**10,406,326**	**10,406,326**	**10,406,326**	**10,406,326**	**10,406,326**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land		**4,414,778**																							
Interest			909,774	705,217	495,828	270,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									17,294,550
ordable for Rent																									1,214,916
First Homes																									0
Cash Flow		-12,130,319	2,727,428	2,791,852	3,001,241	4,207,265	4,478,000	4,478,000	4,478,000	4,478,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-18,509,466
Opening Balance		0																							
Closing Balance		-12,130,319	-9,402,891	-6,611,039	-3,609,797	597,467	5,075,467	9,553,467	14,031,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	18,509,466	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 39

Site 39 | **39 Beeches Farm £** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					540	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	98.94	98.63		65.00%	351	3,859	133,584,500	34,726
Affordable Overall				35%	189			
Social Rent	67.29	64.17		12.25%	66	1,531	6,498,521	4,451
Affordable Rent	67.29	64.17		12.25%	66	2,300	9,762,638	4,451
Shared Ownersl	75.32	74.23		10.50%	57	2,701	11,367,848	4,271
First Homes	75.32	74.23		0.00%	0	2,673	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	15.429	ha		35	/ha		**161,213,507**	**47,900**
SITE AREA - Gro	25.714	ha		21	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	5,720,270	370,758	222,455
Existing Use Value	642,857		25,000
Uplift 0%	0		0
Plus /ha 225,000	5,785,714		225,000
Benchmark Land Value	**6,428,571**		**250,000**
Additional Profit	**35,303,903**	**1,017**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -883,175,549

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				5,720,270	
	Stamp Duty			275,514		
	Easements etc.			0		
	Legals /Acquisition		1.50%	85,804	361,318	
Fees						
	Planning			124,360		
	Professional		10.00%	9,940,662	10,065,022	
CONSTRUCTION						
	Build Cost	BCIS +	1,713	82,042,829		
		Extras		1,200,500		
		Unit extras	2,390.00	1,290,600		
		Site	15.00%	12,306,424		
	BNG			145,261		
	Contingency	2.50%		2,421,009		
	Abnormals	0.00%		0		
				0	99,406,622	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	4,836,405		
	Legals	%	0.5%	806,068		
		£/unit	0	0		
	Misc.	%	0.0%	0	5,642,473	**121,195,705**

Developers Profit				
	Market Housing	% Value	17.50%	**23,377,288**
	Affordable Hou	% Value	6.00%	**1,657,740**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	540		
No dwgs under	50	635	31,750
No dwgs over 5	490	189	92,610
		Total	124,360

Stamp duty calc - Residual		
Land payment		5,720,270
	Total	275,514

Stamp duty calc - AP		
Land payment		6,428,571
	Total	310,929

Building Safety Levy			
Greenfield	33.91	1,177,567	
Brownfield	0.00	0	
		Total	1,177,567

Pre CIL s106	12,000	£/ Unit (all)	
		Total	6,480,000
Post CIL s106	12,000	£/ Unit (all)	
		Total	6,480,000
CIL	109.09	£/sqm	**3,788,287**

BNG	0.15%	**Total**	145,261
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,679.22	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.58	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,712.80	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	100	100	100	90	50																	
Market Housing		12,368,935	12,368,935	24,737,870	24,737,870	24,737,870	22,264,083	12,368,935	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		601,715	601,715	1,203,430	1,203,430	1,203,430	1,083,087	601,715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		903,948	903,948	1,807,896	1,807,896	1,807,896	1,627,106	903,948	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,052,579	1,052,579	2,105,157	2,105,157	2,105,157	1,894,641	1,052,579	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**14,927,177**	**14,927,177**	**29,854,353**	**29,854,353**	**29,854,353**	**26,868,918**	**14,927,177**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	275,514																							
Easements etc.	0																							
Legals Acquisition	85,804																							
Planning Fee	124,360																							
Professional	9,940,662																							
Build Cost - BCIS Base		8,966,699	8,966,699	17,933,399	17,933,399	17,933,399	16,140,059	8,966,699	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,845,520	2,034,934	2,743,968	1,418,068	1,418,068	1,276,261	709,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		13,450	13,450	26,900	26,900	26,900	24,210	13,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		224,167	224,167	448,335	448,335	448,335	403,501	224,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	447,815	447,815	895,631	895,631	895,631	806,068	447,815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	74,636	74,636	149,272	149,272	149,272	134,345	74,636	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**10,426,340**	**11,572,288**	**11,761,702**	**22,197,504**	**20,871,604**	**20,871,604**	**18,784,444**	**10,435,802**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**5,720,270**																							
Interest		1,210,996	1,050,204	891,559	384,162	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								23,377,288
ordable for Rent																								1,657,740
First Homes																								0
Cash Flow	-16,146,610	2,143,893	2,115,270	6,765,290	8,598,587	8,982,749	8,084,474	4,491,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-25,035,028
Opening Balance	0																							
Closing Balance	-16,146,610	-14,002,717	-11,887,447	-5,122,157	3,476,430	12,459,179	20,543,653	25,035,028	25,035,028	25,035,028	25,035,028	25,035,028	25,035,028	25,035,028	25,035,028	25,035,028	25,035,028	25,035,028	25,035,028	25,035,028	25,035,028	25,035,028	25,035,028	0

APP10c. Bexhill and Adjacent, inc Strategic Sites
Site 40

Site 40 **40 Worsham Farm** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					354	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	99.18	98.91		65.00%	230	3,858	87,800,658	22,822
Affordable Overall				35%	123.9			
Social Rent	67.01	63.81		12.25%	43	1,531	4,236,724	2,906
Affordable Rent	67.01	63.81		12.25%	43	2,300	6,364,772	2,906
Shared Ownersl	75.20	74.05		10.50%	37	2,700	7,432,907	2,795
First Homes	75.20	74.05		0.00%	0	2,672	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	10.114	ha		35	/ha		**105,835,060**	**31,430**
SITE AREA - Gro	16.857	ha		21	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,117,641	407,111	244,267
Existing Use Value	421,429		25,000
Uplift 0%	0		0
Plus /ha 225,000	3,792,857		225,000
Benchmark Land Value	**4,214,286**		**250,000**
Additional Profit	20,715,316	908	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -439,359,420

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				4,117,641	
	Stamp Duty			195,382		
	Easements etc.			0		
	Legals /Acquisition		1.50%	61,765	257,147	
Fees						
	Planning			89,206		
	Professional		10.00%	6,524,394	6,613,600	
CONSTRUCTION						
	Build Cost	BCIS +	1,713	53,846,999		
		Extras		789,500		
		Unit extras	2,390.00	846,060		
		Site	15.00%	8,077,050		
	BNG			95,339		
	Contingency	2.50%		1,588,990		
	Abnormals	0.00%		0		
				0	65,243,938	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,175,052		
	Legals	%	0.5%	529,175		
		£/unit	0	0		
	Misc.	%	0.0%	0	3,704,227	**79,936,553**

Developers Profit				
	Market Housing	% Value	17.50%	**15,365,115**
	Affordable Hou:	% Value	6.00%	**1,082,064**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	354		
No dwgs under	50	635	31,750
No dwgs over 5	304	189	57,456
		Total	89,206

Stamp duty calc - Residual		
Land payment		4,117,641
	Total	195,382

Stamp duty calc - AP		
Land payment		4,214,286
	Total	200,214

Building Safety Levy			
Greenfield	33.91	773,908	
Brownfield	0.00	0	
		Total	773,908

Pre CIL s106	12,000	£/ Unit (all)	
		Total	4,248,000

Post CIL s106	12,000	£/ Unit (all)	
		Total	4,248,000

CIL	109.09	£/sqm	**2,489,698**

BNG	0.15%	**Total**	95,339

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,679.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,990.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	2.00%		33.59	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	50.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,713.25	**2,390.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	54	50																	
Market Housing		12,401,223	12,401,223	12,401,223	12,401,223	12,401,223	13,393,321	12,401,223	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		598,407	598,407	598,407	598,407	598,407	646,280	598,407	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		898,979	898,979	898,979	898,979	898,979	970,897	898,979	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,049,846	1,049,846	1,049,846	1,049,846	1,049,846	1,133,833	1,049,846	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**14,948,455**	**14,948,455**	**14,948,455**	**14,948,455**	**14,948,455**	**16,144,331**	**14,948,455**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	195,382																							
Easements etc.	0																							
Legals Acquisition	61,765																							
Planning Fee	89,206																							
Professional	6,524,394																							
Build Cost - BCIS Base		8,977,346	8,977,346	8,977,346	8,977,346	8,977,346	9,695,534	8,977,346	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,456,218	1,580,703	1,580,703	709,309	709,309	766,054	709,309	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		13,466	13,466	13,466	13,466	13,466	14,543	13,466	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		224,434	224,434	224,434	224,434	224,434	242,388	224,434	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	448,454	448,454	448,454	448,454	448,454	484,330	448,454	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	74,742	74,742	74,742	74,742	74,742	80,722	74,742	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**6,870,747**	**11,194,660**	**11,319,145**	**11,319,145**	**10,447,751**	**10,447,751**	**11,283,571**	**10,447,751**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**4,117,641**																							
Interest		824,129	604,404	377,536	133,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								15,365,115
ordable for Rent																								1,082,064
First Homes																								0
Cash Flow	-10,988,387	2,929,666	3,024,906	3,251,774	4,367,051	4,500,704	4,860,761	4,500,704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-16,447,179
Opening Balance	0																							
Closing Balance	-10,988,387	-8,058,721	-5,033,815	-1,782,041	2,585,010	7,085,714	11,946,475	16,447,179	16,447,179	16,447,179	16,447,179	16,447,179	16,447,179	16,447,179	16,447,179	16,447,179	16,447,179	16,447,179	16,447,179	16,447,179	16,447,179	16,447,179	16,447,179	0

Appendix 11 – Varied Affordable Housing

Varied Levels of Affordable Housing

Battle, Rural North and West

		EUV	BLV	**Residual Value** (£ per gross ha)								
		Affordable Housing		**0%**	**5%**	**10%**	**15%**	**20%**	**25%**	**30%**	**35%**	**40%**
			Social Rent	75%	75%	75%	75%	75%	75%	75%	75%	75%
			Affordable Rent	0%	0%	0%	0%	0%	0%	0%	0%	0%
		Affordable Home Ownership		25%	25%	25%	25%	25%	25%	25%	25%	25%
Site 1	Large Greenfield 600	25,000	375,000	970,940	896,050	821,161	746,272	671,383	596,494	521,605	446,716	371,826
Site 2	Large Greenfield 400	25,000	375,000	1,003,781	927,390	851,000	774,610	698,220	621,830	545,440	469,049	392,659
Site 3	Large Greenfield 300	25,000	375,000	1,093,956	1,012,269	930,581	848,894	767,206	685,519	603,832	522,144	440,457
Site 4	Large Greenfield 300 LD	25,000	375,000	957,212	885,735	814,259	742,782	671,306	599,829	528,353	456,876	385,400
Site 5	Large Greenfield 210	25,000	375,000	864,622	789,281	713,941	638,600	563,260	487,919	412,579	337,238	261,840
Site 6	Large Greenfield 210 LD	25,000	375,000	756,544	690,621	624,698	558,775	492,852	426,930	361,007	295,084	229,110
Site 7	Greenfield 190	25,000	375,000	421,254	352,519	283,784	215,049	146,314	77,580	8,191	-63,929	-136,050
Site 8	Greenfield 190 LD	25,000	375,000	368,597	308,454	248,311	188,168	128,025	67,882	7,167	-55,938	-119,044
Site 9	Greenfield 70	25,000	375,000	460,492	387,522	314,552	241,583	168,613	95,643	20,835	-55,729	-132,294
Site 10	Greenfield 70 LD	25,000	375,000	453,118	389,845	326,572	263,299	200,026	136,753	73,480	8,123	-58,267
Site 11	Greenfield 35	25,000	375,000	855,674	747,697	639,719	531,742	423,765	315,788	207,623	95,884	-17,412
Site 12	Greenfield 35 LD	25,000	375,000	855,674	747,697	639,719	531,742	423,765	315,788	207,623	95,884	-17,412
Site 13	Greenfield 20	25,000	375,000	1,052,931	950,277	847,623	744,970	642,316	539,662	437,008	334,354	228,905
Site 14	Greenfield 12	75,000	425,000	1,235,066	1,114,751	994,436	874,120	753,805	632,830	509,027	385,056	258,814
Site 15	Greenfield 9	75,000	425,000	1,385,900	1,265,081	1,144,261	1,023,442	902,623	779,102	654,781	530,460	403,796
Site 16	Greenfield 6	75,000	425,000	968,103	844,869	720,336	594,673	469,010	343,347	217,684	92,021	-33,642
Site 17	Greenfield 5	75,000	425,000	1,510,744	1,389,706	1,268,668	1,147,631	1,026,593	904,778	781,356	657,933	534,511
Site 18	Greenfield 3	75,000	425,000	1,901,547	1,724,600	1,547,653	1,370,706	1,193,759	1,016,812	839,865	662,918	485,971
Site 19	Greenfield 3 LD	75,000	425,000	1,435,724	1,295,378	1,155,032	1,014,686	874,340	733,994	593,648	453,302	312,956
Site 20	Large Brownfield 250	1,000,000	1,200,000	1,508,563	1,386,375	1,264,187	1,141,998	1,019,810	897,622	775,434	653,245	531,057
Site 21	Brownfield 80	1,000,000	1,200,000	710,670	549,823	388,975	228,127	64,775	-103,996	-272,768	-441,539	-615,674
Site 22	Brownfield 60	1,000,000	1,200,000	770,155	608,672	447,189	285,706	122,389	-46,854	-216,440	-386,593	-559,944
Site 23	Brownfield 60 LD	1,000,000	1,200,000	278,161	171,872	63,642	-47,882	-159,406	-270,930	-383,566	-500,036	-616,509
Site 24	Brownfield 20	1,000,000	1,200,000	1,462,622	1,295,908	1,129,194	962,480	795,766	629,051	459,434	286,910	111,983
Site 25	Brownfield 20 LD	1,000,000	1,200,000	761,408	650,865	540,321	429,778	317,619	203,455	87,467	-28,522	-144,511
Site 26	Brownfield 12	1,000,000	1,200,000	1,792,484	1,589,130	1,385,776	1,182,422	974,838	765,590	554,003	340,632	127,260
Site 27	Brownfield 12 LD	1,000,000	1,200,000	958,930	826,419	692,282	555,931	418,980	279,941	140,903	1,864	-137,174
Site 28	Brownfield 6	1,000,000	1,200,000	1,868,505	1,654,049	1,439,592	1,222,675	1,003,993	785,310	566,628	347,946	129,263
Site 29	Brownfield 6 LD	1,000,000	1,200,000	1,110,245	972,022	832,494	691,547	550,601	409,654	268,707	127,760	-13,186
Site 30	Large Brown Flats 200	1,000,000	1,200,000	-1,127,855	-1,341,939	-1,556,023	-1,770,106	-1,984,190	-2,198,274	-2,412,357	-2,629,182	-2,848,164
Site 31	Brown Flats 80	1,000,000	1,200,000	-3,389,151	-3,596,417	-3,803,684	-4,013,119	-4,225,328	-4,437,537	-4,649,746	-4,861,955	-5,074,164
Site 32	Brown Flats 40	1,000,000	1,200,000	-2,496,785	-2,654,654	-2,812,524	-2,970,394	-3,128,263	-3,289,151	-3,450,977	-3,612,803	-3,774,629
Site 33	Brown Flats 20	1,000,000	1,200,000	-2,386,701	-2,557,662	-2,728,623	-2,899,583	-3,070,544	-3,245,432	-3,420,404	-3,595,375	-3,770,346
Site 34	Brown Flats 12	1,000,000	1,200,000	-2,219,378	-2,347,665	-2,475,952	-2,604,239	-2,732,526	-2,860,813	-2,989,101	-3,117,388	-3,245,675

Hastings Fringes and Rural East

		EUV	BLV	**Residual Value** (£ per gross ha)								
		Affordable Housing		**0%**	**5%**	**10%**	**15%**	**20%**	**25%**	**30%**	**35%**	**40%**
			Social Rent	75%	75%	75%	75%	75%	75%	75%	75%	75%
			Affordable Rent	0%	0%	0%	0%	0%	0%	0%	0%	0%
			Affordable Home Ownership	25%	25%	25%	25%	25%	25%	25%	25%	25%
Site 1	Large Greenfield 600	25,000	375,000	1,116,961	1,034,771	952,581	870,390	788,200	706,010	623,820	541,630	459,439
Site 2	Large Greenfield 400	25,000	375,000	1,149,478	1,065,803	982,128	898,453	814,778	731,103	647,428	563,753	480,078
Site 3	Large Greenfield 300	25,000	375,000	1,240,460	1,151,447	1,062,434	973,422	884,409	795,397	706,384	617,371	528,359
Site 4	Large Greenfield 300 LD	25,000	375,000	1,085,402	1,007,516	929,630	851,744	773,858	695,972	618,086	540,200	462,314
Site 5	Large Greenfield 210	25,000	375,000	1,018,812	935,762	852,712	769,662	686,612	603,562	520,512	437,462	354,355
Site 6	Large Greenfield 210 LD	25,000	375,000	891,460	818,792	746,123	673,454	600,785	528,117	455,448	382,779	310,060
Site 7	Greenfield 190	25,000	375,000	574,397	498,005	421,613	345,221	268,829	192,437	116,045	39,653	-39,638
Site 8	Greenfield 190 LD	25,000	375,000	502,597	435,754	368,911	302,068	235,225	168,382	101,539	34,696	-34,683
Site 9	Greenfield 70	25,000	375,000	614,529	533,858	453,186	372,515	291,843	211,171	130,500	49,202	-35,318
Site 10	Greenfield 70 LD	25,000	375,000	581,634	511,935	442,236	372,538	302,839	233,140	163,441	93,742	22,641
Site 11	Greenfield 35	25,000	375,000	1,083,691	964,313	844,935	725,557	606,179	486,801	367,423	248,044	126,138
Site 12	Greenfield 35 LD	25,000	375,000	1,083,691	964,313	844,935	725,557	606,179	486,801	367,423	248,044	126,138
Site 13	Greenfield 20	25,000	375,000	1,261,471	1,148,390	1,035,309	922,228	809,147	696,067	582,986	469,905	356,824
Site 14	Greenfield 12	75,000	425,000	1,472,259	1,340,084	1,207,909	1,075,734	943,559	811,384	679,209	543,868	407,862
Site 15	Greenfield 9	75,000	425,000	1,639,737	1,506,226	1,372,715	1,239,204	1,105,693	972,182	837,617	700,236	562,855
Site 16	Greenfield 6	75,000	425,000	1,259,271	1,121,478	983,685	845,892	706,534	566,026	425,518	285,010	144,502
Site 17	Greenfield 5	75,000	425,000	1,741,424	1,612,352	1,480,622	1,347,809	1,214,996	1,082,183	949,371	814,027	678,597
Site 18	Greenfield 3	75,000	425,000	2,250,765	2,059,896	1,865,953	1,671,323	1,476,692	1,282,062	1,087,432	892,801	698,171
Site 19	Greenfield 3 LD	75,000	425,000	1,708,174	1,556,698	1,402,599	1,248,499	1,094,399	940,300	786,200	632,100	478,001
Site 20	Large Brownfield 250	1,000,000	1,200,000	1,705,336	1,573,309	1,441,282	1,309,255	1,177,229	1,045,202	913,175	781,148	649,121
Site 21	Brownfield 80	1,000,000	1,200,000	1,034,147	857,126	680,104	503,083	326,061	149,040	-35,179	-220,921	-406,663
Site 22	Brownfield 60	1,000,000	1,200,000	1,098,644	920,736	742,829	564,922	387,014	209,107	24,829	-162,557	-349,944
Site 23	Brownfield 60 LD	1,000,000	1,200,000	510,892	392,967	275,042	157,117	35,951	-87,783	-211,517	-335,736	-464,445
Site 24	Brownfield 20	1,000,000	1,200,000	1,798,615	1,615,101	1,431,587	1,248,074	1,064,560	881,046	697,532	512,613	323,510
Site 25	Brownfield 20 LD	1,000,000	1,200,000	999,739	877,279	754,819	632,360	509,900	387,440	261,792	134,024	5,532
Site 26	Brownfield 12	1,000,000	1,200,000	2,204,450	1,980,498	1,756,545	1,532,593	1,308,641	1,083,520	853,076	621,601	386,616
Site 27	Brownfield 12 LD	1,000,000	1,200,000	1,237,140	1,090,719	944,298	797,876	648,599	497,933	345,244	191,609	37,975
Site 28	Brownfield 6	1,000,000	1,200,000	2,291,217	2,056,760	1,821,108	1,585,456	1,349,800	1,109,505	869,210	628,914	388,619
Site 29	Brownfield 6 LD	1,000,000	1,200,000	1,379,392	1,227,712	1,076,031	924,351	770,161	615,492	460,822	306,153	151,484
Site 30	Large Brown Flats 200	1,000,000	1,200,000	-536,901	-771,951	-1,014,259	-1,258,440	-1,502,622	-1,746,804	-1,990,985	-2,235,167	-2,482,368
Site 31	Brown Flats 80	1,000,000	1,200,000	-2,789,002	-3,026,276	-3,263,550	-3,500,824	-3,739,067	-3,981,667	-4,224,268	-4,466,868	-4,709,468
Site 32	Brown Flats 40	1,000,000	1,200,000	-1,993,231	-2,176,278	-2,359,325	-2,542,373	-2,725,420	-2,908,467	-3,093,980	-3,281,306	-3,468,632
Site 33	Brown Flats 20	1,000,000	1,200,000	-1,904,414	-2,099,489	-2,294,564	-2,489,639	-2,684,714	-2,879,789	-3,078,484	-3,277,878	-3,477,273
Site 34	Brown Flats 12	1,000,000	1,200,000	-1,759,286	-1,910,578	-2,061,869	-2,213,161	-2,364,453	-2,515,745	-2,667,036	-2,818,328	-2,969,620

Bexhill and Adjacent, inc Strategic Sites

		EUV	BLV	**Residual Value** (£ per gross ha)								
		Affordable Housing		**0%**	**5%**	**10%**	**15%**	**20%**	**25%**	**30%**	**35%**	**40%**
			Social Rent	75%	75%	75%	75%	75%	75%	75%	75%	75%
			Affordable Rent	0%	0%	0%	0%	0%	0%	0%	0%	0%
		Affordable Home Ownership		25%	25%	25%	25%	25%	25%	25%	25%	25%
Site 1	Large Greenfield 600	25,000	375,000	434,956	381,551	328,146	274,742	221,337	167,932	114,236	59,644	4,956
Site 2	Large Greenfield 400	25,000	375,000	460,741	406,100	351,460	296,820	242,179	187,539	132,612	76,793	20,973
Site 3	Large Greenfield 300	25,000	375,000	514,214	455,718	397,223	338,727	280,231	221,735	163,031	103,260	43,489
Site 4	Large Greenfield 300 LD	25,000	375,000	449,937	398,754	347,570	296,386	245,202	194,018	142,652	90,353	38,053
Site 5	Large Greenfield 210	25,000	375,000	309,811	256,714	203,617	150,520	97,423	44,326	-10,189	-65,901	-121,664
Site 6	Large Greenfield 210 LD	25,000	375,000	271,085	224,625	178,165	131,705	85,245	38,785	-8,915	-57,664	-106,456
Site 7	Greenfield 190	25,000	375,000	-143,152	-191,919	-241,188	-291,929	-342,669	-393,410	-444,151	-494,891	-545,632
Site 8	Greenfield 190 LD	25,000	375,000	-125,258	-167,929	-211,039	-255,438	-299,836	-344,234	-388,632	-433,030	-477,428
Site 9	Greenfield 70	25,000	375,000	-158,452	-209,359	-261,327	-314,299	-367,271	-420,243	-473,215	-526,188	-579,160
Site 10	Greenfield 70 LD	25,000	375,000	-57,333	-102,684	-148,035	-193,590	-240,760	-287,930	-335,100	-382,270	-429,440
Site 11	Greenfield 35	25,000	375,000	-61,530	-137,647	-213,764	-289,882	-367,135	-446,324	-525,514	-604,703	-683,893
Site 12	Greenfield 35 LD	25,000	375,000	-61,530	-137,647	-213,764	-289,882	-367,135	-446,324	-525,514	-604,703	-683,893
Site 13	Greenfield 20	25,000	375,000	189,783	118,897	48,010	-22,877	-93,763	-164,650	-235,537	-307,589	-381,363
Site 14	Greenfield 12	75,000	425,000	258,654	172,933	87,213	1,493	-84,227	-169,947	-255,667	-342,624	-431,796
Site 15	Greenfield 9	75,000	425,000	336,981	252,280	167,579	82,878	-1,823	-86,525	-171,226	-255,927	-341,274
Site 16	Greenfield 6	75,000	425,000	-233,368	-308,762	-384,156	-461,195	-539,808	-618,421	-697,034	-775,647	-854,260
Site 17	Greenfield 5	75,000	425,000	552,176	467,296	382,416	297,536	212,656	127,776	42,896	-41,984	-126,864
Site 18	Greenfield 3	75,000	425,000	466,144	351,799	237,454	123,110	8,765	-105,580	-219,925	-334,269	-450,115
Site 19	Greenfield 3 LD	75,000	425,000	319,299	227,644	135,989	44,333	-47,322	-138,977	-230,633	-322,288	-417,717
Site 20	Large Brownfield 250	1,000,000	1,200,000	1,034,510	927,299	820,088	712,876	605,665	498,454	391,242	284,031	175,689
Site 21	Brownfield 80	1,000,000	1,200,000	91,951	-57,253	-206,606	-355,958	-505,803	-661,034	-816,264	-971,495	-1,126,725
Site 22	Brownfield 60	1,000,000	1,200,000	89,112	-58,763	-206,639	-354,514	-502,474	-656,211	-810,284	-964,709	-1,119,133
Site 23	Brownfield 60 LD	1,000,000	1,200,000	-218,206	-314,022	-411,104	-510,767	-610,430	-710,094	-809,887	-910,020	-1,010,152
Site 24	Brownfield 20	1,000,000	1,200,000	723,517	578,935	430,638	280,770	129,065	-22,639	-174,343	-326,047	-478,375
Site 25	Brownfield 20 LD	1,000,000	1,200,000	233,140	135,390	37,480	-60,430	-158,340	-256,250	-354,568	-456,434	-558,301
Site 26	Brownfield 12	1,000,000	1,200,000	905,219	724,518	541,233	356,972	172,711	-11,550	-195,811	-380,072	-565,145
Site 27	Brownfield 12 LD	1,000,000	1,200,000	350,811	231,580	112,348	-6,883	-126,114	-245,345	-364,576	-487,603	-611,620
Site 28	Brownfield 6	1,000,000	1,200,000	954,245	769,562	584,880	400,198	215,515	30,833	-153,849	-338,531	-523,214
Site 29	Brownfield 6 LD	1,000,000	1,200,000	527,418	407,671	287,923	168,176	48,428	-71,320	-191,067	-310,815	-433,672
Site 30	Large Brown Flats 200	1,000,000	1,200,000	266,603	-568	-276,217	-551,866	-828,448	-1,114,766	-1,401,083	-1,687,401	-1,973,718
Site 31	Brown Flats 80	1,000,000	1,200,000	-1,948,820	-2,228,103	-2,507,386	-2,786,669	-3,065,952	-3,345,236	-3,628,617	-3,913,764	-4,198,911
Site 32	Brown Flats 40	1,000,000	1,200,000	-1,288,277	-1,506,572	-1,724,867	-1,943,162	-2,161,457	-2,379,752	-2,598,047	-2,817,225	-3,040,249
Site 33	Brown Flats 20	1,000,000	1,200,000	-1,229,234	-1,458,068	-1,686,902	-1,915,736	-2,144,570	-2,373,404	-2,602,238	-2,833,397	-3,066,982
Site 34	Brown Flats 12	1,000,000	1,200,000	-1,115,178	-1,298,675	-1,482,172	-1,665,669	-1,849,166	-2,032,664	-2,216,161	-2,399,658	-2,583,155
Site 38	Sth of Barnhorn Road	25,000	250,000	716,306	647,307	578,308	509,310	440,311	371,312	302,013	231,776	161,539
Site 39	Beeches Farm & Nth of	25,000	250,000	707,524	638,228	568,933	499,637	430,342	361,046	291,751	222,455	153,159
Site 40	Worsham Farm (East)	25,000	250,000	744,115	672,708	601,301	529,894	458,488	387,081	315,674	244,267	172,860

Varied Affordable Housing Tenure Mixes

Battle, Rural North and West

		EUV	BLV	**Residual Value** (£ per gross ha)								
		Affordable Housing		**35%**	**35%**	**35%**	**35%**	**35%**	**35%**	**35%**	**35%**	**35%**
			Social Rent	70%	60%	50%	40%	35%	30%	20%	10%	0%
			Affordable Rent	0%	10%	20%	30%	35%	40%	50%	60%	70%
		Affordable Home Ownership		30%	30%	30%	30%	30%	30%	30%	30%	30%
Site 1	Large Greenfield 600	25,000	375,000	368,026	390,509	412,991	435,474	446,716	457,957	480,440	502,922	525,405
Site 2	Large Greenfield 400	25,000	375,000	390,441	412,900	435,360	457,820	469,049	480,279	502,739	525,198	547,658
Site 3	Large Greenfield 300	25,000	375,000	437,469	461,662	485,855	510,048	522,144	534,241	558,433	582,626	606,819
Site 4	Large Greenfield 300 LD	25,000	375,000	382,785	403,954	425,123	446,292	456,876	467,460	488,629	509,798	530,967
Site 5	Large Greenfield 210	25,000	375,000	257,027	279,945	302,862	325,780	337,238	348,697	371,615	394,532	417,450
Site 6	Large Greenfield 210 LD	25,000	375,000	224,899	244,952	265,004	285,057	295,084	305,110	325,163	345,216	365,269
Site 7	Greenfield 190	25,000	375,000	-148,427	-124,285	-100,143	-76,000	-63,929	-51,858	-27,716	-3,574	20,475
Site 8	Greenfield 190 LD	25,000	375,000	-129,873	-108,749	-87,625	-66,500	-55,938	-45,376	-24,252	-3,127	17,916
Site 9	Greenfield 70	25,000	375,000	-143,395	-118,348	-93,300	-68,253	-55,729	-43,206	-18,158	6,889	31,937
Site 10	Greenfield 70 LD	25,000	375,000	-68,323	-46,481	-24,639	-2,798	8,123	19,044	40,821	62,240	83,064
Site 11	Greenfield 35	25,000	375,000	-34,789	2,546	39,881	77,216	95,884	114,551	151,436	188,050	224,371
Site 12	Greenfield 35 LD	25,000	375,000	-34,789	2,546	39,881	77,216	95,884	114,551	151,436	188,050	224,371
Site 13	Greenfield 20	25,000	375,000	224,866	256,200	287,534	318,868	334,354	349,580	380,031	410,482	440,934
Site 14	Greenfield 12	75,000	425,000	256,441	293,188	329,936	366,683	385,056	403,243	439,279	475,316	511,353
Site 15	Greenfield 9	75,000	425,000	414,252	447,485	480,718	513,951	530,460	546,755	579,346	611,936	644,527
Site 16	Greenfield 6	75,000	425,000	-24,294	8,939	42,172	75,405	92,021	108,638	141,870	175,103	208,336
Site 17	Greenfield 5	75,000	425,000	542,080	575,181	608,282	641,383	657,933	674,484	707,585	740,685	773,786
Site 18	Greenfield 3	75,000	425,000	513,370	556,098	598,826	641,554	662,918	684,282	727,010	769,738	812,465
Site 19	Greenfield 3 LD	75,000	425,000	336,987	370,220	403,453	436,686	453,302	469,918	503,151	536,384	569,617
Site 20	Large Brownfield 250	1,000,000	1,200,000	522,787	560,061	597,335	634,609	653,245	671,882	709,156	746,430	783,704
Site 21	Brownfield 80	1,000,000	1,200,000	-663,642	-599,827	-536,012	-472,283	-441,539	-410,795	-349,308	-287,821	-226,333
Site 22	Brownfield 60	1,000,000	1,200,000	-600,314	-538,249	-476,320	-416,502	-386,593	-356,684	-296,866	-237,048	-177,230
Site 23	Brownfield 60 LD	1,000,000	1,200,000	-645,721	-604,097	-562,472	-520,848	-500,036	-479,223	-437,599	-395,974	-354,350
Site 24	Brownfield 20	1,000,000	1,200,000	96,148	150,651	205,155	259,658	286,910	314,162	368,063	421,513	474,964
Site 25	Brownfield 20 LD	1,000,000	1,200,000	-154,944	-118,824	-82,703	-46,582	-28,522	-10,462	25,659	61,780	97,900
Site 26	Brownfield 12	1,000,000	1,200,000	115,824	180,055	244,286	308,517	340,632	372,747	436,978	501,209	565,440
Site 27	Brownfield 12 LD	1,000,000	1,200,000	-150,039	-106,638	-63,237	-19,836	1,864	23,565	66,966	110,366	153,767
Site 28	Brownfield 6	1,000,000	1,200,000	148,549	205,519	262,490	319,460	347,946	376,431	433,401	490,372	547,342
Site 29	Brownfield 6 LD	1,000,000	1,200,000	-5,171	32,810	70,790	108,770	127,760	146,751	184,731	222,711	260,692
Site 30	Large Brown Flats 200	1,000,000	1,200,000	-3,002,221	-2,895,638	-2,789,056	-2,682,474	-2,629,182	-2,575,891	-2,469,534	-2,364,930	-2,260,326
Site 31	Brown Flats 80	1,000,000	1,200,000	-5,266,763	-5,151,104	-5,035,444	-4,919,785	-4,861,955	-4,804,125	-4,688,466	-4,572,806	-4,457,147
Site 32	Brown Flats 40	1,000,000	1,200,000	-3,928,661	-3,838,416	-3,748,171	-3,657,926	-3,612,803	-3,567,681	-3,477,436	-3,387,191	-3,296,946
Site 33	Brown Flats 20	1,000,000	1,200,000	-3,998,185	-3,883,096	-3,768,008	-3,652,919	-3,595,375	-3,537,831	-3,422,742	-3,307,654	-3,192,566
Site 34	Brown Flats 12	1,000,000	1,200,000	-3,455,958	-3,358,662	-3,262,152	-3,165,643	-3,117,388	-3,069,133	-2,972,623	-2,876,113	-2,779,603

Hastings Fringes and Rural East

		EUV	BLV	**Residual Value** (£ per gross ha)								
		Affordable Housing		**35%**	**35%**	**35%**	**35%**	**35%**	**35%**	**35%**	**35%**	**35%**
			Social Rent	70%	60%	50%	40%	35%	30%	20%	10%	0%
			Affordable Rent	0%	10%	20%	30%	35%	40%	50%	60%	70%
			Affordable Home Ownership	30%	30%	30%	30%	30%	30%	30%	30%	30%
Site 1	Large Greenfield 600	25,000	375,000	462,940	485,423	507,905	530,388	541,630	552,871	575,354	597,836	620,319
Site 2	Large Greenfield 400	25,000	375,000	485,144	507,604	530,064	552,523	563,753	574,983	597,442	619,902	642,362
Site 3	Large Greenfield 300	25,000	375,000	532,696	556,889	581,082	605,275	617,371	629,468	653,661	677,854	702,047
Site 4	Large Greenfield 300 LD	25,000	375,000	466,109	487,278	508,447	529,616	540,200	550,784	571,953	593,122	614,291
Site 5	Large Greenfield 210	25,000	375,000	357,251	380,168	403,086	426,003	437,462	448,921	471,838	494,756	517,673
Site 6	Large Greenfield 210 LD	25,000	375,000	312,594	332,647	352,700	372,753	382,779	392,806	412,859	432,911	452,964
Site 7	Greenfield 190	25,000	375,000	-43,980	-19,838	4,304	28,148	39,653	51,157	74,166	97,174	120,183
Site 8	Greenfield 190 LD	25,000	375,000	-38,483	-17,358	3,766	24,630	34,696	44,762	64,895	85,027	105,160
Site 9	Greenfield 70	25,000	375,000	-38,339	-13,291	11,756	36,803	49,202	61,484	85,636	109,507	133,379
Site 10	Greenfield 70 LD	25,000	375,000	19,327	41,098	62,518	83,334	93,742	104,150	124,967	145,783	166,600
Site 11	Greenfield 35	25,000	375,000	120,724	157,489	194,103	230,253	248,044	265,836	301,418	337,000	372,582
Site 12	Greenfield 35 LD	25,000	375,000	120,724	157,489	194,103	230,253	248,044	265,836	301,418	337,000	372,582
Site 13	Greenfield 20	25,000	375,000	363,325	393,777	424,228	454,679	469,905	485,130	515,582	546,033	576,484
Site 14	Greenfield 12	75,000	425,000	417,739	453,776	489,813	525,849	543,868	561,886	597,923	633,960	669,610
Site 15	Greenfield 9	75,000	425,000	586,169	618,760	651,350	683,941	700,236	716,532	749,122	781,713	814,304
Site 16	Greenfield 6	75,000	425,000	168,695	201,928	235,161	268,393	285,010	301,626	334,859	368,092	401,325
Site 17	Greenfield 5	75,000	425,000	698,174	731,275	764,376	797,476	814,027	830,577	863,678	896,779	929,880
Site 18	Greenfield 3	75,000	425,000	743,254	785,982	828,709	871,437	892,801	914,165	956,893	999,621	1,042,349
Site 19	Greenfield 3 LD	75,000	425,000	515,785	549,018	582,251	615,484	632,100	648,717	681,949	715,182	748,415
Site 20	Large Brownfield 250	1,000,000	1,200,000	650,690	687,963	725,237	762,511	781,148	799,785	837,059	874,332	911,606
Site 21	Brownfield 80	1,000,000	1,200,000	-436,127	-374,639	-313,152	-251,665	-220,921	-190,177	-128,690	-67,203	-5,716
Site 22	Brownfield 60	1,000,000	1,200,000	-371,920	-312,102	-252,284	-192,466	-162,557	-132,648	-72,830	-13,012	46,806
Site 23	Brownfield 60 LD	1,000,000	1,200,000	-480,986	-439,362	-397,737	-356,113	-335,736	-315,677	-275,559	-235,441	-195,323
Site 24	Brownfield 20	1,000,000	1,200,000	325,302	378,988	432,438	485,888	512,613	539,338	591,936	643,880	695,825
Site 25	Brownfield 20 LD	1,000,000	1,200,000	7,602	43,723	79,843	115,964	134,024	152,085	188,205	224,326	259,762
Site 26	Brownfield 12	1,000,000	1,200,000	396,793	461,024	525,255	589,485	621,601	653,716	717,117	780,106	843,096
Site 27	Brownfield 12 LD	1,000,000	1,200,000	39,707	83,107	126,508	169,909	191,609	213,310	256,711	300,111	343,512
Site 28	Brownfield 6	1,000,000	1,200,000	429,518	486,488	543,459	600,429	628,914	657,400	714,370	771,341	828,311
Site 29	Brownfield 6 LD	1,000,000	1,200,000	173,222	211,202	249,183	287,163	306,153	325,143	363,124	401,104	439,084
Site 30	Large Brown Flats 200	1,000,000	1,200,000	-2,605,941	-2,499,359	-2,392,777	-2,287,469	-2,235,167	-2,182,865	-2,078,260	-1,973,656	-1,869,052
Site 31	Brown Flats 80	1,000,000	1,200,000	-4,871,676	-4,756,017	-4,640,357	-4,524,698	-4,466,868	-4,409,038	-4,293,379	-4,177,719	-4,062,060
Site 32	Brown Flats 40	1,000,000	1,200,000	-3,597,163	-3,506,918	-3,416,674	-3,326,429	-3,281,306	-3,236,184	-3,145,939	-3,055,694	-2,965,449
Site 33	Brown Flats 20	1,000,000	1,200,000	-3,680,688	-3,565,599	-3,450,511	-3,335,423	-3,277,878	-3,220,334	-3,105,246	-2,990,157	-2,875,069
Site 34	Brown Flats 12	1,000,000	1,200,000	-3,156,113	-3,059,603	-2,963,093	-2,866,583	-2,818,328	-2,770,073	-2,673,563	-2,577,054	-2,480,544

Bexhill and Adjacent, inc Strategic Sites

		EUV	BLV	**Residual Value** (£ per gross ha)								
		Affordable Housing		**35%**	**35%**	**35%**	**35%**	**35%**	**35%**	**35%**	**35%**	**35%**
			Social Rent	70%	60%	50%	40%	35%	30%	20%	10%	0%
			Affordable Rent	0%	10%	20%	30%	35%	40%	50%	60%	70%
	Affordable Home Ownership			30%	30%	30%	30%	30%	30%	30%	30%	30%
Site 1	Large Greenfield 600	25,000	375,000	-22,976	1,371	24,839	48,042	59,644	71,246	94,450	117,329	139,812
Site 2	Large Greenfield 400	25,000	375,000	-5,030	18,869	42,039	65,208	76,793	88,378	111,547	134,407	156,867
Site 3	Large Greenfield 300	25,000	375,000	15,824	40,823	65,798	90,773	103,260	115,748	140,723	165,226	189,419
Site 4	Large Greenfield 300 LD	25,000	375,000	13,846	35,720	57,573	79,426	90,353	101,279	123,132	144,572	165,741
Site 5	Large Greenfield 210	25,000	375,000	-150,064	-126,018	-101,971	-77,925	-65,901	-53,878	-29,832	-5,785	18,184
Site 6	Large Greenfield 210 LD	25,000	375,000	-131,306	-110,265	-89,225	-68,184	-57,664	-47,143	-26,103	-5,062	15,911
Site 7	Greenfield 190	25,000	375,000	-582,587	-557,531	-532,475	-507,419	-494,891	-482,363	-457,307	-432,252	-407,196
Site 8	Greenfield 190 LD	25,000	375,000	-509,764	-487,840	-465,916	-443,992	-433,030	-422,068	-400,144	-378,220	-356,296
Site 9	Greenfield 70	25,000	375,000	-617,182	-591,184	-565,185	-539,187	-526,188	-513,188	-487,190	-461,192	-435,193
Site 10	Greenfield 70 LD	25,000	375,000	-461,610	-438,942	-416,273	-393,605	-382,270	-370,936	-348,267	-325,599	-302,930
Site 11	Greenfield 35	25,000	375,000	-740,322	-701,574	-662,825	-624,077	-604,703	-585,329	-546,581	-507,833	-469,084
Site 12	Greenfield 35 LD	25,000	375,000	-740,322	-701,574	-662,825	-624,077	-604,703	-585,329	-546,581	-507,833	-469,084
Site 13	Greenfield 20	25,000	375,000	-423,682	-390,513	-357,343	-324,174	-307,589	-291,005	-258,496	-226,545	-194,594
Site 14	Greenfield 12	75,000	425,000	-475,999	-437,892	-399,785	-361,678	-342,624	-323,571	-286,267	-249,520	-212,773
Site 15	Greenfield 9	75,000	425,000	-373,843	-339,352	-305,776	-272,543	-255,927	-239,311	-206,078	-172,845	-139,612
Site 16	Greenfield 6	75,000	425,000	-896,364	-861,874	-827,383	-792,892	-775,647	-758,401	-723,911	-689,420	-654,929
Site 17	Greenfield 5	75,000	425,000	-157,837	-124,736	-91,635	-58,534	-41,984	-25,434	7,667	40,768	73,869
Site 18	Greenfield 3	75,000	425,000	-486,240	-441,895	-398,361	-355,633	-334,269	-312,905	-270,177	-227,450	-184,722
Site 19	Greenfield 3 LD	75,000	425,000	-442,996	-408,506	-374,015	-339,524	-322,288	-305,672	-272,439	-239,206	-205,973
Site 20	Large Brownfield 250	1,000,000	1,200,000	149,983	188,785	227,587	265,394	284,031	302,668	339,942	377,215	414,489
Site 21	Brownfield 80	1,000,000	1,200,000	-1,194,846	-1,131,031	-1,067,217	-1,003,402	-971,495	-939,587	-875,773	-811,958	-748,143
Site 22	Brownfield 60	1,000,000	1,200,000	-1,181,936	-1,119,871	-1,057,806	-995,741	-964,709	-933,676	-871,611	-809,546	-747,481
Site 23	Brownfield 60 LD	1,000,000	1,200,000	-1,055,705	-1,014,081	-972,456	-930,832	-910,020	-889,207	-847,583	-805,958	-764,334
Site 24	Brownfield 20	1,000,000	1,200,000	-518,682	-462,306	-407,802	-353,299	-326,047	-298,795	-244,292	-189,788	-135,285
Site 25	Brownfield 20 LD	1,000,000	1,200,000	-587,679	-550,181	-512,682	-475,184	-456,434	-437,685	-400,187	-362,688	-325,647
Site 26	Brownfield 12	1,000,000	1,200,000	-606,649	-540,649	-476,418	-412,187	-380,072	-347,957	-283,726	-219,495	-155,264
Site 27	Brownfield 12 LD	1,000,000	1,200,000	-645,123	-600,117	-555,111	-510,105	-487,603	-465,100	-420,094	-375,306	-331,905
Site 28	Brownfield 6	1,000,000	1,200,000	-537,928	-480,958	-423,987	-367,017	-338,531	-310,046	-253,076	-196,105	-139,135
Site 29	Brownfield 6 LD	1,000,000	1,200,000	-447,076	-407,658	-368,240	-329,805	-310,815	-291,824	-253,844	-215,864	-177,883
Site 30	Large Brown Flats 200	1,000,000	1,200,000	-2,053,516	-1,948,912	-1,844,307	-1,739,703	-1,687,401	-1,635,098	-1,530,494	-1,425,890	-1,321,285
Site 31	Brown Flats 80	1,000,000	1,200,000	-4,318,572	-4,202,913	-4,087,253	-3,971,594	-3,913,764	-3,855,934	-3,740,274	-3,624,615	-3,508,955
Site 32	Brown Flats 40	1,000,000	1,200,000	-3,133,082	-3,042,837	-2,952,592	-2,862,347	-2,817,225	-2,772,102	-2,683,466	-2,594,882	-2,506,298
Site 33	Brown Flats 20	1,000,000	1,200,000	-3,236,207	-3,121,118	-3,006,030	-2,890,941	-2,833,397	-2,775,853	-2,661,394	-2,548,276	-2,435,158
Site 34	Brown Flats 12	1,000,000	1,200,000	-2,737,442	-2,640,933	-2,544,423	-2,447,913	-2,399,658	-2,351,403	-2,254,893	-2,158,383	-2,061,873
Site 38	Sth of Barnhorn Road	25,000	250,000	146,628	170,956	195,284	219,612	231,776	243,940	268,268	292,271	315,854
Site 39	Beeches Farm & Nth of	25,000	250,000	137,314	161,640	185,966	210,292	222,455	234,618	258,944	283,270	307,596
Site 40	Worsham Farm (East)	25,000	250,000	158,218	182,804	207,389	231,974	244,267	256,559	281,145	305,730	330,315

Appendix 12 – Sensitivity Testing – Residential Development.

Varied Levels Costs and Values

Battle, Rural North and West

		EUV	BLV	Residual Value (£ per gross ha)													
			Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%							
			BCIS Change								-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Large Greenfield 600	25,000	375,000	338,921	525,546	712,171	898,797	1,085,422	1,272,048	1,456,833	993,310	852,741	712,171	571,602	431,033	290,463	148,147
Site 2	Large Greenfield 400	25,000	375,000	358,282	547,470	736,659	924,760	1,111,085	1,297,410	1,483,736	1,015,842	877,138	736,659	594,905	453,151	311,398	167,897
Site 3	Large Greenfield 300	25,000	375,000	403,166	603,047	802,928	1,002,810	1,202,691	1,402,572	1,600,363	1,102,521	952,725	802,928	653,132	503,336	353,540	202,005
Site 4	Large Greenfield 300 LD	25,000	375,000	352,770	527,666	702,562	877,459	1,052,355	1,227,251	1,400,317	964,706	833,634	702,562	571,491	440,419	309,347	176,754
Site 5	Large Greenfield 210	25,000	375,000	222,692	416,074	609,456	802,837	996,219	1,189,601	1,382,982	911,329	760,392	609,456	458,519	307,582	156,646	5,005
Site 6	Large Greenfield 210 LD	25,000	375,000	194,856	364,065	533,274	702,483	871,692	1,040,901	1,210,110	797,413	665,343	533,274	401,204	269,135	137,065	4,379
Site 7	Greenfield 190	25,000	375,000	-208,282	-2,871	192,700	387,099	581,497	775,896	970,294	538,436	365,568	192,700	19,644	-161,663	-348,733	-536,680
Site 8	Greenfield 190 LD	25,000	375,000	-182,247	-2,512	168,613	338,711	508,810	678,909	849,007	471,131	319,872	168,613	17,189	-141,455	-305,141	-469,595
Site 9	Greenfield 70	25,000	375,000	-220,910	1,089	213,757	423,658	633,560	843,462	1,053,364	587,465	400,611	213,757	25,272	-170,787	-373,290	-576,469
Site 10	Greenfield 70 LD	25,000	375,000	-126,724	57,150	232,912	408,523	584,134	759,745	935,356	541,560	387,236	232,912	78,588	-82,053	-247,064	-414,870
Site 11	Greenfield 35	25,000	375,000	-153,444	175,774	491,508	806,157	1,120,805	1,435,454	1,750,103	1,047,114	769,311	491,508	213,688	-76,123	-370,376	-672,451
Site 12	Greenfield 35 LD	25,000	375,000	-153,444	175,774	491,508	806,157	1,120,805	1,435,454	1,750,103	1,047,114	769,311	491,508	213,688	-76,123	-370,376	-672,451
Site 13	Greenfield 20	25,000	375,000	99,154	394,887	682,335	969,784	1,257,232	1,544,681	1,832,129	1,165,102	923,719	682,335	440,952	195,822	-57,452	-312,480
Site 14	Greenfield 12	75,000	425,000	107,108	446,310	776,488	1,100,752	1,425,016	1,749,280	2,073,544	1,318,825	1,047,657	776,488	500,944	218,530	-65,997	-352,621
Site 15	Greenfield 9	75,000	425,000	212,798	578,959	937,283	1,287,266	1,637,250	1,987,234	2,337,218	1,522,680	1,229,981	937,283	637,905	333,013	25,896	-281,222
Site 16	Greenfield 6	75,000	425,000	-247,089	154,185	555,460	953,463	1,346,012	1,728,447	2,110,882	1,246,024	902,984	555,460	205,660	-144,140	-499,412	-861,926
Site 17	Greenfield 5	75,000	425,000	392,080	719,742	1,045,424	1,366,754	1,684,899	1,997,177	2,309,456	1,570,000	1,307,712	1,045,424	779,947	512,491	245,035	-22,421
Site 18	Greenfield 3	75,000	425,000	281,436	752,888	1,224,340	1,695,792	2,164,495	2,626,837	3,089,179	2,016,589	1,620,464	1,224,340	828,216	432,091	35,967	-360,158
Site 19	Greenfield 3 LD	75,000	425,000	299,733	666,418	1,033,103	1,399,788	1,762,773	2,122,372	2,481,971	1,638,362	1,336,357	1,033,103	729,849	426,595	123,341	-179,913
Site 20	Large Brownfield 250	1,000,000	1,200,000	833,755	1,189,288	1,544,822	1,900,355	2,255,889	2,611,422	2,964,758	2,028,285	1,786,554	1,544,822	1,303,090	1,061,358	819,627	572,871
Site 21	Brownfield 80	1,000,000	1,200,000	-289,572	256,952	784,335	1,311,719	1,839,103	2,366,486	2,893,870	1,641,345	1,212,840	784,335	355,830	-82,074	-534,585	-1,000,512
Site 22	Brownfield 60	1,000,000	1,200,000	-261,639	303,661	849,283	1,394,904	1,940,526	2,486,147	3,031,769	1,731,104	1,290,193	849,283	408,372	-41,900	-506,052	-985,480
Site 23	Brownfield 60 LD	1,000,000	1,200,000	-445,497	-34,779	358,103	744,422	1,130,741	1,517,060	1,903,379	1,004,836	681,469	358,103	31,275	-308,021	-658,959	-1,010,574
Site 24	Brownfield 20	1,000,000	1,200,000	382,653	955,948	1,524,176	2,092,405	2,660,634	3,228,863	3,797,092	2,400,437	1,962,307	1,524,176	1,086,046	647,916	196,844	-262,869
Site 25	Brownfield 20 LD	1,000,000	1,200,000	9,175	425,372	827,211	1,229,050	1,630,889	2,032,728	2,434,567	1,468,981	1,148,096	827,211	506,326	179,058	-157,634	-499,875
Site 26	Brownfield 12	1,000,000	1,200,000	440,767	1,150,606	1,836,773	2,522,939	3,209,106	3,895,273	4,581,439	2,895,193	2,365,983	1,836,773	1,307,563	768,305	214,864	-340,416
Site 27	Brownfield 12 LD	1,000,000	1,200,000	53,476	537,838	1,007,087	1,470,359	1,933,632	2,396,904	2,860,176	1,742,015	1,374,551	1,007,087	636,424	254,531	-131,034	-521,203
Site 28	Brownfield 6	1,000,000	1,200,000	860,052	1,639,108	2,404,226	3,152,135	3,900,045	4,647,954	5,395,864	3,514,280	2,959,253	2,404,226	1,837,581	1,264,820	682,452	100,084
Site 29	Brownfield 6 LD	1,000,000	1,200,000	471,192	968,105	1,456,733	1,932,815	2,407,678	2,882,541	3,357,404	2,170,297	1,814,124	1,456,733	1,090,236	720,266	346,548	-27,170
Site 30	Large Brown Flats 200	1,000,000	1,200,000	-2,353,099	-1,524,998	-696,897	102,250	862,978	1,623,417	2,383,856	722,239	29,099	-696,897	-1,447,213	-2,197,529	-2,954,083	-3,716,847
Site 31	Brown Flats 80	1,000,000	1,200,000	-4,745,044	-3,865,962	-2,996,876	-2,133,973	-1,271,070	-420,386	402,840	-1,200,420	-2,098,648	-2,996,876	-3,899,291	-4,811,703	-5,724,114	-6,636,525
Site 32	Brown Flats 40	1,000,000	1,200,000	-3,601,394	-2,865,175	-2,141,269	-1,417,364	-693,459	6,244	689,194	-640,455	-1,390,862	-2,141,269	-2,891,677	-3,650,951	-4,413,208	-5,175,465
Site 33	Brown Flats 20	1,000,000	1,200,000	-3,472,643	-2,765,880	-2,071,155	-1,376,430	-681,705	-9,653	657,312	-626,839	-1,348,997	-2,071,155	-2,793,312	-3,524,264	-4,257,825	-4,991,386
Site 34	Brown Flats 12	1,000,000	1,200,000	-3,208,366	-2,553,886	-1,899,407	-1,244,928	-590,449	41,280	671,890	-544,650	-1,222,029	-1,899,407	-2,576,786	-3,254,164	-3,934,614	-4,621,717

Hastings Fringes and Rural East

		EUV	BLV	Residual Value (£ per gross ha)														
			Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%		-10%	-5%	0%	+5%	+10%	+15%	+20%
			BCIS Change															
Site 1	Large Greenfield 600	25,000	375,000	445,228	631,854	818,479	1,005,104	1,191,730	1,378,355	1,563,141		1,099,618	959,048	818,479	677,910	537,340	396,771	254,455
Site 2	Large Greenfield 400	25,000	375,000	464,354	653,543	842,731	1,030,832	1,217,157	1,403,482	1,589,808		1,121,914	983,210	842,731	700,977	559,224	417,470	273,969
Site 3	Large Greenfield 300	25,000	375,000	509,824	709,706	909,587	1,109,468	1,309,350	1,509,231	1,707,021		1,209,180	1,059,383	909,587	759,791	609,995	460,198	308,663
Site 4	Large Greenfield 300 LD	25,000	375,000	446,096	620,993	795,889	970,785	1,145,681	1,320,577	1,493,644		1,058,032	926,960	795,889	664,817	533,745	402,674	270,081
Site 5	Large Greenfield 210	25,000	375,000	334,947	528,329	721,710	915,092	1,108,474	1,301,855	1,495,237		1,023,584	872,647	721,710	570,774	419,837	268,900	117,964
Site 6	Large Greenfield 210 LD	25,000	375,000	293,079	462,288	631,496	800,705	969,914	1,139,123	1,308,332		895,636	763,566	631,496	499,427	367,357	235,288	103,218
Site 7	Greenfield 190	25,000	375,000	-89,861	109,794	304,192	498,591	692,989	887,388	1,081,786		649,928	477,060	304,192	131,324	-44,679	-227,320	-415,267
Site 8	Greenfield 190 LD	25,000	375,000	-78,629	96,070	266,168	436,267	606,366	776,464	946,563		568,687	417,428	266,168	114,909	-39,094	-198,905	-363,359
Site 9	Greenfield 70	25,000	375,000	-101,485	115,998	325,900	535,802	745,704	955,605	1,165,507		699,609	512,754	325,900	139,046	-53,120	-251,168	-454,347
Site 10	Greenfield 70 LD	25,000	375,000	-28,552	150,864	326,475	502,086	677,697	853,308	1,028,919		635,123	480,799	326,475	172,151	16,119	-145,806	-312,982
Site 11	Greenfield 35	25,000	375,000	20,736	342,862	657,511	972,160	1,286,808	1,601,457	1,916,106		1,213,117	935,314	657,511	379,708	98,058	-193,430	-491,678
Site 12	Greenfield 35 LD	25,000	375,000	20,736	342,862	657,511	972,160	1,286,808	1,601,457	1,916,106		1,213,117	935,314	657,511	379,708	98,058	-193,430	-491,678
Site 13	Greenfield 20	25,000	375,000	257,265	546,710	834,158	1,121,606	1,409,055	1,696,503	1,983,952		1,316,925	1,075,541	834,158	592,775	351,391	101,849	-151,425
Site 14	Greenfield 12	75,000	425,000	288,297	623,998	949,170	1,273,435	1,597,699	1,921,963	2,246,227		1,491,508	1,220,339	949,170	678,002	399,603	115,192	-169,335
Site 15	Greenfield 9	75,000	425,000	406,702	769,117	1,122,083	1,472,067	1,822,051	2,172,035	2,522,019		1,707,480	1,414,782	1,122,083	828,062	526,880	219,800	-87,318
Site 16	Greenfield 6	75,000	425,000	-30,933	370,341	771,615	1,165,442	1,552,019	1,934,454	2,316,889		1,453,904	1,114,962	771,615	421,815	72,015	-277,785	-637,589
Site 17	Greenfield 5	75,000	425,000	566,912	894,573	1,216,878	1,538,208	1,851,522	2,163,801	2,476,079		1,736,764	1,479,165	1,216,878	954,590	687,323	419,867	152,411
Site 18	Greenfield 3	75,000	425,000	538,915	1,010,367	1,481,819	1,953,271	2,416,999	2,879,341	3,341,683		2,269,255	1,877,944	1,481,819	1,085,695	689,570	293,446	-102,678
Site 19	Greenfield 3 LD	75,000	425,000	499,995	866,680	1,233,365	1,599,566	1,959,165	2,318,764	2,676,860		1,834,754	1,536,619	1,233,365	930,111	626,857	323,603	20,349
Site 20	Large Brownfield 250	1,000,000	1,200,000	1,017,942	1,373,475	1,729,008	2,084,542	2,440,075	2,790,930	3,140,147		2,212,472	1,970,740	1,729,008	1,487,277	1,245,545	1,003,813	762,081
Site 21	Brownfield 80	1,000,000	1,200,000	28,129	559,738	1,087,122	1,614,505	2,141,889	2,669,272	3,196,656		1,944,132	1,515,627	1,087,122	658,617	230,112	-213,985	-670,785
Site 22	Brownfield 60	1,000,000	1,200,000	60,986	611,138	1,156,760	1,702,382	2,248,003	2,793,625	3,339,247		2,038,581	1,597,671	1,156,760	715,849	274,939	-181,906	-650,644
Site 23	Brownfield 60 LD	1,000,000	1,200,000	-211,552	189,628	575,947	962,266	1,348,585	1,734,904	2,121,223		1,222,680	899,314	575,947	252,581	-79,445	-421,731	-773,346
Site 24	Brownfield 20	1,000,000	1,200,000	702,220	1,270,449	1,838,678	2,406,907	2,975,136	3,543,365	4,111,593		2,714,938	2,276,808	1,838,678	1,400,548	962,417	523,179	67,125
Site 25	Brownfield 20 LD	1,000,000	1,200,000	242,898	648,458	1,050,297	1,452,136	1,853,975	2,255,814	2,657,653		1,692,067	1,371,182	1,050,297	729,412	408,527	76,442	-260,251
Site 26	Brownfield 12	1,000,000	1,200,000	842,085	1,536,221	2,222,387	2,908,554	3,594,721	4,280,887	4,967,054		3,280,808	2,751,598	2,222,387	1,693,177	1,163,967	619,474	64,194
Site 27	Brownfield 12 LD	1,000,000	1,200,000	326,719	804,230	1,267,502	1,730,774	2,194,047	2,657,319	3,120,591		2,002,430	1,634,966	1,267,502	900,038	526,272	142,209	-243,357
Site 28	Brownfield 6	1,000,000	1,200,000	1,309,619	2,079,987	2,832,686	3,580,596	4,328,505	5,076,415	5,824,325		3,942,740	3,387,713	2,832,686	2,277,659	1,707,346	1,132,019	549,651
Site 29	Brownfield 6 LD	1,000,000	1,200,000	756,631	1,248,029	1,729,990	2,204,853	2,679,716	3,154,580	3,629,443		2,442,335	2,086,163	1,729,990	1,370,160	1,003,663	631,987	258,269
Site 30	Large Brown Flats 200	1,000,000	1,200,000	-1,789,643	-961,542	-152,058	619,956	1,380,396	2,140,835	2,901,274		1,239,656	549,587	-152,058	-883,757	-1,634,073	-2,384,389	-3,146,183
Site 31	Brown Flats 80	1,000,000	1,200,000	-4,176,098	-3,298,018	-2,435,115	-1,572,212	-710,545	120,887	918,701		-639,940	-1,536,887	-2,435,115	-3,333,343	-4,242,756	-5,155,167	-6,067,579
Site 32	Brown Flats 40	1,000,000	1,200,000	-3,124,020	-2,393,830	-1,669,925	-946,019	-237,105	456,937	1,122,026		-183,919	-919,517	-1,669,925	-2,420,332	-3,173,577	-3,935,834	-4,698,091
Site 33	Brown Flats 20	1,000,000	1,200,000	-3,015,431	-2,314,442	-1,619,717	-924,992	-244,067	425,320	1,078,437		-189,167	-897,559	-1,619,717	-2,341,875	-3,067,051	-3,800,612	-4,534,174
Site 34	Brown Flats 12	1,000,000	1,200,000	-2,777,704	-2,123,224	-1,468,745	-814,266	-174,374	456,235	1,081,906		-128,369	-791,366	-1,468,745	-2,146,124	-2,823,502	-3,500,881	-4,182,980

Bexhill and Adjacent, inc Strategic Sites

		EUV	BLV	Residual Value (£ per gross ha)													
			Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%							
			BCIS Change								-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Large Greenfield 600	25,000	375,000	-29,453	140,467	305,094	468,912	632,730	796,549	960,367	586,233	445,663	305,094	163,718	18,761	-132,758	-287,633
Site 2	Large Greenfield 400	25,000	375,000	-14,481	157,188	324,118	490,231	656,345	822,458	987,276	607,625	465,872	324,118	181,558	35,432	-116,664	-279,100
Site 3	Large Greenfield 300	25,000	375,000	5,653	186,176	362,336	537,726	713,117	888,507	1,063,897	661,929	512,132	362,336	211,774	57,240	-105,663	-278,297
Site 4	Large Greenfield 300 LD	25,000	375,000	4,947	162,904	317,044	470,511	623,977	777,444	930,910	579,188	448,116	317,044	185,302	50,085	-92,455	-243,510
Site 5	Large Greenfield 210	25,000	375,000	-160,142	18,224	188,105	357,829	527,552	697,276	867,000	489,979	339,042	188,105	37,169	-120,358	-282,790	-446,890
Site 6	Large Greenfield 210 LD	25,000	375,000	-140,124	15,946	164,592	313,100	461,608	610,117	758,625	428,731	296,662	164,592	32,523	-105,313	-247,442	-391,029
Site 7	Greenfield 190	25,000	375,000	-619,134	-431,500	-245,644	-63,768	110,934	281,604	452,274	115,329	-61,462	-245,644	-433,592	-622,639	-814,057	-1,008,191
Site 8	Greenfield 190 LD	25,000	375,000	-541,742	-377,563	-214,939	-55,797	97,067	246,403	395,740	100,913	-53,780	-214,939	-379,393	-544,809	-712,299	-882,167
Site 9	Greenfield 70	25,000	375,000	-668,045	-467,439	-266,833	-70,111	120,212	304,427	488,642	125,491	-67,342	-266,833	-470,012	-673,191	-878,503	-1,084,980
Site 10	Greenfield 70 LD	25,000	375,000	-498,734	-330,811	-162,888	-354	156,329	310,532	464,734	156,572	-227	-162,888	-330,695	-498,501	-666,982	-837,512
Site 11	Greenfield 35	25,000	375,000	-820,548	-519,822	-220,560	69,198	350,555	626,710	902,864	353,852	70,928	-220,560	-521,171	-823,247	-1,125,323	-1,431,038
Site 12	Greenfield 35 LD	25,000	375,000	-820,548	-519,822	-220,560	69,198	350,555	626,710	902,864	353,852	70,928	-220,560	-521,171	-823,247	-1,125,323	-1,431,038
Site 13	Greenfield 20	25,000	375,000	-516,617	-242,721	21,876	284,065	536,824	788,341	1,039,858	516,556	273,637	21,876	-231,398	-493,778	-756,255	-1,018,732
Site 14	Greenfield 12	75,000	425,000	-587,095	-278,119	20,618	318,326	611,738	896,723	1,180,454	585,885	305,145	20,618	-264,011	-558,880	-853,749	-1,148,618
Site 15	Greenfield 9	75,000	425,000	-533,644	-202,638	118,683	440,005	756,760	1,066,326	1,372,562	728,900	425,801	118,683	-188,434	-503,236	-821,517	-1,139,797
Site 16	Greenfield 6	75,000	425,000	-1,078,292	-713,887	-349,482	3,157	354,272	705,386	1,051,303	351,642	1,842	-349,482	-711,996	-1,074,511	-1,437,025	-1,802,134
Site 17	Greenfield 5	75,000	425,000	-265,543	22,240	308,943	595,647	882,351	1,164,726	1,445,889	843,856	576,400	308,943	41,487	-225,969	-501,959	-779,136
Site 18	Greenfield 3	75,000	425,000	-672,515	-247,970	164,551	577,071	989,592	1,402,112	1,814,633	956,800	560,675	164,551	-231,574	-637,291	-1,047,814	-1,458,336
Site 19	Greenfield 3 LD	75,000	425,000	-439,290	-112,027	208,823	529,672	850,521	1,171,370	1,492,220	815,330	512,076	208,823	-94,431	-401,856	-716,132	-1,030,409
Site 20	Large Brownfield 250	1,000,000	1,200,000	476,568	788,646	1,100,723	1,412,800	1,724,878	2,036,955	2,345,064	1,584,187	1,342,455	1,100,723	858,991	617,259	370,184	118,956
Site 21	Brownfield 80	1,000,000	1,200,000	-778,108	-278,030	204,001	667,432	1,130,864	1,594,296	2,057,728	1,061,011	632,506	204,001	-241,383	-700,629	-1,166,556	-1,635,010
Site 22	Brownfield 60	1,000,000	1,200,000	-802,889	-286,609	212,551	690,859	1,169,168	1,647,477	2,125,786	1,094,372	653,461	212,551	-247,368	-720,010	-1,199,438	-1,678,867
Site 23	Brownfield 60 LD	1,000,000	1,200,000	-833,017	-464,266	-102,909	245,474	584,096	922,718	1,261,340	553,585	230,218	-102,909	-447,130	-798,745	-1,150,361	-1,507,020
Site 24	Brownfield 20	1,000,000	1,200,000	-196,472	325,221	829,336	1,326,536	1,823,736	2,320,937	2,818,137	1,705,596	1,267,466	829,336	386,240	-72,512	-535,044	-1,011,461
Site 25	Brownfield 20 LD	1,000,000	1,200,000	-403,353	-30,428	336,309	689,008	1,040,617	1,392,226	1,743,835	979,169	658,284	336,309	1,810	-335,417	-684,343	-1,033,269
Site 26	Brownfield 12	1,000,000	1,200,000	-245,498	384,474	1,007,887	1,611,582	2,211,977	2,812,373	3,412,769	2,069,606	1,540,396	1,007,887	459,167	-96,113	-655,360	-1,230,823
Site 27	Brownfield 12 LD	1,000,000	1,200,000	-412,584	15,623	440,955	855,193	1,260,557	1,665,920	2,071,283	1,184,758	817,294	440,955	55,389	-330,177	-728,463	-1,128,043
Site 28	Brownfield 6	1,000,000	1,200,000	131,763	818,421	1,502,083	2,175,473	2,831,993	3,486,414	4,140,835	2,633,205	2,073,198	1,502,083	922,711	340,343	-242,025	-833,119
Site 29	Brownfield 6 LD	1,000,000	1,200,000	8,786	444,759	880,733	1,308,654	1,729,550	2,145,055	2,560,560	1,610,884	1,247,602	880,733	507,015	133,297	-240,422	-622,939
Site 30	Large Brown Flats 200	1,000,000	1,200,000	-1,052,889	-240,074	536,073	1,296,512	2,056,951	2,817,390	3,577,829	1,916,212	1,226,143	536,073	-166,238	-897,319	-1,647,635	-2,400,005
Site 31	Brown Flats 80	1,000,000	1,200,000	-3,432,164	-2,563,481	-1,700,578	-837,675	-2,798	800,823	1,593,221	67,807	-802,350	-1,700,578	-2,598,805	-3,498,822	-4,411,234	-5,323,645
Site 32	Brown Flats 40	1,000,000	1,200,000	-2,501,423	-1,777,517	-1,053,612	-340,774	355,271	1,023,225	1,687,982	407,430	-314,181	-1,053,612	-1,804,019	-2,554,427	-3,311,637	-4,073,894
Site 33	Brown Flats 20	1,000,000	1,200,000	-2,418,884	-1,724,159	-1,029,434	-344,700	324,687	982,528	1,620,489	379,588	-317,250	-1,029,434	-1,751,592	-2,473,749	-3,202,778	-3,936,340
Site 34	Brown Flats 12	1,000,000	1,200,000	-2,214,586	-1,560,107	-905,627	-262,404	368,206	995,577	1,607,562	414,211	-239,401	-905,627	-1,583,006	-2,260,385	-2,937,763	-3,615,142
Site 38	Sth of Barnhorn Road	25,000	250,000	148,796	327,817	503,094	677,513	851,932	1,026,351	1,199,409	800,776	651,935	503,094	353,405	199,973	46,542	-118,990
Site 39	Beeches Farm & Nth of Ba	25,000	250,000	140,773	318,484	496,195	672,351	846,236	1,020,121	1,194,005	795,765	647,116	496,195	343,454	190,714	37,973	-126,695
Site 40	Worsham Farm (East)	25,000	250,000	159,326	340,698	522,070	703,060	880,731	1,058,401	1,236,071	827,533	676,462	522,070	366,988	211,906	52,758	-115,861

Varied Benchmark Land Values

Battle, Rural North and West

	EUV	BLV													
				£250,000	£300,000	£350,000	£400,000	£500,000	£750,000	£1,000,000	£1,250,000	£1,500,000	£2,000,000	£2,500,000	£3,000,000
Large Greenfield 600	25,000	375,000	**712,171**	712,171	712,171	712,171	712,171	712,171	712,171	712,171	712,171	712,171	712,171	712,171	712,171
Large Greenfield 400	25,000	375,000	**736,659**	736,659	736,659	736,659	736,659	736,659	736,659	736,659	736,659	736,659	736,659	736,659	736,659
Large Greenfield 300	25,000	375,000	**802,928**	802,928	802,928	802,928	802,928	802,928	802,928	802,928	802,928	802,928	802,928	802,928	802,928
Large Greenfield 300 LD	25,000	375,000	**702,562**	702,562	702,562	702,562	702,562	702,562	702,562	702,562	702,562	702,562	702,562	702,562	702,562
Large Greenfield 210	25,000	375,000	**609,456**	609,456	609,456	609,456	609,456	609,456	609,456	609,456	609,456	609,456	609,456	609,456	609,456
Large Greenfield 210 LD	25,000	375,000	**533,274**	533,274	533,274	533,274	533,274	533,274	533,274	533,274	533,274	533,274	533,274	533,274	533,274
Greenfield 190	25,000	375,000	**192,700**	192,700	192,700	192,700	192,700	192,700	192,700	192,700	192,700	192,700	192,700	192,700	192,700
Greenfield 190 LD	25,000	375,000	**168,613**	168,613	168,613	168,613	168,613	168,613	168,613	168,613	168,613	168,613	168,613	168,613	168,613
Greenfield 70	25,000	375,000	**213,757**	213,757	213,757	213,757	213,757	213,757	213,757	213,757	213,757	213,757	213,757	213,757	213,757
Greenfield 70 LD	25,000	375,000	**232,912**	232,912	232,912	232,912	232,912	232,912	232,912	232,912	232,912	232,912	232,912	232,912	232,912
Greenfield 35	25,000	375,000	**491,508**	491,508	491,508	491,508	491,508	491,508	491,508	491,508	491,508	491,508	491,508	491,508	491,508
Greenfield 35 LD	25,000	375,000	**491,508**	491,508	491,508	491,508	491,508	491,508	491,508	491,508	491,508	491,508	491,508	491,508	491,508
Greenfield 20	25,000	375,000	**682,335**	682,335	682,335	682,335	682,335	682,335	682,335	682,335	682,335	682,335	682,335	682,335	682,335
Greenfield 12	75,000	425,000	**776,488**	776,488	776,488	776,488	776,488	776,488	776,488	776,488	776,488	776,488	776,488	776,488	776,488
Greenfield 9	75,000	425,000	**937,283**	937,283	937,283	937,283	937,283	937,283	937,283	937,283	937,283	937,283	937,283	937,283	937,283
Greenfield 6	75,000	425,000	**555,460**	555,460	555,460	555,460	555,460	555,460	555,460	555,460	555,460	555,460	555,460	555,460	555,460
Greenfield 5	75,000	425,000	**1,045,424**	1,045,424	1,045,424	1,045,424	1,045,424	1,045,424	1,045,424	1,045,424	1,045,424	1,045,424	1,045,424	1,045,424	1,045,424
Greenfield 3	75,000	425,000	**1,224,340**	1,224,340	1,224,340	1,224,340	1,224,340	1,224,340	1,224,340	1,224,340	1,224,340	1,224,340	1,224,340	1,224,340	1,224,340
Greenfield 3 LD	75,000	425,000	**1,033,103**	1,033,103	1,033,103	1,033,103	1,033,103	1,033,103	1,033,103	1,033,103	1,033,103	1,033,103	1,033,103	1,033,103	1,033,103
Large Brownfield 250	1,000,000	1,200,000	**1,544,822**	1,544,822	1,544,822	1,544,822	1,544,822	1,544,822	1,544,822	1,544,822	1,544,822	1,544,822	1,544,822	1,544,822	1,544,822
Brownfield 80	1,000,000	1,200,000	**784,335**	784,335	784,335	784,335	784,335	784,335	784,335	784,335	784,335	784,335	784,335	784,335	784,335
Brownfield 60	1,000,000	1,200,000	**849,283**	849,283	849,283	849,283	849,283	849,283	849,283	849,283	849,283	849,283	849,283	849,283	849,283
Brownfield 60 LD	1,000,000	1,200,000	**358,103**	358,103	358,103	358,103	358,103	358,103	358,103	358,103	358,103	358,103	358,103	358,103	358,103
Brownfield 20	1,000,000	1,200,000	**1,524,176**	1,524,176	1,524,176	1,524,176	1,524,176	1,524,176	1,524,176	1,524,176	1,524,176	1,524,176	1,524,176	1,524,176	1,524,176
Brownfield 20 LD	1,000,000	1,200,000	**827,211**	827,211	827,211	827,211	827,211	827,211	827,211	827,211	827,211	827,211	827,211	827,211	827,211
Brownfield 12	1,000,000	1,200,000	**1,836,773**	1,836,773	1,836,773	1,836,773	1,836,773	1,836,773	1,836,773	1,836,773	1,836,773	1,836,773	1,836,773	1,836,773	1,836,773
Brownfield 12 LD	1,000,000	1,200,000	**1,007,087**	1,007,087	1,007,087	1,007,087	1,007,087	1,007,087	1,007,087	1,007,087	1,007,087	1,007,087	1,007,087	1,007,087	1,007,087
Brownfield 6	1,000,000	1,200,000	**2,404,226**	2,404,226	2,404,226	2,404,226	2,404,226	2,404,226	2,404,226	2,404,226	2,404,226	2,404,226	2,404,226	2,404,226	2,404,226
Brownfield 6 LD	1,000,000	1,200,000	**1,456,733**	1,456,733	1,456,733	1,456,733	1,456,733	1,456,733	1,456,733	1,456,733	1,456,733	1,456,733	1,456,733	1,456,733	1,456,733
Large Brown Flats 200	1,000,000	1,200,000	**-696,897**	-696,897	-696,897	-696,897	-696,897	-696,897	-696,897	-696,897	-696,897	-696,897	-696,897	-696,897	-696,897
Brown Flats 80	1,000,000	1,200,000	**-2,996,876**	-2,996,876	-2,996,876	-2,996,876	-2,996,876	-2,996,876	-2,996,876	-2,996,876	-2,996,876	-2,996,876	-2,996,876	-2,996,876	-2,996,876
Brown Flats 40	1,000,000	1,200,000	**-2,141,269**	-2,141,269	-2,141,269	-2,141,269	-2,141,269	-2,141,269	-2,141,269	-2,141,269	-2,141,269	-2,141,269	-2,141,269	-2,141,269	-2,141,269
Brown Flats 20	1,000,000	1,200,000	**-2,071,155**	-2,071,155	-2,071,155	-2,071,155	-2,071,155	-2,071,155	-2,071,155	-2,071,155	-2,071,155	-2,071,155	-2,071,155	-2,071,155	-2,071,155
Brown Flats 12	1,000,000	1,200,000	**-1,899,407**	-1,899,407	-1,899,407	-1,899,407	-1,899,407	-1,899,407	-1,899,407	-1,899,407	-1,899,407	-1,899,407	-1,899,407	-1,899,407	-1,899,407

Hastings Fringes and Rural East

	EUV	BLV													
				£250,000	£300,000	£350,000	£400,000	£500,000	£750,000	£1,000,000	£1,250,000	£1,500,000	£2,000,000	£2,500,000	£3,000,000
Large Greenfield 600	25,000	375,000	**818,479**	818,479	818,479	818,479	818,479	818,479	818,479	818,479	818,479	818,479	818,479	818,479	818,479
Large Greenfield 400	25,000	375,000	**842,731**	842,731	842,731	842,731	842,731	842,731	842,731	842,731	842,731	842,731	842,731	842,731	842,731
Large Greenfield 300	25,000	375,000	**909,587**	909,587	909,587	909,587	909,587	909,587	909,587	909,587	909,587	909,587	909,587	909,587	909,587
Large Greenfield 300 LD	25,000	375,000	**795,889**	795,889	795,889	795,889	795,889	795,889	795,889	795,889	795,889	795,889	795,889	795,889	795,889
Large Greenfield 210	25,000	375,000	**721,710**	721,710	721,710	721,710	721,710	721,710	721,710	721,710	721,710	721,710	721,710	721,710	721,710
Large Greenfield 210 LD	25,000	375,000	**631,496**	631,496	631,496	631,496	631,496	631,496	631,496	631,496	631,496	631,496	631,496	631,496	631,496
Greenfield 190	25,000	375,000	**304,192**	304,192	304,192	304,192	304,192	304,192	304,192	304,192	304,192	304,192	304,192	304,192	304,192
Greenfield 190 LD	25,000	375,000	**266,168**	266,168	266,168	266,168	266,168	266,168	266,168	266,168	266,168	266,168	266,168	266,168	266,168
Greenfield 70	25,000	375,000	**325,900**	325,900	325,900	325,900	325,900	325,900	325,900	325,900	325,900	325,900	325,900	325,900	325,900
Greenfield 70 LD	25,000	375,000	**326,475**	326,475	326,475	326,475	326,475	326,475	326,475	326,475	326,475	326,475	326,475	326,475	326,475
Greenfield 35	25,000	375,000	**657,511**	657,511	657,511	657,511	657,511	657,511	657,511	657,511	657,511	657,511	657,511	657,511	657,511
Greenfield 35 LD	25,000	375,000	**657,511**	657,511	657,511	657,511	657,511	657,511	657,511	657,511	657,511	657,511	657,511	657,511	657,511
Greenfield 20	25,000	375,000	**834,158**	834,158	834,158	834,158	834,158	834,158	834,158	834,158	834,158	834,158	834,158	834,158	834,158
Greenfield 12	75,000	425,000	**949,170**	949,170	949,170	949,170	949,170	949,170	949,170	949,170	949,170	949,170	949,170	949,170	949,170
Greenfield 9	75,000	425,000	**1,122,083**	1,122,083	1,122,083	1,122,083	1,122,083	1,122,083	1,122,083	1,122,083	1,122,083	1,122,083	1,122,083	1,122,083	1,122,083
Greenfield 6	75,000	425,000	**771,615**	771,615	771,615	771,615	771,615	771,615	771,615	771,615	771,615	771,615	771,615	771,615	771,615
Greenfield 5	75,000	425,000	**1,216,878**	1,216,878	1,216,878	1,216,878	1,216,878	1,216,878	1,216,878	1,216,878	1,216,878	1,216,878	1,216,878	1,216,878	1,216,878
Greenfield 3	75,000	425,000	**1,481,819**	1,481,819	1,481,819	1,481,819	1,481,819	1,481,819	1,481,819	1,481,819	1,481,819	1,481,819	1,481,819	1,481,819	1,481,819
Greenfield 3 LD	75,000	425,000	**1,233,365**	1,233,365	1,233,365	1,233,365	1,233,365	1,233,365	1,233,365	1,233,365	1,233,365	1,233,365	1,233,365	1,233,365	1,233,365
Large Brownfield 250	1,000,000	1,200,000	**1,729,008**	1,729,008	1,729,008	1,729,008	1,729,008	1,729,008	1,729,008	1,729,008	1,729,008	1,729,008	1,729,008	1,729,008	1,729,008
Brownfield 80	1,000,000	1,200,000	**1,087,122**	1,087,122	1,087,122	1,087,122	1,087,122	1,087,122	1,087,122	1,087,122	1,087,122	1,087,122	1,087,122	1,087,122	1,087,122
Brownfield 60	1,000,000	1,200,000	**1,156,760**	1,156,760	1,156,760	1,156,760	1,156,760	1,156,760	1,156,760	1,156,760	1,156,760	1,156,760	1,156,760	1,156,760	1,156,760
Brownfield 60 LD	1,000,000	1,200,000	**575,947**	575,947	575,947	575,947	575,947	575,947	575,947	575,947	575,947	575,947	575,947	575,947	575,947
Brownfield 20	1,000,000	1,200,000	**1,838,678**	1,838,678	1,838,678	1,838,678	1,838,678	1,838,678	1,838,678	1,838,678	1,838,678	1,838,678	1,838,678	1,838,678	1,838,678
Brownfield 20 LD	1,000,000	1,200,000	**1,050,297**	1,050,297	1,050,297	1,050,297	1,050,297	1,050,297	1,050,297	1,050,297	1,050,297	1,050,297	1,050,297	1,050,297	1,050,297
Brownfield 12	1,000,000	1,200,000	**2,222,387**	2,222,387	2,222,387	2,222,387	2,222,387	2,222,387	2,222,387	2,222,387	2,222,387	2,222,387	2,222,387	2,222,387	2,222,387
Brownfield 12 LD	1,000,000	1,200,000	**1,267,502**	1,267,502	1,267,502	1,267,502	1,267,502	1,267,502	1,267,502	1,267,502	1,267,502	1,267,502	1,267,502	1,267,502	1,267,502
Brownfield 6	1,000,000	1,200,000	**2,832,686**	2,832,686	2,832,686	2,832,686	2,832,686	2,832,686	2,832,686	2,832,686	2,832,686	2,832,686	2,832,686	2,832,686	2,832,686
Brownfield 6 LD	1,000,000	1,200,000	**1,729,990**	1,729,990	1,729,990	1,729,990	1,729,990	1,729,990	1,729,990	1,729,990	1,729,990	1,729,990	1,729,990	1,729,990	1,729,990
Large Brown Flats 200	1,000,000	1,200,000	**-152,058**	-152,058	-152,058	-152,058	-152,058	-152,058	-152,058	-152,058	-152,058	-152,058	-152,058	-152,058	-152,058
Brown Flats 80	1,000,000	1,200,000	**-2,435,115**	-2,435,115	-2,435,115	-2,435,115	-2,435,115	-2,435,115	-2,435,115	-2,435,115	-2,435,115	-2,435,115	-2,435,115	-2,435,115	-2,435,115
Brown Flats 40	1,000,000	1,200,000	**-1,669,925**	-1,669,925	-1,669,925	-1,669,925	-1,669,925	-1,669,925	-1,669,925	-1,669,925	-1,669,925	-1,669,925	-1,669,925	-1,669,925	-1,669,925
Brown Flats 20	1,000,000	1,200,000	**-1,619,717**	-1,619,717	-1,619,717	-1,619,717	-1,619,717	-1,619,717	-1,619,717	-1,619,717	-1,619,717	-1,619,717	-1,619,717	-1,619,717	-1,619,717
Brown Flats 12	1,000,000	1,200,000	**-1,468,745**	-1,468,745	-1,468,745	-1,468,745	-1,468,745	-1,468,745	-1,468,745	-1,468,745	-1,468,745	-1,468,745	-1,468,745	-1,468,745	-1,468,745

Bexhill and Adjacent, inc Strategic Sites

	EUV	BLV												
				£250,000	£300,000	£350,000	£400,000	£500,000	£750,000	£1,000,000	£1,250,000	£1,500,000	£2,000,000	£2,500,000	£3,000,000
Large Greenfield 600	25,000	375,000	305,094	305,094	305,094	305,094	305,094	305,094	305,094	305,094	305,094	305,094	305,094	305,094	305,094
Large Greenfield 400	25,000	375,000	324,118	324,118	324,118	324,118	324,118	324,118	324,118	324,118	324,118	324,118	324,118	324,118	324,118
Large Greenfield 300	25,000	375,000	362,336	362,336	362,336	362,336	362,336	362,336	362,336	362,336	362,336	362,336	362,336	362,336	362,336
Large Greenfield 300 LD	25,000	375,000	317,044	317,044	317,044	317,044	317,044	317,044	317,044	317,044	317,044	317,044	317,044	317,044	317,044
Large Greenfield 210	25,000	375,000	188,105	188,105	188,105	188,105	188,105	188,105	188,105	188,105	188,105	188,105	188,105	188,105	188,105
Large Greenfield 210 LD	25,000	375,000	164,592	164,592	164,592	164,592	164,592	164,592	164,592	164,592	164,592	164,592	164,592	164,592	164,592
Greenfield 190	25,000	375,000	-245,644	-245,644	-245,644	-245,644	-245,644	-245,644	-245,644	-245,644	-245,644	-245,644	-245,644	-245,644	-245,644
Greenfield 190 LD	25,000	375,000	-214,939	-214,939	-214,939	-214,939	-214,939	-214,939	-214,939	-214,939	-214,939	-214,939	-214,939	-214,939	-214,939
Greenfield 70	25,000	375,000	-266,833	-266,833	-266,833	-266,833	-266,833	-266,833	-266,833	-266,833	-266,833	-266,833	-266,833	-266,833	-266,833
Greenfield 70 LD	25,000	375,000	-162,888	-162,888	-162,888	-162,888	-162,888	-162,888	-162,888	-162,888	-162,888	-162,888	-162,888	-162,888	-162,888
Greenfield 35	25,000	375,000	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560
Greenfield 35 LD	25,000	375,000	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560	-220,560
Greenfield 20	25,000	375,000	21,876	21,876	21,876	21,876	21,876	21,876	21,876	21,876	21,876	21,876	21,876	21,876	21,876
Greenfield 12	75,000	425,000	20,618	20,618	20,618	20,618	20,618	20,618	20,618	20,618	20,618	20,618	20,618	20,618	20,618
Greenfield 9	75,000	425,000	118,683	118,683	118,683	118,683	118,683	118,683	118,683	118,683	118,683	118,683	118,683	118,683	118,683
Greenfield 6	75,000	425,000	-349,482	-349,482	-349,482	-349,482	-349,482	-349,482	-349,482	-349,482	-349,482	-349,482	-349,482	-349,482	-349,482
Greenfield 5	75,000	425,000	308,943	308,943	308,943	308,943	308,943	308,943	308,943	308,943	308,943	308,943	308,943	308,943	308,943
Greenfield 3	75,000	425,000	164,551	164,551	164,551	164,551	164,551	164,551	164,551	164,551	164,551	164,551	164,551	164,551	164,551
Greenfield 3 LD	75,000	425,000	208,823	208,823	208,823	208,823	208,823	208,823	208,823	208,823	208,823	208,823	208,823	208,823	208,823
Large Brownfield 250	1,000,000	1,200,000	1,100,723	1,100,723	1,100,723	1,100,723	1,100,723	1,100,723	1,100,723	1,100,723	1,100,723	1,100,723	1,100,723	1,100,723	1,100,723
Brownfield 80	1,000,000	1,200,000	204,001	204,001	204,001	204,001	204,001	204,001	204,001	204,001	204,001	204,001	204,001	204,001	204,001
Brownfield 60	1,000,000	1,200,000	212,551	212,551	212,551	212,551	212,551	212,551	212,551	212,551	212,551	212,551	212,551	212,551	212,551
Brownfield 60 LD	1,000,000	1,200,000	-102,909	-102,909	-102,909	-102,909	-102,909	-102,909	-102,909	-102,909	-102,909	-102,909	-102,909	-102,909	-102,909
Brownfield 20	1,000,000	1,200,000	829,336	829,336	829,336	829,336	829,336	829,336	829,336	829,336	829,336	829,336	829,336	829,336	829,336
Brownfield 20 LD	1,000,000	1,200,000	336,309	336,309	336,309	336,309	336,309	336,309	336,309	336,309	336,309	336,309	336,309	336,309	336,309
Brownfield 12	1,000,000	1,200,000	1,007,887	1,007,887	1,007,887	1,007,887	1,007,887	1,007,887	1,007,887	1,007,887	1,007,887	1,007,887	1,007,887	1,007,887	1,007,887
Brownfield 12 LD	1,000,000	1,200,000	440,955	440,955	440,955	440,955	440,955	440,955	440,955	440,955	440,955	440,955	440,955	440,955	440,955
Brownfield 6	1,000,000	1,200,000	1,502,083	1,502,083	1,502,083	1,502,083	1,502,083	1,502,083	1,502,083	1,502,083	1,502,083	1,502,083	1,502,083	1,502,083	1,502,083
Brownfield 6 LD	1,000,000	1,200,000	880,733	880,733	880,733	880,733	880,733	880,733	880,733	880,733	880,733	880,733	880,733	880,733	880,733
Large Brown Flats 200	1,000,000	1,200,000	536,073	536,073	536,073	536,073	536,073	536,073	536,073	536,073	536,073	536,073	536,073	536,073	536,073
Brown Flats 80	1,000,000	1,200,000	-1,700,578	-1,700,578	-1,700,578	-1,700,578	-1,700,578	-1,700,578	-1,700,578	-1,700,578	-1,700,578	-1,700,578	-1,700,578	-1,700,578	-1,700,578
Brown Flats 40	1,000,000	1,200,000	-1,053,612	-1,053,612	-1,053,612	-1,053,612	-1,053,612	-1,053,612	-1,053,612	-1,053,612	-1,053,612	-1,053,612	-1,053,612	-1,053,612	-1,053,612
Brown Flats 20	1,000,000	1,200,000	-1,029,434	-1,029,434	-1,029,434	-1,029,434	-1,029,434	-1,029,434	-1,029,434	-1,029,434	-1,029,434	-1,029,434	-1,029,434	-1,029,434	-1,029,434
Brown Flats 12	1,000,000	1,200,000	-905,627	-905,627	-905,627	-905,627	-905,627	-905,627	-905,627	-905,627	-905,627	-905,627	-905,627	-905,627	-905,627
Sth of Barnhorn Road	25,000	250,000	503,094	503,094	503,094	503,094	503,094	503,094	503,094	503,094	503,094	503,094	503,094	503,094	503,094
Beeches Farm & Nth of Barnh	25,000	250,000	496,195	496,195	496,195	496,195	496,195	496,195	496,195	496,195	496,195	496,195	496,195	496,195	496,195
Worsham Farm (East)	25,000	250,000	522,070	522,070	522,070	522,070	522,070	522,070	522,070	522,070	522,070	522,070	522,070	522,070	522,070

Appendix 13 - Appraisals – Specialist Housing

The pages in this appendix are not numbered.

APP13 Specialist Housing Cover

Rother District Council LPVA - September 2025

Specialist Housing

07/10/2026
12:02

Sheltered Green 60

1

UNITS	**60**	Social Rent	75.00%	% of Aff	18	18
Affordable	40%	24 Affordable Re	0.00%		0	0
		Shared Owne	25.00%		6	6
		First Homes	0.00%		0	0
					24	24

Modelling			Area ha		Characteristics	
Density	120	units/ha	Total	0.500	Sub Area	Sub3
Net:Gross	100%		Gross	0.500	ha Green Brov	Green
			Net	0.500	ha Use	Paddock

				Market				Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	36		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%	50%	18.00	18	1,080	50	20.0%	50%	9.00	9	540	50%	0.00	0	0	50%	3.00	3	180	50%	0.00	0	0
Sheltered	2	75	20.0%	50%	18.00	18	1,620	75	20.0%	50%	9.00	9	810	50%	0.00	0	0	50%	3.00	3	270	50%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**36.00**	36	**2,700**			**100%**	**18.00**	18	**1,350**	**100%**	**0.00**	0	**0**	**100%**	**6.00**	6	**450**	**100%**	**0.00**	0	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	0	0
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	1,800	3,741,588
Sheltered	2			2,079	2,079	2,700	5,612,382
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						4,500	9,353,970
							2,079 £/m2

Occupants		Population	
	Count	per unit	
1 bed	30	2.40	72
2 bed	30	2.40	72
3 bed	0	2.40	0
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.770	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	36	2,700	75.00	2,250	62.50
Social Rent	18	1,350	75.00	1,125	62.50
Affordable Rent	0	0	75.00	0	62.50
Shared Ownership	6	450	75.00	375	62.50
First Homes	0	0	75.00	0	62.50
Total	60	**4,500**		**3,750**	
per ha		9,000		7,500	

Large PDL site, modelled as lower density housing.

Sheltered Brown 60

2

						Rounded
UNITS	**60**	Social Rent	75.00%	% of Aff	18	18
Affordable	40%	24 Affordable Re	0.00%		0	0
		Shared Owne	25.00%		6	6
		First Homes	0.00%		0	0
					24	24

Modelling			Area ha			Characteristics	
Density	120	units/ha	Total	0.500		Sub Area	Sub3
Net:Gross	100%		Gross	0.500	ha	Green Brov	Brown
			Net	0.500	ha	Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	36		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%	50%	18.00	18	1,080	50	20.0%	50%	9.00	9	540	50%	0.00	0	0	50%	3.00	3	180	50%	0.00	0	0
Sheltered	2	75	20.0%	50%	18.00	18	1,620	75	20.0%	50%	9.00	9	810	50%	0.00	0	0	50%	3.00	3	270	50%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**36.00**	36	**2,700**			**100%**	**18.00**	18	**1,350**	**100%**	**0.00**	0	**0**	**100%**	**6.00**	6	**450**	**100%**	**0.00**	0	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	0	0
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	1,800	3,741,588
Sheltered	2			2,079	2,079	2,700	5,612,382
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						4,500	9,353,970
							2,079 £/m2

Occupants		Population	
	Count	per unit	
1 bed	30	2.40	72
2 bed	30	2.40	72
3 bed	0	2.40	0
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.770	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	36	2,700	75.00	2,250	62.50
Social Rent	18	1,350	75.00	1,125	62.50
Affordable Rent	0	0	75.00	0	62.50
Shared Ownership	6	450	75.00	375	62.50
First Homes	0	0	75.00	0	62.50
Total	**60**	**4,500**		**3,750**	
per ha		9,000		7,500	

Flatted scheme. Mix as per SHMA. POS (0.040ha) offsite

Extracare Green 60

3

						Rounded
UNITS	**60**	Social Rent	75.00%	% of Aff	18	18
Affordable	40%	24 Affordable Re	0.00%		0	0
		Shared Owne	25.00%		6	6
		First Homes	0.00%		0	0
					24	24

Modelling			Area ha			Characteristics	
Density	100	units/ha	Total	0.600		Sub Area	Sub3
Net:Gross	100%		Gross	0.600	ha	Green Brov	Green
			Net	0.600	ha	Use	Paddock

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	36		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%	60%	21.60	22	1,859	65	30.0%	60%	10.80	11	930	60%	0.00	0	0	60%	3.60	4	338	60%	0.00	0	0
Extracare	2	80	30.0%	40%	14.40	14	1,456	80	30.0%	40%	7.20	7	728	40%	0.00	0	0	40%	2.40	2	208	40%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**36.00**	36	**3,315**			**100%**	**18.00**	18	**1,658**	**100%**	**0.00**	0	**0**	**100%**	**6.00**	6	**546**	**100%**	**0.00**	0	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	0	0
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	3,127	6,866,794
Extracare	2			2,196	2,196	2,392	5,253,597
IRC Bungalo	2			2,090	2,090	0	0
						5,519	12,120,392
							2,196 £/m2

Occupants		Population	
	Count	per unit	
1 bed	37	2.40	89
2 bed	23	2.40	55
3 bed	0	2.40	0
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.770	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	36	3,315	92.08	2,550	70.83
Social Rent	18	1,658	92.08	1,275	70.83
Affordable Rent	0	0	92.08	0	70.83
Shared Ownership	6	546	91.00	420	70.00
First Homes	0	0	91.00	0	70.00
Total	**60**	**5,519**		**4,245**	
per ha		9,198		7,075	

Large PDL site, modelled as lower density housing.

Extracare Brown 60

4

						Rounded
UNITS	**60**	Social Rent	75.00%	% of Aff	18	18
Affordable	40%	24 Affordable Re	0.00%		0	0
		Shared Owne	25.00%		6	6
		First Homes	0.00%		0	0
					24	24

Modelling			Area ha		Characteristics	
Density	100	units/ha	Total	0.600	Sub Area	Sub3
Net:Gross	100%		Gross	0.600 ha	Green Brov	Brown
			Net	0.600 ha	Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	36		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%	60%	21.60	22	1,859	65	30.0%	60%	10.80	11	930	60%	0.00	0	0	60%	3.60	4	338	60%	0.00	0	0
Extracare	2	80	30.0%	40%	14.40	14	1,456	80	30.0%	40%	7.20	7	728	40%	0.00	0	0	40%	2.40	2	208	40%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**36.00**	**36**	**3,315**			**100%**	**18.00**	**18**	**1,658**	**100%**	**0.00**	**0**	**0**	**100%**	**6.00**	**6**	**546**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	0	0
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	3,127	6,866,794
Extracare	2			2,196	2,196	2,392	5,253,597
IRC Bungalo	2			2,090	2,090	0	0
						5,519	12,120,392
							2,196 £/m2

Occupants		Population	
	Count	per unit	
1 bed	37	2.40	89
2 bed	23	2.40	55
3 bed	0	2.40	0
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.770	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	36	3,315	92.08	2,550	70.83
Social Rent	18	1,658	92.08	1,275	70.83
Affordable Rent	0	0	92.08	0	70.83
Shared Ownership	6	546	91.00	420	70.00
First Homes	0	0	91.00	0	70.00
Total	**60**	**5,519**		**4,245**	
per ha		9,198		7,075	

PDL site, modelled as lower density housing.

BtR Green Flats 60

5

UNITS	**60**	Social Rent	75.00%	% of Aff	18	18
Affordable	40%	24 Affordable Re	0.00%		0	0
		Shared Owne	25.00%		6	6
		First Homes	0.00%		0	0
					24	24

Modelling			Area ha			Characteristics	
Density	70	units/ha	Total	1.143		Sub Area	Sub3
Net:Gross	75%		Gross	1.143	ha	Green Brov	Green
			Net	0.857	ha	Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	36		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	30%	10.80	11	619	50	12.5%	50%	9.00	9	506	50%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%	50%	18.00	18	1,316	61	12.5%	50%	9.00	9	618	50%	0.00	0	0	100%	6.00	6	412	100%	0.00	0	0
Flat to5	3	75	12.5%	20%	7.20	7	591	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**36.00**	36	**2,526**			**100%**	**18.00**	18	**1,124**	**100%**	**0.00**	0	**0**	**100%**	**6.00**	6	**412**	**100%**	**0.00**	0	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	1,125	2,338,493
Flat to5	2			2,079	2,079	2,346	4,875,757
Flat to5	3			2,079	2,079	591	1,227,709
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						4,061	8,441,958
							2,079 £/m2

Occupants		Population	
	Count	per unit	
1 bed	20	2.40	48
2 bed	33	2.40	79
3 bed	7	2.40	17
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		0.286	ha
Shortfall / Surplus		-0.485	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	36	2,526	70.16	2,245	62.36
Social Rent	18	1,124	62.44	999	55.50
Affordable Rent	0	0	62.44	0	55.50
Shared Ownership	6	412	68.63	366	61.00
First Homes	0	0	68.63	0	61.00
Total	**60**	**4,061**		**3,610**	
per ha		4,738		4,212	

PDL site, modelled as higher density housing.

BtR Green Housing 60

6	UNITS	**60**	Social Rent	75.00%	% of Aff	18	18
	Affordable	40%	24 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		6	6
			First Homes	0.00%		0	0
						24	24

Modelling			
Density	35	units/ha	
Net:Gross	75%		

Area ha		
Total	2.286	
Gross	2.286	ha
Net	1.714	ha

Characteristics	
Sub Area	Sub3
Green Brov	Green
Use	Agricultural

				Market					Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	36		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	20%	7.20	7	525	70	0.0%	20%	3.60	4	280	20%	0.00	0	0	20%	1.20	1	70	20%	0.00	0	0
Terrace	3	95	0.0%	20%	7.20	7	665	84	0.0%	20%	3.60	4	336	20%	0.00	0	0	20%	1.20	1	84	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	60%	21.60	22	2,310	93	0.0%	60%	10.80	10	930	60%	0.00	0	0	60%	3.60	4	372	60%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**36.00**	36	**3,500**			**100%**	**18.00**	18	**1,546**	**100%**	**0.00**	0	**0**	**100%**	**6.00**	6	**526**	**100%**	**0.00**	0	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,795	1,795	875	1,570,590
Terrace	3			1,795	1,795	1,085	1,947,532
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	3,612	6,709,651
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	0	0
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						5,572	10,227,773
							1,836 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	12	2.40	29
3 bed	48	2.40	115
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		0.571	ha
Shortfall / Surplus		-0.199	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	36	3,500	97.22	3,500	97.22
Social Rent	18	1,546	85.89	1,546	85.89
Affordable Rent	0	0	85.89	0	85.89
Shared Ownership	6	526	87.67	526	87.67
First Homes	0	0	87.67	0	87.67
Total	**60**	**5,572**		**5,572**	
per ha		3,250		3,250	

PDL site, modelled as Lower density housing.

BtR Brown Flats 60

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UNITS	**60**	Social Rent	75.00%	% of Aff	18	18
Affordable	40%	24 Affordable Re	0.00%		0	0
		Shared Owne	25.00%		6	6
		First Homes	0.00%		0	0
					24	24

Modelling			Area ha			Characteristics	
Density	80	units/ha	Total	0.938		Sub Area	Sub3
Net:Gross	80%		Gross	0.938	ha	Green Brov	Brown
			Net	0.750	ha	Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	36		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	30%	10.80	11	619	50	12.5%	50%	9.00	9	506	50%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%	50%	18.00	18	1,316	61	12.5%	50%	9.00	9	618	50%	0.00	0	0	100%	6.00	6	412	100%	0.00	0	0
Flat to5	3	75	12.5%	20%	7.20	7	591	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**36.00**	36	**2,526**			**100%**	**18.00**	18	**1,124**	**100%**	**0.00**	0	**0**	**100%**	**6.00**	6	**412**	**100%**	**0.00**	0	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,795	1,795	0	0
Terrace	3			1,795	1,795	0	0
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	1,125	2,338,493
Flat to5	2			2,079	2,079	2,346	4,875,757
Flat to5	3			2,079	2,079	591	1,227,709
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						4,061	8,441,958
							2,079 £/m2

Occupants		Population	
	Count	per unit	
1 bed	20	2.40	48
2 bed	33	2.40	79
3 bed	7	2.40	17
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		0.188	ha
Shortfall / Surplus		-0.583	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	36	2,526	70.16	2,245	62.36
Social Rent	18	1,124	62.44	999	55.50
Affordable Rent	0	0	62.44	0	55.50
Shared Ownership	6	412	68.63	366	61.00
First Homes	0	0	68.63	0	61.00
Total	**60**	**4,061**		**3,610**	
per ha		5,415		4,813	

PDL site, modelled as higher density housing.

BtR Brown Housing 60

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						Rounded
UNITS	**60**	Social Rent	75.00%	% of Aff	18	18
Affordable	40%	24 Affordable Re	0.00%		0	0
		Shared Owne	25.00%		6	6
		First Homes	0.00%		0	0
					24	24

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	1.569		Sub Area	Sub3
Net:Gross	85%		Gross	1.569	ha	Green Brov	Brown
			Net	1.333	ha	Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	36		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	40%	14.40	14	1,050	70	0.0%	40%	7.20	7	490	40%	0.00	0	0	40%	2.40	3	210	40%	0.00	0	0
Terrace	3	95	0.0%	60%	21.60	22	2,090	84	0.0%	60%	10.80	11	924	60%	0.00	0	0	60%	3.60	3	252	60%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**36.00**	36	**3,140**			**100%**	**18.00**	18	**1,414**	**100%**	**0.00**	0	**0**	**100%**	**6.00**	6	**462**	**100%**	**0.00**	0	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,795	1,795	1,750	3,141,180
Terrace	3			1,795	1,795	3,266	5,862,339
Terrace	4			1,795	1,795	0	0
Semi	2			1,858	1,858	0	0
Semi	3			1,858	1,858	0	0
Semi	4			1,858	1,858	0	0
Det	3			2,222	2,222	0	0
Det	4			2,222	2,222	0	0
Det	5			2,222	2,222	0	0
Bungalow	2			2,090	2,090	0	0
Bungalow	3			2,090	2,090	0	0
Flat to5	1			2,079	2,079	0	0
Flat to5	2			2,079	2,079	0	0
Flat to5	3			2,079	2,079	0	0
Flat 6+	1			2,485	2,485	0	0
Flat 6+	2			2,485	2,485	0	0
Flat 6+	3			2,485	2,485	0	0
Sheltered	1			2,079	2,079	0	0
Sheltered	2			2,079	2,079	0	0
Extracare	1			2,196	2,196	0	0
Extracare	2			2,196	2,196	0	0
IRC Bungalo	2			2,090	2,090	0	0
						5,016	9,003,519
							1,795 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	24	2.40	58
3 bed	36	2.40	86
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		0.235	ha
Shortfall / Surplus		-0.535	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	36	3,140	87.22	3,140	87.22
Social Rent	18	1,414	78.56	1,414	78.56
Affordable Rent	0	0	78.56	0	78.56
Shared Ownership	6	462	77.00	462	77.00
First Homes	0	0	77.00	0	77.00
Total	**60**	**5,016**		**5,016**	
per ha		3,762		3,762	

PDL site, modelled as lower density housing.

SITE			Site 1 Sheltered Green 60	Site 2 Sheltered Brown 60	Site 3 Extracare Green 60	Site 4 Extracare Brown 60	Site 5 BtR Green Flats 60	Site 6 BtR Green Housing 60	Site 7 BtR Brown Flats 60	Site 8 BtR Brown Housing 60
			1	2	3	4	5	6	7	8
	Sub Area		Sub3	Sub3	Sub3	Sub3	Sub3	Sub3	Sub3	Sub3
	Green/ Brown		Green	Brown	Green	Brown	Green	Green	Brown	Brown
	Existing Use		Paddock	PDL	Paddock	PDL	Agricultural	Agricultural	PDL	PDL
AREA										
	Total	ha	0.500	0.500	0.600	0.600	1.143	2.286	0.938	1.569
	Gross	ha	0.500	0.500	0.600	0.600	1.143	2.286	0.938	1.569
	Net	ha	0.500	0.500	0.600	0.600	0.857	1.714	0.750	1.333
UNITS										
	Units		60	60	60	60	60	60	60	60
UNIT SIZE										
Total	Market	sqm	75.00	75.00	92.08	92.08	70.16	97.22	70.16	87.22
	Social Rent	sqm	75.00	75.00	92.08	92.08	62.44	85.89	62.44	78.56
	Affordable Rent	sqm	75.00	75.00	92.08	92.08	62.44	85.89	62.44	78.56
	Shared Ownership	sqm	75.00	75.00	91.00	91.00	68.63	87.67	68.63	77.00
	First Homes	sqm	75.00	75.00	91.00	91.00	68.63	87.67	68.63	77.00
Saleable										
	Market	sqm	62.50	62.50	70.83	70.83	62.36	97.22	62.36	87.22
	Social Rent	sqm	62.50	62.50	70.83	70.83	55.50	85.89	55.50	78.56
	Affordable Rent	sqm	62.50	62.50	70.83	70.83	55.50	85.89	55.50	78.56
	Shared Ownership	sqm	62.50	62.50	70.00	70.00	61.00	87.67	61.00	77.00
	First Homes	sqm	62.50	62.50	70.00	70.00	61.00	87.67	61.00	77.00
BASE CONSTRUCTION										
	BCIS +	£/sqm	2,079	2,079	2,196	2,196	2,079	1,836	2,079	1,795
	Site Costs	%	10%	10%	10%	10%	10%	10%	10%	10%
	Extras		360,000	360,000	360,000	360,000	0	0	0	0
	Abnormals	%	0.0%	5.0%	0.0%	5.0%	0.0%	0.0%	5.0%	5.0%
		£	0	0	0	0	0	0	0	0
	Contingency	%	2.5%	5.0%	2.5%	5.0%	2.5%	2.5%	5.0%	5.0%
	Small Sites	%								
FEES										
	Professional		8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189
SALES										
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0
	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION										
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN										
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE										
	Fees	0.0%	0	0	0	0	0	0	0	0
	Interest	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND										
	EUV		25,000	1,000,000	25,000	1,000,000	25,000	25,000	1,000,000	1,000,000
	Premium	% EUV	0%	20%	0%	20%	0%	0%	20%	20%
	Premium	£/ha	350,000	0	350,000	0	350,000	350,000	0	0
	Easements etc	£								
VALUES										
	Market	£/m2	6,000	6,000	6,500	6,500	3,125	3,650	3,125	3,650
	Social Rent	£/m2	1,531	1,531	1,531	1,531	2,500	2,920	2,500	2,920
	Affordable Rent	£/m2	2,300	2,300	2,300	2,300	2,500	2,920	2,500	2,920
	Shared Ownership	£/m2	4,200	4,200	4,550	4,550	2,188	2,555	2,188	2,555
	First Homes	£/m2	3,680	3,680	3,571	3,571	2,188	2,555	2,188	2,555
GRANT										
	Market	£/unit		0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0
	Shared Ownership	£/unit		0	0	0	0	0	0	0
	First Homes	£/unit		0	0	0	0	0	0	0
POLICY REQUIREMENTS										
	Biodiversity NG	%	0.15%	0.75%	0.15%	0.75%	0.15%	0.15%	0.75%	0.75%
		£/ha		0	0	0	0	0	0	0
	CO2 Plus	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit		0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00
	Water	£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
	Circular	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0
		£/unit		0	0	0	0	0	0	0
	Over Extra 2	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0
		£/unit		0	0	0	0	0	0	0
	Pre CIL s106	£/unit	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
	Post CIL s106	£/unit	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
	CIL	Houses	203.00	203.00	36.36	36.36	290.00	290.00	290.00	290.00
		Flats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	BSL	Greenfield	33.91		33.91		33.91	33.91		
		Brownfield		16.95		16.95			16.95	16.95
	Affordable Housing Overall		30.0%	10.0%	30.0%	10.0%	30.0%	30.0%	10.0%	10.0%
	Social Rent	20.0%	6.0%	2.0%	6.0%	2.0%	30.0%	30.0%	10.0%	10.0%
	Affordable Rent	50.0%	15.0%	5.0%	15.0%	5.0%				
	Shared Ownership	30.0%	9.0%	3.0%	9.0%	3.0%				
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8
			Sheltered Green 60	Sheltered Brown 60	Extracare Green 60	Extracare Brown 60	BtR Green Flats 60	BtR Green Housing 60	BtR Brown Flats 60	BtR Brown Housing 60
			1	2	3	4	5	6	7	8
	Green/brown field		Green	Brown	Green	Brown	Green	Green	Brown	Brown
	Use		Paddock	PDL	Paddock	PDL	Agricultural	Agricultural	PDL	PDL
			Sub3	Sub3	Sub3	Sub3	Sub3	Sub3	Sub3	Sub3
Site Area	Gross	ha	0.500	0.500	0.600	0.600	1.143	2.286	0.938	1.569
	Net	ha	0.500	0.500	0.600	0.600	0.857	1.714	0.750	1.333
Units			60	60	60	60	60	60	60	60
			0.00%	0	0	0	0	0	0	0
Mix	Market Housing		70.0%	90.0%	70.0%	90.0%	70.0%	70.0%	90.0%	90.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Affordable Overall		30.0%	10.0%	30.0%	10.0%	30.0%	30.0%	10.0%	10.0%
	Affordable Rent		6.0%	2.0%	6.0%	2.0%	30.0%	30.0%	10.0%	10.0%
	Social Rent		15.0%	5.0%	15.0%	5.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		9.0%	3.0%	9.0%	3.0%	0.0%	0.0%	0.0%	0.0%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0
Existing Use Value		£/ha	25,000	1,000,000	25,000	1,000,000	25,000	25,000	1,000,000	1,000,000
		£ site	12,500	500,000	15,000	600,000	28,571	57,143	937,500	1,568,627
			0	0	0	0	0	0	0	0
Uplift		£/ha	350,000	200,000	350,000	200,000	350,000	350,000	200,000	200,000
		£ site	175,000	100,000	210,000	120,000	400,000	800,000	187,500	313,725
			0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	375,000	1,200,000	375,000	1,200,000	375,000	375,000	1,200,000	1,200,000
		£ site	187,500	600,000	225,000	720,000	428,571	857,143	1,125,000	1,882,353
			0	0	0	0	0	0	0	0
Residual	Gross	£/ha	2,644,326	3,695,273	2,559,886	3,953,694	-2,790,334	291,731	-4,338,412	37,854
	Net	£/ha	2,644,326	3,695,273	2,559,886	3,953,694	-3,720,445	388,974	-5,423,015	44,535
		£ site	1,322,163	1,847,636	1,535,932	2,372,217	-3,188,953	666,813	-4,067,262	59,379

APP13 Specialist Housing
Site 1

Site 1 **1 Sheltered Gree** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.00	62.50		70.00%	42	6,000	15,750,000	3,150
Affordable Overall				30%	18			
Social Rent	75.00	62.50		6.00%	4	1,531	344,475	270
Affordable Rent	75.00	62.50		15.00%	9	2,300	1,293,750	675
Shared Ownersl	75.00	62.50		9.00%	5	4,200	1,417,500	405
First Homes	75.00	62.50		0.00%	0	3,680	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.500	ha		120	/ha		**18,805,725**	**4,500**
SITE AREA - Gro	0.500	ha		120	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**1,322,163**	**2,644,326**	**2,644,326**
Existing Use Value	12,500		25,000
Uplift 0%	0		0
Plus /ha 350,000	175,000		350,000
Benchmark Land Value	**187,500**		**375,000**
Additional Profit	**808,093**	**257**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					1,322,163	
	Land			55,608		
	Stamp Duty			0		
	Easements etc.		1.50%	19,832	75,441	
	Legals /Acquisition					
Fees						
	Planning		8.00%	33,640	917,651	
	Professional			884,011		
CONSTRUCTION						
	Build Cost	BCIS +	2,079	9,353,970		
		Extras		360,000		
		Unit extras	1,925.00	115,500		
		Site	10.00%	935,397		
	BNG			16,147		
	Contingency	2.50%		269,122		
	Abnormals	0.00%		0		
				0	11,050,136	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	564,172		
	Legals	%	0.5%	94,029		
		£/unit	0	0		
	Misc.	%	0.0%	0	658,200	**14,023,591**

Developers Profit				
	Market Housing	% Value	17.50%	**2,756,250**
	Affordable Hou:	% Value	6.00%	**183,344**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		1,322,163
	Total	55,608

Stamp duty calc - AP		
Land payment		187,500
	Total	750

Building Safety Levy			
Greenfield	33.91	106,817	
Brownfield	0.00	0	
		Total	106,817

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000
Post CIL s106	2,500	£/ Unit (all)	
		Total	150,000
CIL	203.00	£/sqm	**639,450**

BNG	0.15%	**Total**	16,147
Unit Build Time		3	Quarters

Build Cost			/m2	
			2,078.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,575.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,078.66	**1,925.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,625,000	2,625,000	2,625,000	2,625,000	2,625,000	2,625,000	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	57,413	57,413	57,413	57,413	57,413	57,413	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	215,625	215,625	215,625	215,625	215,625	215,625	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	236,250	236,250	236,250	236,250	236,250	236,250	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,134,288**	**3,134,288**	**3,134,288**	**3,134,288**	**3,134,288**	**3,134,288**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	55,608																							
Easements etc.	0																							
Legals Acquisition	19,832																							
Planning Fee	33,640																							
Professional	442,005		442,005																					
Build Cost - BCIS Base		0	598,048	1,196,096	1,794,145	1,794,145	1,794,145	1,794,145	1,196,096	598,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	168,196	176,529	184,863	184,863	42,803	42,803	34,469	26,136	17,803	17,803	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	897	1,794	2,691	2,691	2,691	2,691	1,794	897	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,951	29,902	44,854	44,854	44,854	44,854	29,902	14,951	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	94,029	94,029	94,029	94,029	94,029	94,029	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	15,671	15,671	15,671	15,671	15,671	15,671	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**551,086**	**0**	**1,224,098**	**1,404,322**	**2,026,552**	**2,026,552**	**1,994,192**	**1,994,192**	**1,371,962**	**749,733**	**127,503**	**127,503**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,322,163**																							
Interest		35,123	35,782	59,405	86,850	126,476	166,845	148,597	130,006	99,400	56,553	1,237	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,756,250
ordable for Rent																								183,344
First Homes																								0
Cash Flow	-1,873,249	-35,123	-1,259,880	-1,463,727	-2,113,401	-2,153,028	973,250	991,499	1,632,319	2,285,155	2,950,231	3,005,548	0	0	0	0	0	0	0	0	0	0	0	-2,939,594
Opening Balance	0																							
Closing Balance	-1,873,249	-1,908,373	-3,168,252	-4,631,979	-6,745,381	-8,898,408	-7,925,158	-6,933,660	-5,301,341	-3,016,186	-65,955	2,939,594	2,939,594	2,939,594	2,939,594	2,939,594	2,939,594	2,939,594	2,939,594	2,939,594	2,939,594	2,939,594	2,939,594	0

APP13 Specialist Housing
Site 2

Site 2	2 Sheltered Brow Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.00	62.50		90.00%	54	6,000	20,250,000	4,050
Affordable Overall				10%	6			
Social Rent	75.00	62.50		2.00%	1	1,531	114,825	90
Affordable Rent	75.00	62.50		5.00%	3	2,300	431,250	225
Shared Ownersl	75.00	62.50		3.00%	2	4,200	472,500	135
First Homes	75.00	62.50		0.00%	0	3,680	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.500	ha		120	/ha		**21,268,575**	**4,500**
SITE AREA - Gro	0.500	ha		120	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**1,847,636**	**3,695,273**	**3,695,273**
Existing Use Value	500,000		1,000,000
Uplift 20%	100,000		200,000
Plus /ha 0	0		0
Benchmark Land Value	**600,000**		**1,200,000**
Additional Profit	**1,015,819**	**251**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					1,847,636	
	Land			81,882		
	Stamp Duty			0		
	Easements etc.			27,715	109,596	
	Legals /Acquisition		1.50%			
Fees						
	Planning			33,640		
	Professional		8.00%	948,124	981,764	
CONSTRUCTION						
	Build Cost	BCIS +	2,079	9,353,970		
		Extras		360,000		
		Unit extras	1,925.00	115,500		
		Site	10.00%	935,397		
	BNG			80,737		
	Contingency	5.00%		538,243		
	Abnormals	5.00%		467,699		
				0	11,851,545	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	638,057		
	Legals	%	0.5%	106,343		
		£/unit	0	0		
	Misc.	%	0.0%	0	744,400	**15,534,942**

Developers Profit				
	Market Housing	% Value	17.50%	**3,543,750**
	Affordable Hou	% Value	6.00%	**61,115**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		1,847,636
	Total	81,882

Stamp duty calc - AP		
Land payment		600,000
	Total	19,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	68,648	
		Total	68,648

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000

Post CIL s106	2,500	£/ Unit (all)	
		Total	150,000

CIL	203.00	£/sqm	**822,150**

BNG	0.75%	**Total**	80,737

Unit Build Time	3	Quarters

Build Cost			/m2	Per Unit
			2,078.66	
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,575.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,078.66	**1,925.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	3,375,000	3,375,000	3,375,000	3,375,000	3,375,000	3,375,000	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	19,138	19,138	19,138	19,138	19,138	19,138	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	71,875	71,875	71,875	71,875	71,875	71,875	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	78,750	78,750	78,750	78,750	78,750	78,750	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,544,763**	**3,544,763**	**3,544,763**	**3,544,763**	**3,544,763**	**3,544,763**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	81,882																							
Easements etc.	0																							
Legals Acquisition	27,715																							
Planning Fee	33,640																							
Professional	474,062		474,062																					
Build Cost - BCIS Base		0	598,048	1,196,096	1,794,145	1,794,145	1,794,145	1,794,145	1,196,096	598,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	213,871	222,204	230,538	230,538	36,441	36,441	28,108	19,775	11,441	11,441	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,485	8,971	13,456	13,456	13,456	13,456	8,971	4,485	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	29,902	59,805	89,707	89,707	89,707	89,707	59,805	29,902	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	25,983	51,967	77,950	77,950	77,950	77,950	51,967	25,983	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	106,343	106,343	106,343	106,343	106,343	106,343	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,724	17,724	17,724	17,724	17,724	17,724	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**617,299**	**0**	**1,346,352**	**1,539,043**	**2,205,795**	**2,205,795**	**2,135,765**	**2,135,765**	**1,469,013**	**802,260**	**135,508**	**135,508**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,847,636**																							
Interest		46,218	47,084	73,211	103,441	146,739	190,849	168,009	144,740	108,534	59,147	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,543,750
ordable for Rent																								61,115
First Homes																								0
Cash Flow	-2,464,935	-46,218	-1,393,436	-1,612,254	-2,309,236	-2,352,534	1,218,148	1,240,988	1,931,009	2,633,968	3,350,108	3,409,255	0	0	0	0	0	0	0	0	0	0	0	-3,604,865
Opening Balance	0																							
Closing Balance	-2,464,935	-2,511,152	-3,904,588	-5,516,842	-7,826,078	-10,178,612	-8,960,464	-7,719,475	-5,788,466	-3,154,498	195,610	3,604,865	3,604,865	3,604,865	3,604,865	3,604,865	3,604,865	3,604,865	3,604,865	3,604,865	3,604,865	3,604,865	3,604,865	0

APP13 Specialist Housing
Site 3

Site 3	3	Extracare Green	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	92.08	70.83		70.00%	42	6,500	19,337,500	3,868
Affordable Overall				30%	18			
Social Rent	92.08	70.83		6.00%	4	1,531	390,405	332
Affordable Rent	92.08	70.83		15.00%	9	2,300	1,466,250	829
Shared Ownersl	91.00	70.00		9.00%	5	4,550	1,719,900	491
First Homes	91.00	70.00		0.00%	0	3,571	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.600	ha		100	/ha		**22,914,055**	**5,519**
SITE AREA - Gro	0.600	ha		100	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**1,535,932**	**2,559,886**	**2,559,886**
Existing Use Value	15,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	210,000		350,000
Benchmark Land Value	**225,000**		**375,000**
Additional Profit	**1,002,779**	**259**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land					1,535,932
Stamp Duty				66,297	
Easements etc.				0	
Legals /Acquisition			1.50%	23,039	89,336
Fees					
Planning				33,640	
Professional			8.00%	1,134,036	1,167,676
CONSTRUCTION					
Build Cost	BCIS +		2,196	12,121,820	
	Extras			360,000	
	Unit extras		1,925.00	115,500	
	Site		10.00%	1,212,182	
BNG				20,714	
Contingency		2.50%		345,238	
Abnormals		0.00%		0	
				0	14,175,453
FINANCE					
Fees			0%	0	
Interest			7.50%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	687,422	
Legals	%		0.5%	114,570	
	£/unit		0	0	
Misc.	%		0.0%	0	801,992 **17,770,389**

Developers Profit				
Market Housing	% Value	17.50%		**3,384,063**
Affordable Hou:	% Value	6.00%		**214,593**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		1,535,932
	Total	66,297

Stamp duty calc - AP		
Land payment		225,000
	Total	1,500

Building Safety Levy			
Greenfield	33.91	131,147	
Brownfield	0.00	0	
		Total	131,147

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000

Post CIL s106	2,500	£/ Unit (all)	
		Total	150,000

CIL	36.36	£/sqm	**140,622**

BNG	0.15%	**Total**	20,714

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,196.32	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,575.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,196.32	**1,925.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	3,222,917	3,222,917	3,222,917	3,222,917	3,222,917	3,222,917	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	65,068	65,068	65,068	65,068	65,068	65,068	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	244,375	244,375	244,375	244,375	244,375	244,375	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	286,650	286,650	286,650	286,650	286,650	286,650	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,819,009**	**3,819,009**	**3,819,009**	**3,819,009**	**3,819,009**	**3,819,009**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	66,297																							
Easements etc.	0																							
Legals Acquisition	23,039																							
Planning Fee	33,640																							
Professional	567,018		567,018																					
Build Cost - BCIS Base		0	767,195	1,534,389	2,301,584	2,301,584	2,301,584	2,301,584	1,534,389	767,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	43,489	51,822	60,156	60,156	46,858	46,858	38,524	30,191	21,858	21,858	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,151	2,302	3,452	3,452	3,452	3,452	2,302	1,151	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	19,180	38,360	57,540	57,540	57,540	57,540	38,360	19,180	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	114,570	114,570	114,570	114,570	114,570	114,570	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	19,095	19,095	19,095	19,095	19,095	19,095	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**689,994**	**0**	**1,398,032**	**1,626,873**	**2,422,731**	**2,422,731**	**2,543,099**	**2,543,099**	**1,747,240**	**951,382**	**155,523**	**155,523**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,535,932**																							
Interest		41,736	42,519	69,529	101,337	148,663	196,876	176,645	156,033	120,113	68,597	1,193	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,384,063
ordable for Rent																								214,593
First Homes																								0
Cash Flow	-2,225,926	-41,736	-1,440,551	-1,696,402	-2,524,068	-2,571,394	1,079,034	1,099,266	1,915,736	2,747,514	3,594,889	3,662,293	0	0	0	0	0	0	0	0	0	0	0	-3,598,656
Opening Balance	0																							
Closing Balance	-2,225,926	-2,267,662	-3,708,213	-5,404,614	-7,928,682	-10,500,076	-9,421,042	-8,321,776	-6,406,040	-3,658,526	-63,637	3,598,656	3,598,656	3,598,656	3,598,656	3,598,656	3,598,656	3,598,656	3,598,656	3,598,656	3,598,656	3,598,656	3,598,656	0

APP13 Specialist Housing
Site 4

Site 4 **4 Extracare Brow** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	92.08	70.83		90.00%	54	6,500	24,862,500	4,973
Affordable Overall				10%	6			
Social Rent	92.08	70.83		2.00%	1	1,531	130,135	111
Affordable Rent	92.08	70.83		5.00%	3	2,300	488,750	276
Shared Ownersl	91.00	70.00		3.00%	2	4,550	573,300	164
First Homes	91.00	70.00		0.00%	0	3,571	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.600	ha		100	/ha		**26,054,685**	**5,523**
SITE AREA - Gro	0.600	ha		100	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**2,372,217**	**3,953,694**	**3,953,694**
Existing Use Value	600,000		1,000,000
Uplift 20%	120,000		200,000
Plus /ha 0	0		0
Benchmark Land Value	**720,000**		**1,200,000**
Additional Profit	**1,450,784**	**292**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				2,372,217	
	Stamp Duty			108,111		
	Easements etc.			0		
	Legals /Acquisition		1.50%	35,583	143,694	
Fees						
	Planning			33,640		
	Professional		8.00%	1,217,602	1,251,242	
CONSTRUCTION						
	Build Cost	BCIS +	2,196	12,130,385		
		Extras		360,000		
		Unit extras	1,925.00	115,500		
		Site	10.00%	1,213,039		
	BNG			103,642		
	Contingency	5.00%		690,946		
	Abnormals	5.00%		606,519		
				0	15,220,031	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	781,641		
	Legals	%	0.5%	130,273		
		£/unit	0	0		
	Misc.	%	0.0%	0	911,914	**19,899,099**

Developers Profit				
	Market Housing	% Value	17.50%	**4,350,938**
	Affordable Hou	% Value	6.00%	**71,531**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		2,372,217
	Total	108,111

Stamp duty calc - AP		
Land payment		720,000
	Total	25,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	84,284	
		Total	84,284

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000

Post CIL s106	2,500	£/ Unit (all)	
		Total	150,000

CIL	36.36	£/sqm	**180,800**

BNG	0.75%	**Total**	103,642

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,196.32	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,575.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,196.32	**1,925.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	4,143,750	4,143,750	4,143,750	4,143,750	4,143,750	4,143,750	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	21,689	21,689	21,689	21,689	21,689	21,689	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	81,458	81,458	81,458	81,458	81,458	81,458	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	95,550	95,550	95,550	95,550	95,550	95,550	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,342,448**	**4,342,448**	**4,342,448**	**4,342,448**	**4,342,448**	**4,342,448**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	108,111																							
Easements etc.	0																							
Legals Acquisition	35,583																							
Planning Fee	33,640																							
Professional	608,801		608,801																					
Build Cost - BCIS Base		0	767,718	1,535,436	2,303,154	2,303,154	2,303,154	2,303,154	1,535,436	767,718	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	53,533	61,867	70,200	70,200	39,047	39,047	30,714	22,381	14,047	14,047	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	5,758	11,516	17,274	17,274	17,274	17,274	11,516	5,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	38,386	76,772	115,158	115,158	115,158	115,158	76,772	38,386	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	33,696	67,391	101,087	101,087	101,087	101,087	67,391	33,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	130,273	130,273	130,273	130,273	130,273	130,273	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	21,712	21,712	21,712	21,712	21,712	21,712	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**786,136**	**0**	**1,507,892**	**1,752,981**	**2,606,872**	**2,606,872**	**2,727,705**	**2,727,705**	**1,873,814**	**1,019,924**	**166,033**	**166,033**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,372,217**																							
Interest		59,219	60,329	89,734	124,285	175,494	227,663	201,655	175,160	132,157	72,338	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								4,350,938
ordable for Rent																								71,531
First Homes																								0
Cash Flow	-3,158,352	-59,219	-1,568,221	-1,842,715	-2,731,156	-2,782,366	1,387,080	1,413,087	2,293,473	3,190,367	4,104,077	4,176,415	0	0	0	0	0	0	0	0	0	0	0	-4,422,469
Opening Balance	0																							
Closing Balance	-3,158,352	-3,217,571	-4,785,793	-6,628,508	-9,359,664	-12,142,030	-10,754,950	-9,341,863	-7,048,389	-3,858,023	246,054	4,422,469	4,422,469	4,422,469	4,422,469	4,422,469	4,422,469	4,422,469	4,422,469	4,422,469	4,422,469	4,422,469	4,422,469	0

APP13 Specialist Housing
Site 5

Site 5	5	BtR Green Flats	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	70.16	62.36		70.00%	42	3,125	8,184,896	2,947
Affordable Overall				30%	18			
Social Rent	62.44	55.50		30.00%	18	2,500	2,497,500	1,124
Affordable Rent	62.44	55.50		0.00%	0	2,500	0	0
Shared Ownersl	68.63	61.00		0.00%	0	2,188	0	0
First Homes	68.63	61.00		0.00%	0	2,188	0	0
Grant and Subsi	Social Rent	0	per unit			0		
	Affordable Rent	0				0		
	Shared Ownersl	0				0		
	First Homes	0				0	0	
SITE AREA - Net	0.857	ha		70	/ha		**10,682,396**	**4,070**
SITE AREA - Gro	1.143	ha		53	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-3,188,953**	**-3,720,445**	**-2,790,334**
Existing Use Value	28,571		25,000
Uplift 0%	0		0
Plus /ha 350,000	400,000		350,000
Benchmark Land Value	**428,571**		**375,000**
Additional Profit	**-3,799,887**	**-1,290**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				-3,188,953	
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-47,834	-47,834
Fees					
Planning				33,640	
Professional			8.00%	773,789	807,429
CONSTRUCTION					
Build Cost	BCIS +		2,079	8,461,056	
	Extras			0	
	Unit extras		1,925.00	115,500	
	Site		10.00%	846,106	
BNG				14,134	
Contingency		2.50%		235,567	
Abnormals		0.00%		0	
				0	9,672,362
FINANCE					
Fees			0%	0	
Interest			7.50%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	320,472	
Legals	%		0.5%	53,412	
	£/unit		0	0	
Misc.	%		0.0%	0	373,884 **7,616,888**

Developers Profit			
Market Housing	% Value	17.50%	**1,432,357**
Affordable Hou:	% Value	6.00%	**149,850**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-3,188,953
	Total	0

Stamp duty calc - AP		
Land payment		428,571
	Total	10,929

Building Safety Levy			
Greenfield	33.91	99,918	
Brownfield	0.00	0	
		Total	99,918

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000

Post CIL s106	2,500	£/ Unit (all)	
		Total	150,000

CIL	290.00	£/sqm	**854,503**

BNG	0.15%	**Total**	14,134

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,078.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,575.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,078.66	**1,925.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			20	20	20																			
Market Housing				0	0	0	2,728,299	2,728,299	2,728,299	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	832,500	832,500	832,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,560,799**	**3,560,799**	**3,560,799**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-47,834																							
Planning Fee	33,640																							
Professional	386,894		386,894																					
Build Cost - BCIS Base		0	1,046,962	2,093,925	3,140,887	2,093,925	1,046,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	230,292	246,959	263,626	246,959	49,973	33,306	33,306	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,570	3,141	4,711	3,141	1,570	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	26,174	52,348	78,522	52,348	26,174	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	106,824	106,824	106,824	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,804	17,804	17,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**372,701**	**0**	**1,691,894**	**2,396,373**	**3,487,746**	**2,396,373**	**1,249,307**	**157,934**	**157,934**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-3,188,953**																							
Interest		0	0	0	23,850	89,693	136,306	95,522	33,509	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,432,357
ordable for Rent																								149,850
First Homes																								0
Cash Flow	2,816,252	0	-1,691,894	-2,396,373	-3,511,597	-2,486,066	2,175,185	3,307,343	3,369,356	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,582,207
Opening Balance	0																							
Closing Balance	2,816,252	2,816,252	1,124,358	-1,272,014	-4,783,611	-7,269,677	-5,094,492	-1,787,149	1,582,207	1,582,207	1,582,207	1,582,207	1,582,207	1,582,207	1,582,207	1,582,207	1,582,207	1,582,207	1,582,207	1,582,207	1,582,207	1,582,207	1,582,207	0

APP13 Specialist Housing
Site 6

Site 6	6	BtR Green Hou:	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	97.22	97.22		70.00%	42	3,650	14,904,167	4,083
Affordable Overall				30%	18			
Social Rent	85.89	85.89		30.00%	18	2,920	4,514,320	1,546
Affordable Rent	85.89	85.89		0.00%	0	2,920	0	0
Shared Ownersl	87.67	87.67		0.00%	0	2,555	0	0
First Homes	87.67	87.67		0.00%	0	2,555	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.714	ha		35	/ha		**19,418,487**	**5,629**
SITE AREA - Gro	2.286	ha		26	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	666,813	388,974	291,731
Existing Use Value	57,143		25,000
Uplift 0%	0		0
Plus /ha 350,000	800,000		350,000
Benchmark Land Value	**857,143**		**375,000**
Additional Profit	-511,432	-125	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					666,813	
	Land			22,841		
	Stamp Duty			0		
	Easements etc.			10,002	32,843	
	Legals /Acquisition		1.50%			
Fees				33,640		
	Planning			942,886	976,526	
	Professional		8.00%			
CONSTRUCTION				10,333,012		
	Build Cost	BCIS +	1,836	0		
		Extras		115,500		
		Unit extras	1,925.00	1,033,301		
		Site	10.00%	17,223		
	BNG			287,045		
	Contingency	2.50%		0		
	Abnormals	0.00%		0	11,786,081	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	582,555		
	Legals	%	0.5%	97,092		
		£/unit	0	0		
	Misc.	%	0.0%	0	679,647	**14,141,911**

Developers Profit				
	Market Housing	% Value	17.50%	**2,608,229**
	Affordable Hou:	% Value	6.00%	**270,859**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		666,813
	Total	22,841

Stamp duty calc - AP		
Land payment		857,143
	Total	32,357

Building Safety Levy			
Greenfield	33.91	138,466	
Brownfield	0.00	0	
		Total	138,466

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000

Post CIL s106	2,500	£/ Unit (all)	
		Total	150,000

CIL	290.00	£/sqm	**1,184,167**

BNG	0.15%	**Total**	17,223

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,835.57	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,575.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,835.57	**1,925.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			20	20	20																			
Market Housing				0	0	0	4,968,056	4,968,056	4,968,056	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	1,504,773	1,504,773	1,504,773	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**6,472,829**	**6,472,829**	**6,472,829**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	22,841																							
Easements etc.	0																							
Legals Acquisition	10,002																							
Planning Fee	33,640																							
Professional	471,443			471,443																				
Build Cost - BCIS Base		0	1,275,757	2,551,514	3,827,271	2,551,514	1,275,757	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	312,708	329,375	346,042	329,375	62,822	46,155	46,155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,914	3,827	5,741	3,827	1,914	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	31,894	63,788	95,682	63,788	31,894	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	194,185	194,185	194,185	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	32,364	32,364	32,364	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**537,926**	**0**	**2,093,716**	**2,948,504**	**4,274,735**	**2,948,504**	**1,598,936**	**272,704**	**272,704**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**666,813**																							
Interest		22,589	23,012	62,701	119,161	201,547	260,610	174,111	61,123	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,608,229
ordable for Rent																								270,859
First Homes																								0
Cash Flow	-1,204,739	-22,589	-2,116,729	-3,011,205	-4,393,897	-3,150,051	4,613,283	6,026,013	6,139,001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,879,088
Opening Balance	0																							
Closing Balance	-1,204,739	-1,227,328	-3,344,057	-6,355,262	-10,749,159	-13,899,210	-9,285,926	-3,259,913	2,879,088	2,879,088	2,879,088	2,879,088	2,879,088	2,879,088	2,879,088	2,879,088	2,879,088	2,879,088	2,879,088	2,879,088	2,879,088	2,879,088	2,879,088	0

APP13 Specialist Housing
Site 7

Site 7	7	BtR Brown Flat: Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	70.16	62.36		90.00%	54	3,125	10,523,438	3,788
Affordable Overall				10%	6			
Social Rent	62.44	55.50		10.00%	6	2,500	832,500	375
Affordable Rent	62.44	55.50		0.00%	0	2,500	0	0
Shared Ownersl	68.63	61.00		0.00%	0	2,188	0	0
First Homes	68.63	61.00		0.00%	0	2,188	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.750	ha			80	/ha	**11,355,938**	**4,163**
SITE AREA - Gro	0.938	ha			64	/ha		

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-4,067,262**	**-5,423,015**	**-4,338,412**
Existing Use Value	937,500		1,000,000
Uplift 20%	187,500		200,000
Plus /ha 0	0		0
Benchmark Land Value	**1,125,000**		**1,200,000**

Additional Profit	**-5,389,043**	**-1,422** £/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-4,067,262	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-61,009	-61,009	
Fees						
	Planning			33,640		
	Professional		8.00%	849,689	883,329	
CONSTRUCTION						
	Build Cost	BCIS +	2,079	8,653,591		
		Extras		0		
		Unit extras	1,925.00	115,500		
		Site	10.00%	865,359		
	BNG			72,258		
	Contingency	5.00%		481,723		
	Abnormals	5.00%		432,680		
				0	10,621,111	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	340,678		
	Legals	%	0.5%	56,780		
		£/unit	0	0		
	Misc.	%	0.0%	0	397,458	**7,773,628**

Developers Profit				
	Market Housing	% Value	17.50%	**1,841,602**
	Affordable Hou:	% Value	6.00%	**49,950**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-4,067,262
	Total	0

Stamp duty calc - AP		
Land payment		1,125,000
	Total	45,750

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	64,214	
		Total	64,214

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000

Post CIL s106	2,500	£/ Unit (all)	
		Total	150,000

CIL	290.00	£/sqm	**1,098,647**

BNG	0.75%	**Total**	72,258

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,078.66	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,575.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,078.66	**1,925.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			20	20	20																			
Market Housing				0	0	0	3,507,813	3,507,813	3,507,813	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	277,500	277,500	277,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,785,313**	**3,785,313**	**3,785,313**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-61,009																							
Planning Fee	33,640																							
Professional	424,844		424,844																					
Build Cost - BCIS Base		0	1,070,495	2,140,989	3,211,484	2,140,989	1,070,495	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	291,328	307,995	324,662	307,995	38,071	21,405	21,405	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	8,029	16,057	24,086	16,057	8,029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	53,525	107,049	160,574	107,049	53,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	48,076	96,151	144,227	96,151	48,076	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	113,559	113,559	113,559	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	18,927	18,927	18,927	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**397,476**	**0**	**1,896,296**	**2,668,242**	**3,865,032**	**2,668,242**	**1,350,681**	**153,891**	**153,891**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-4,067,262**																							
Interest		0	0	0	16,777	89,561	141,269	98,269	32,022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,841,602
ordable for Rent																								49,950
First Homes																								0
Cash Flow	3,669,786	0	-1,896,296	-2,668,242	-3,881,809	-2,757,802	2,293,362	3,533,153	3,599,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,891,552
Opening Balance	0																							
Closing Balance	3,669,786	3,669,786	1,773,489	-894,753	-4,776,561	-7,534,364	-5,241,001	-1,707,848	1,891,552	1,891,552	1,891,552	1,891,552	1,891,552	1,891,552	1,891,552	1,891,552	1,891,552	1,891,552	1,891,552	1,891,552	1,891,552	1,891,552	1,891,552	0

APP13 Specialist Housing
Site 8

Site 8	8	BtR Brown Hou	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	87.22	87.22		90.00%	54	3,650	17,191,500	4,710
Affordable Overall				10%	6			
Social Rent	78.56	78.56		10.00%	6	2,920	1,376,293	471
Affordable Rent	78.56	78.56		0.00%	0	2,920	0	0
Shared Ownersl	77.00	77.00		0.00%	0	2,555	0	0
First Homes	77.00	77.00		0.00%	0	2,555	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.333	ha		45	/ha		**18,567,793**	**5,181**
SITE AREA - Gro	1.569	ha		38	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**59,379**	**44,535**	**37,854**
Existing Use Value	1,568,627		1,000,000
Uplift 20%	313,725		200,000
Plus /ha 0	0		0
Benchmark Land Value	**1,882,353**		**1,200,000**
Additional Profit	**-2,186,573**	**-464**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					59,379	
	Land			0		
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	891	891	
Fees						
	Planning			33,640		
	Professional		8.00%	912,457	946,097	
CONSTRUCTION						
	Build Cost	BCIS +	1,795	9,300,286		
		Extras		0		
		Unit extras	1,925.00	115,500		
		Site	10.00%	930,029		
	BNG			77,594		
	Contingency	5.00%		517,291		
	Abnormals	5.00%		465,014		
				0	11,405,713	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	557,034		
	Legals	%	0.5%	92,839		
		£/unit	0	0		
	Misc.	%	0.0%	0	649,873	**13,061,954**

Developers Profit				
	Market Housing	% Value	17.50%	**3,008,513**
	Affordable Hou:	% Value	6.00%	**82,578**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		59,379
	Total	0

Stamp duty calc - AP		
Land payment		1,882,353
	Total	83,618

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.95	79,835	
		Total	79,835

Pre CIL s106	2,500	£/ Unit (all)	
		Total	150,000

Post CIL s106	2,500	£/ Unit (all)	
		Total	150,000

CIL	290.00	£/sqm	**1,365,900**

BNG	0.75%	**Total**	77,594

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,794.96	Per Unit
CO2 Plus	0.00%		0.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,575.00
	per sqm		0.00	
Water			0.00	350.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,794.96	**1,925.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			20	20	20																			
Market Housing				0	0	0	5,730,500	5,730,500	5,730,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	458,764	458,764	458,764	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**6,189,264**	**6,189,264**	**6,189,264**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	891																							
Planning Fee	33,640																							
Professional	456,229		456,229																					
Build Cost - BCIS Base		0	1,149,535	2,299,070	3,448,605	2,299,070	1,149,535	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	358,142	374,808	391,475	374,808	43,278	26,612	26,612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	8,622	17,243	25,865	17,243	8,622	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	57,477	114,953	172,430	114,953	57,477	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	51,668	103,337	155,005	103,337	51,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	185,678	185,678	185,678	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	30,946	30,946	30,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**490,760**	**0**	**2,081,672**	**2,909,411**	**4,193,379**	**2,909,411**	**1,527,204**	**243,236**	**243,236**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**59,379**																							
Interest		10,315	10,509	49,737	105,221	185,820	243,855	161,014	52,545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,008,513
ordable for Rent																								82,578
First Homes																								0
Cash Flow	-550,139	-10,315	-2,092,180	-2,959,148	-4,298,600	-3,095,231	4,418,205	5,785,015	5,893,484	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-3,091,090
Opening Balance	0																							
Closing Balance	-550,139	-560,454	-2,652,634	-5,611,782	-9,910,383	-13,005,614	-8,587,408	-2,802,394	3,091,090	3,091,090	3,091,090	3,091,090	3,091,090	3,091,090	3,091,090	3,091,090	3,091,090	3,091,090	3,091,090	3,091,090	3,091,090	3,091,090	3,091,090	0

Appendix 14 - Appraisals – Non-Residential Development

Greenfield

Results (2)			Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small
	CIL	**£/m2**		**0**	**0**	**0**	**0**
Income	m2			500	2,000	2,000	400
	£/m2			2,130	2,400	2,130	1,240
	Capital Value			**958,500**	**4,320,000**	**4,047,000**	**496,000**
	Buyers Costs			43,133	194,400	182,115	22,320
	Capital Value			**915,368**	**4,125,600**	**3,864,885**	**473,680**
Costs	Land Used	Coverage		60%	90%	40%	40%
		ha		0.083	0.222	0.500	0.100
		£/ha		75,000	75,000	25,000	75,000
		Uplift £/ha		350,000	350,000	350,000	350,000
				0	0	0	0
		Site Cost		**35,417**	**94,444**	**187,500**	**42,500**
	Stamp Duty (on VT)	4.00%		1,417	3,778	7,500	1,700
	Acquisition	1.50%		531	1,417	2,813	638
	Strategic Promotion	0.00%		0	0	0	0
	Pre Planning	0.00%		10,000	10,000	10,000	10,000
	Construction	/m2		2,501	2,501	1,444	1,659
		£		1,250,600	5,002,400	2,887,440	663,560
	Infrastructure	15.00%		187,590	750,360	433,116	99,534
	BNG	3,150		263	700	1,575	315
	Abnormals	0.00%		0	0	0	0
	Fees	8.00%		115,055	460,221	265,644	61,048
	S106			1,000	4,000	4,000	800
	CIL			0	0	0	0
	Contingency	2.50%		35,955	143,819	83,014	19,077
	Finance Costs	0.00%		0	0	0	0
	Sales	2.50%		11,981	54,000	50,588	6,200
	Misc. Financial	0.00%		10,000	10,000	10,000	10,000
	Subtotal			**1,624,392**	**6,440,694**	**3,755,689**	**872,871**
	Interest	7.50%		60,915	241,526	131,449	32,733
	Profit % GDV	15.00%		137,305	618,840	579,733	71,052
	COSTS			**1,822,611**	**7,301,060**	**4,466,871**	**976,656**
Residual Land Worth		**Site**		**-907,244**	**-3,175,460**	**-601,986**	**-502,976**
	Existing Use Value	£/ha		75,000	75,000	25,000	75,000
	Benchmark Land Value	£/ha		425,000	425,000	375,000	425,000
	Residual Value	£/ha		-10,886,927	-14,289,571	-1,203,973	-5,029,760

Brownfield

Results (3)			Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small
	CIL	**£/m2**	**0**	**0**	**0**	**0**	**0**
Income	m2		2,000	500	2,000	2,000	400
	£/m2		2,400	2,130	2,400	2,130	1,240
	Capital Value		**4,320,000**	**958,500**	**4,320,000**	**4,047,000**	**496,000**
	Buyers Costs		194,400	43,133	194,400	182,115	22,320
	Capital Value		**4,125,600**	**915,368**	**4,125,600**	**3,864,885**	**473,680**
Costs	Land Used	Coverage	320%	60%	90%	40%	40%
		ha	0.063	0.083	0.222	0.500	0.100
		£/ha	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
		Uplift £/ha	0	0	0	0	0
			300,000	300,000	300,000	300,000	300,000
		Site Cost	**112,500**	**150,000**	**400,000**	**900,000**	**180,000**
	Stamp Duty (on VT)	4.00%	4,500	6,000	16,000	36,000	7,200
	Acquisition	1.50%	1,688	2,250	6,000	13,500	2,700
	Strategic Promotion	0.00%	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	3,164	2,501	2,501	1,444	1,659
		£	6,327,360	1,250,600	5,002,400	2,887,440	663,560
	Infrastructure	15.00%	949,104	187,590	750,360	433,116	99,534
	BNG	47,885	2,993	3,990	10,641	23,943	4,789
	Abnormals	5.00%	363,823	71,910	287,638	166,028	38,155
	Fees	8.00%	611,223	120,808	483,232	278,927	64,100
	S106		4,000	1,000	4,000	4,000	800
	CIL		0	0	0	0	0
	Contingency	5.00%	382,014	75,505	302,020	174,329	40,062
	Finance Costs	0.00%	0	0	0	0	0
	Sales	2.50%	54,000	11,981	54,000	50,588	6,200
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000
	Subtotal	**0.00%**	**8,720,705**	**1,751,634**	**6,936,291**	**4,087,870**	**947,100**
	Interest	7.50%	327,026	65,686	260,111	153,295	35,516
	Profit % GDV	15.00%	618,840	137,305	618,840	579,733	71,052
	COSTS		**9,666,571**	**1,954,626**	**7,815,242**	**4,820,898**	**1,053,668**
Residual Land Worth		**Site**	**-5,540,971**	**-1,039,258**	**-3,689,642**	**-956,013**	**-579,988**
	Existing Use Value	£/ha	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
	Benchmark Land Value	£/ha	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
	Residual Value	£/ha	-88,655,540	-12,471,096	-16,603,388	-1,912,025	-5,799,878

HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, landowners and developers. The firm is regulated by the RICS.
The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

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Planning & Development