

## **Appendix III**

### **Summary of Residual Land Value Results (all Value Points and Schemes) and Site by Site Residual Land Value Graphs**

**Table 8: Summary of Land Residual Value (£) Appraisals for All Value Points**

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
5 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	£76,021	£53,490	£8,428	£7,916	£0	£0	£7,916	£0	£0	£0	£0	£0
	3	£228,127	£203,821	£159,210	£136,236	£114,070	£99,907	£136,236	£114,070	£99,907	£104,002	£81,470	£36,408
	4	£369,376	£347,522	£303,812	£257,328	£240,327	£195,715	£257,328	£240,327	£195,715	£223,904	£201,598	£156,987
	5	£511,864	£490,234	£451,630	£382,152	£360,297	£316,586	£382,152	£360,297	£316,586	£337,882	£316,026	£272,316
	6	£658,159	£636,529	£593,269	£502,111	£480,481	£441,775	£502,111	£480,481	£441,775	£456,746	£434,891	£391,180
	7	£804,453	£782,823	£739,563	£625,649	£604,019	£560,759	£625,649	£604,019	£560,759	£629,316	£607,886	£540,426
5 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	£2,771	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	3	£127,534	£106,290	£61,228	£49,428	£26,897	£0	£49,428	£26,897	£0	£23,732	£1,201	£0
	4	£247,227	£230,018	£185,406	£152,864	£130,558	£86,814	£152,864	£130,558	£86,814	£123,573	£101,041	£55,979
	5	£369,496	£347,641	£303,930	£251,606	£234,488	£189,876	£251,606	£234,488	£189,876	£221,179	£198,873	£154,261
	6	£486,696	£469,910	£426,200	£353,437	£331,582	£287,871	£353,437	£331,582	£287,871	£313,557	£291,701	£247,991
	7	£607,705	£586,075	£542,815	£455,267	£433,412	£389,701	£455,267	£433,412	£389,701	£410,402	£388,546	£344,836
7 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	£73,499	£41,855	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	3	£264,370	£238,593	£176,136	£170,870	£139,641	£77,964	£170,870	£139,641	£77,964	£108,006	£76,463	£13,375
	4	£457,446	£426,849	£365,654	£336,067	£305,470	£244,275	£336,067	£305,470	£244,275	£255,849	£229,896	£167,439
	5	£643,816	£613,534	£552,970	£499,513	£474,119	£412,924	£499,513	£474,119	£412,924	£406,931	£376,334	£315,139
	6	£834,902	£804,620	£744,056	£666,424	£636,142	£575,758	£666,424	£636,142	£575,758	£552,260	£521,978	£466,220
	7	£1,025,988	£995,706	£935,142	£833,335	£803,053	£742,489	£833,335	£803,053	£742,489	£701,785	£671,503	£610,939
7 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	£105,704	£74,160	£11,072	£16,734	£0	£0	£16,734	£0	£0	£0	£0	£0
	3	£308,748	£278,151	£221,429	£198,403	£167,175	£105,776	£198,403	£167,175	£105,776	£115,740	£84,196	£21,109
	4	£509,655	£484,367	£423,172	£372,557	£341,960	£280,765	£372,557	£341,960	£280,765	£267,945	£242,242	£179,785
	5	£713,745	£683,463	£622,899	£545,042	£514,760	£458,927	£545,042	£514,760	£458,927	£423,989	£393,391	£332,197
	6	£917,835	£887,553	£826,989	£721,729	£691,447	£630,883	£721,729	£691,447	£630,883	£574,414	£544,132	£483,588
	7	£1,121,925	£1,091,643	£1,031,079	£898,055	£867,773	£807,209	£898,055	£867,773	£807,209	£726,847	£696,565	£636,001
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	£170,293	£125,681	£36,826	£26,772	£0	£0	£26,772	£0	£0	£0	£0	£0
	3	£482,564	£438,853	£351,432	£292,407	£248,697	£164,601	£292,407	£248,697	£164,601	£194,029	£159,580	£71,067
	4	£790,045	£746,785	£660,265	£553,084	£509,824	£427,714	£553,084	£509,824	£427,714	£468,227	£447,890	£404,180
	5	£1,102,501	£1,059,241	£972,721	£817,137	£773,877	£687,357	£817,137	£773,877	£687,357	£625,170	£598,542	£538,762
	6	£1,414,957	£1,371,697	£1,285,177	£1,081,550	£1,038,290	£951,770	£1,081,550	£1,038,290	£951,770	£833,450	£800,190	£703,670
	7	£1,727,414	£1,684,154	£1,597,634	£1,345,603	£1,302,343	£1,215,823	£1,345,603	£1,302,343	£1,215,823	£1,076,032	£1,042,512	£918,181
10 Unit Housing Scheme (3 x 2bh, 4 x 3bh, 3 x 4bh)	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	£126,328	£103,349	£13,224	£3,171	£0	£0	£3,171	£0	£0	£0	£0	£0
	3	£435,946	£392,236	£304,815	£245,790	£206,246	£118,204	£245,790	£206,246	£118,204	£146,450	£189,394	£144,782
	4	£720,429	£677,169	£590,649	£483,468	£444,793	£357,372	£483,468	£444,793	£357,372	£397,885	£373,257	£285,835
	5	£1,009,406	£966,146	£879,626	£724,041	£680,781	£594,261	£724,041	£680,781	£594,261	£532,074	£504,633	£431,903
	6	£1,298,353	£1,255,123	£1,168,603	£976,776	£931,716	£835,196	£976,776	£931,716	£835,196	£741,278	£713,458	£630,673
	7	£1,587,359	£1,544,099	£1,457,579	£1,205,549	£1,162,289	£1,075,769	£1,205,549	£1,162,289	£1,075,769	£911,433	£883,173	£797,653
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	£5,541	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	3	£298,914	£270,455	£122,456	£98,857	£53,794	£0	£98,857	£53,794	£0	£122,562	£77,489	£0
	4	£488,356	£450,743	£363,321	£299,552	£255,841	£171,893	£299,552	£255,841	£171,893	£240,167	£195,555	£107,405
	5	£731,374	£688,114	£601,594	£498,025	£459,502	£372,081	£498,025	£459,502	£372,081	£415,514	£388,046	£297,624
	6	£929,382	£883,122	£794,602	£659,586	£616,326	£529,806	£659,586	£616,326	£529,806	£467,906	£435,523	£369,003
	7	£1,215,410	£1,172,150	£1,085,630	£901,148	£857,888	£771,368	£901,148	£857,888	£771,368	£684,000	£656,869	£577,089
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	£229,378	£162,460	£28,914	£27,003	£0	£0	£27,003	£0	£0	£0	£0	£0
	3	£864,923	£800,033	£476,152	£409,426	£343,860	£217,114	£409,426	£343,860	£217,114	£288,748	£227,784	£34,888
	4	£1,107,419	£1,042,529	£912,749	£784,487	£719,597	£589,817	£784,487	£719,597	£589,817	£536,037	£517,147	£445,965
	5	£1,549,915	£1,485,025	£1,355,245	£1,164,131	£1,099,241	£969,461	£1,164,131	£1,099,241	£969,461	£886,665	£821,775	£731,995
	6	£1,992,410	£1,927,520	£1,797,740	£1,543,774	£1,478,884	£1,348,104	£1,543,774	£1,478,884	£1,348,104	£1,237,653	£1,172,763	£1,142,983
	7	£2,434,906	£2,370,016	£2,240,236	£1,923,778	£1,858,888	£1,728,108	£1,923,778	£1,858,888	£1,728,108	£1,588,641	£1,523,751	£1,459,971
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	£56,150	£261,084	£132,733	£135,312	£69,985	£0	£135,312	£69,985	£0	£37,726	£0	£0
	3	£655,704	£590,914	£465,837	£420,185	£354,619	£228,096	£420,185	£354,619	£228,096	£299,967	£239,234	£106,643
	4	£988,028	£923,138	£793,358	£670,496	£635,606	£505,826	£670,496	£635,606	£505,826	£467,533	£442,643	£366,643
	5	£1,320,351	£1,255,461	£1,125,681	£985,138	£920,248	£790,468	£985,138	£920,248	£790,468	£681,191	£653,301	£523,521
	6	£1,652,614	£1,587,724	£1,458,004	£1,269,760	£1,204,870	£1,075,110	£1,269,760	£1,204,870	£1,075,110	£913,659	£884,179	£730,119
	7	£2,000,000	£1,935,110	£1,805,490	£1,616,850	£1,552,060	£1,418,420	£1,616,850	£1,552,060	£1,418,420	£1,250,000	£1,185,510	£1,020,000
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	4	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	5	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	6	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	7	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	4	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	5	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	6	£0	£0	£0</									

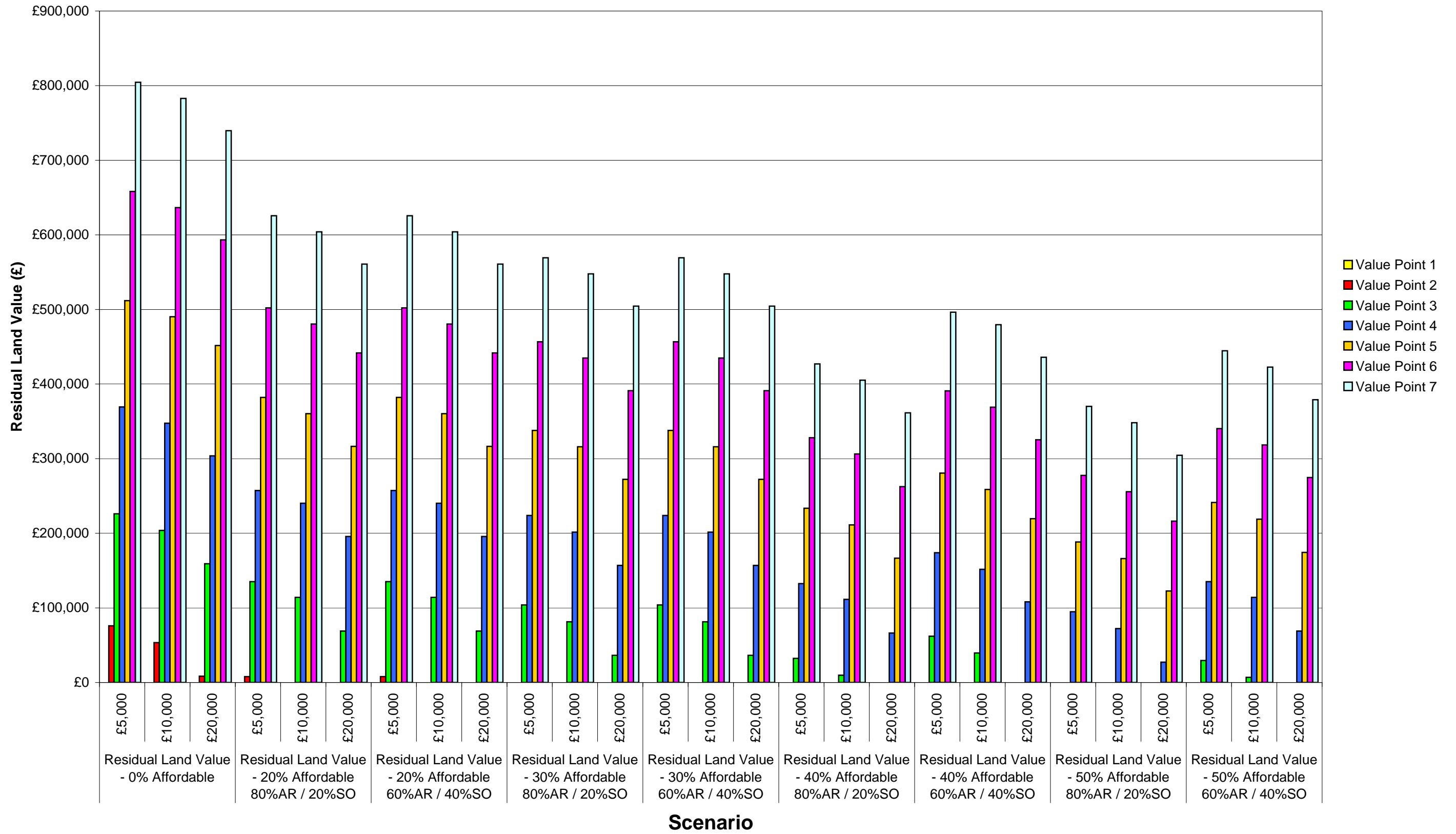


**Table 8a: Summary of Land Residual Value (%) Appraisals for All Value Points**

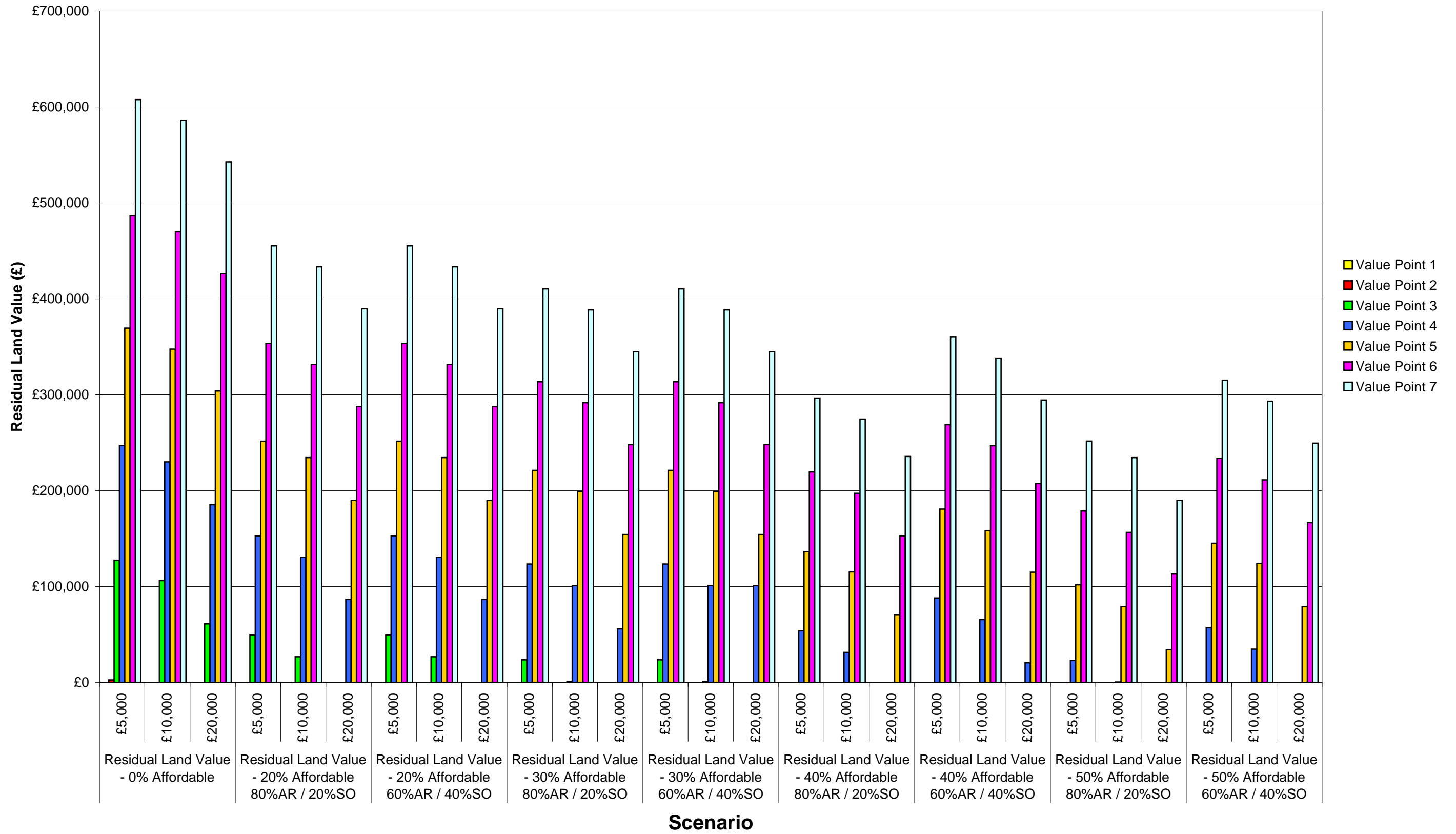
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
		80%AR / 20%SO			80%AR / 20%SO			60%AR / 40%SO			80%AR / 20%SO		
5 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	9.4%	6.6%	1.0%	1.1%	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	22.3%	20.1%	15.7%	15.2%	12.8%	7.7%	15.2%	12.8%	7.7%	11.7%	9.1%	4.1%
	4	30.4%	28.6%	25.0%	24.2%	22.6%	18.4%	24.2%	22.6%	18.4%	21.1%	19.0%	14.8%
	5	36.1%	34.6%	31.9%	31.0%	29.2%	25.7%	31.0%	29.2%	25.7%	27.4%	25.6%	22.1%
	6	40.6%	39.3%	36.6%	35.8%	34.2%	31.5%	35.8%	34.2%	31.5%	32.5%	31.0%	27.9%
	7	44.1%	43.0%	40.6%	39.7%	38.4%	35.6%	39.7%	38.4%	35.6%	36.1%	34.8%	32.0%
5 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	15.2%	12.7%	7.3%	6.8%	3.7%	0.0%	6.8%	3.7%	0.0%	3.2%	0.2%	0.0%
	4	24.6%	22.9%	18.4%	17.5%	15.0%	10.0%	17.5%	15.0%	10.0%	14.2%	11.6%	6.4%
	5	31.5%	29.6%	25.9%	24.9%	23.2%	18.8%	24.9%	23.2%	18.8%	21.9%	19.7%	15.3%
	6	36.3%	35.1%	31.8%	30.7%	28.8%	25.0%	30.7%	28.8%	25.0%	27.3%	25.4%	21.6%
	7	40.3%	38.9%	36.0%	35.3%	33.6%	30.2%	35.3%	33.6%	30.2%	31.8%	30.1%	26.7%
7 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	6.9%	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	20.0%	18.0%	13.3%	14.0%	11.5%	6.4%	14.0%	11.5%	6.4%	9.7%	6.9%	1.2%
	4	28.8%	26.9%	23.0%	23.1%	21.0%	16.8%	23.1%	21.0%	16.8%	19.4%	17.4%	12.7%
	5	34.8%	33.1%	29.9%	29.6%	28.1%	24.4%	29.6%	28.1%	24.4%	26.6%	24.6%	20.6%
	6	39.5%	38.0%	35.2%	34.6%	33.0%	29.9%	34.6%	33.0%	29.9%	31.8%	30.1%	26.8%
	7	43.1%	41.8%	39.3%	38.5%	37.1%	34.3%	38.5%	37.1%	34.3%	36.1%	34.5%	31.4%
7 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	9.4%	6.6%	1.0%	1.6%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	21.9%	19.7%	15.7%	15.4%	13.0%	8.2%	15.4%	13.0%	8.2%	10.0%	7.3%	1.8%
	4	30.1%	28.6%	25.0%	24.2%	22.2%	18.2%	24.2%	22.2%	18.2%	19.6%	17.7%	13.2%
	5	36.1%	34.6%	31.5%	30.4%	28.7%	25.6%	30.4%	28.7%	25.6%	26.8%	24.9%	21.0%
	6	40.6%	39.3%	36.6%	35.3%	33.8%	30.9%	35.3%	33.8%	30.9%	31.9%	30.3%	26.9%
	7	44.1%	42.9%	40.6%	39.1%	37.8%	35.2%	39.1%	37.8%	35.2%	36.2%	34.7%	31.7%
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	9.8%	7.3%	2.1%	1.7%	0.0%	0.0%	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	22.3%	20.3%	16.3%	15.4%	13.1%	8.7%	16.5%	14.3%	10.0%	11.5%	9.0%	4.0%
	4	30.4%	28.8%	25.4%	24.4%	22.5%	18.9%	25.5%	23.7%	20.2%	21.2%	19.1%	15.0%
	5	36.4%	35.0%	32.1%	31.0%	29.4%	26.1%	32.1%	30.5%	27.3%	28.1%	26.3%	22.8%
	6	40.6%	39.6%	37.1%	36.1%	34.6%	31.7%	37.1%	35.7%	32.9%	33.4%	31.9%	28.9%
	7	44.4%	43.3%	41.0%	40.0%	38.7%	36.1%	40.9%	39.7%	37.2%	37.6%	36.3%	33.5%
10 Unit Housing Scheme (3 x 2bh, 4 x 3bh, 3 x 4bh)	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	1.2%	6.5%	0.6%	1.2%	0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	21.8%	19.6%	15.2%	14.1%	11.9%	6.8%	15.4%	13.2%	8.2%	11.4%	8.7%	3.4%
	4	30.0%	28.2%	24.6%	23.3%	21.5%	17.2%	24.6%	22.6%	18.7%	21.1%	18.9%	14.5%
	5	36.1%	34.5%	31.4%	30.1%	28.3%	24.7%	31.3%	29.6%	26.1%	28.0%	26.1%	22.3%
	6	40.6%	39.2%	36.5%	35.2%	33.5%	30.8%	36.5%	34.8%	31.8%	33.3%	31.9%	28.4%
	7	44.1%	42.9%	40.5%	39.2%	37.8%	35.0%	40.3%	38.9%	36.2%	37.6%	36.1%	33.2%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	14.8%	12.6%	7.8%	6.8%	3.2%	0.0%	6.8%	3.2%	0.0%	3.1%	0.0%	0.0%
	4	24.3%	22.4%	18.1%	17.2%	14.7%	9.9%	18.6%	16.2%	11.5%	14.5%	11.8%	6.5%
	5	31.2%	29.3%	25.7%	24.8%	22.7%	18.4%	26.0%	23.9%	20.0%	22.3%	20.1%	15.5%
	6	36.3%	34.7%	31.5%	30.5%	28.5%	24.8%	31.7%	29.9%	26.2%	28.2%	26.2%	22.2%
	7	40.3%	38.9%	36.0%	34.9%	33.3%	29.8%	36.1%	34.5%	31.3%	32.8%	31.3%	27.8%
15 Unit Housing Scheme	1	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	9.4%	6.6%	1.2%	1.2%	0.0%	0.0%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	21.7%	19.6%	15.5%	15.1%	12.7%	8.0%	15.1%	12.7%	8.0%	11.2%	8.5%	3.7%
	4	30.1%	28.4%	24.8%	24.3%	22.3%	18.3%	24.3%	22.3%	18.3%	20.7%	18.6%	14.5%
	5	36.1%	34.6%	31.6%	31.0%	29.3%	25.8%	31.0%	29.3%	25.8%	27.8%	25.8%	22.2%
	6	40.7%	39.3%	36.7%	36.1%	34.6%	31.5%	36.1%	34.6%	31.5%	32.9%	31.3%	28.1%
	7	44.5%	43.0%	40.6%	40.0%	38.7%	36.0%	40.0%	38.7%	36.0%	37.1%	35.6%	32.8%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	14.2%	11.4%	6.9%	6.7%	3.4%	0.0%	6.7%	3.4%	0.0%	2.0%	0.0%	0.0%
	4	23.8%	21.4%	16.8%	17.3%	14.6%	9.4%	17.3%	14.6%	9.4%	13.1%	10.4%	4.6%
	5	30.7%	28.7%	24.6%	24.8%	22.5%	17.9%	24.8%	22.5%	17.9%	21.0%	18.5%	13.8%
	6	35.9%	34.1%	30.6%	30.6%	28.6%	24.6%	30.6%	28.6%	24.6%	27.0%	24.9%	20.6%
	7	39.9%	38.4%	35.2%	35.2%	33.4%	29.8%	35.2%	33.4%	29.8%	31.4%	29.6%	25.6%
25 Unit Housing Scheme	1	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	2	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	3	-	-	-	-	-	-	-	-	-	10.1%	7.7%	2.9%
	4	-	-	-	-	-	-	-	-	-	19.6%	17.6%	13.5%
	5	-	-	-	-	-	-	-	-	-	26.5%	24.8%	21.3%
	6	-	-	-	-	-	-	-	-	-	31.8%	30.2%	27.2%
	7	-	-	-	-	-	-	-	-	-	35.9%	34.5%	31.8%
25 Unit Mixed Scheme	1	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	2	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	3	-	-	-	-	-	-	-	-	-	6.6%	3.9%	0.0%
	4	-	-	-	-	-	-	-	-	-	16.6%	14.2%	9.6%
	5	-	-	-	-	-	-	-	-	-	23.9%	21.9%	17.8%
	6	-	-	-	-	-	-	-	-	-	29.4%	27.6%	24.0%
	7	-	-	-	-	-	-	-	-	-	33.8%	32.2%	29.0%
25 Unit Flatted Scheme	1	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	2	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	3	-	-	-	-	-	-	-	-	-	0.7%	0.0%	0.0%
	4	-	-	-	-	-	-	-	-	-	11.7%	8.9%	3.3%
	5	-	-	-	-	-	-	-	-	-	19.6%	17.1%	12.3%
	6	-	-	-	-	-	-	-	-	-	25.6%	23.5%	19.2%
	7	-	-	-	-	-	-	-	-	-	30.3%	28.5%	24.7%
50 Unit Mixed Scheme	1	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	2	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	3	-	-	-	-	-	-	-	-	-	4.3%	1.7%	0.0%
	4	-	-	-	-	-	-	-	-	-	14.3%	12.1%	7.6%
	5	-	-	-	-	-	-	-	-	-	21.7%	19.7%	15.8%
	6	-	-	-	-	-	-	-	-	-	27.2%	25.5%	22.0%
	7	-	-	-	-	-	-	-	-	-	31.8%	30.0%	27.0%
50 Unit Housing Scheme	1	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	2	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	3	-	-	-	-	-	-	-	-	-	8.1%	5.8%	0.9%
	4	-	-	-	-	-	-	-	-	-	17.6%	15.6%	11.5%
	5	-	-	-	-	-	-	-	-	-	24.5%	22.7%	19.2%
	6	-	-	-	-	-	-	-	-	-	29.7%	28.2%	25.1%
	7	-	-	-	-	-	-	-	-	-	33.8%	32.4%	29.7%
50 Unit Flatted Scheme	1	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	2	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	3	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	4	-	-	-	-	-	-	-	-	-	10.4%	7.7%	2.5%
	5	-	-	-	-	-	-	-	-	-	18.2%	15.9%	11.3%
	6	-	-	-	-	-	-	-	-	-	24.2%	22.2%	18.1%
	7	-	-	-	-	-	-	-	-	-	28.9%	27.0%	23.4%
100 Unit Housing Scheme	1	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	2	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
	3	-	-	-	-	-	-	-	-	-	6.6%	4.3%	0.0%
	4	-	-	-	-	-	-	-	-	-	15.9%	13.9%	10.0%
	5	-	-	-	-	-	-	-	-	-	22.9%	20.9%	17.5%
	6	-	-	-	-	-	-	-	-	-	27.7%	26.3%	23.3%
	7	-	-	-	-	-	-	-	-	-	31.7%	30.3%	27.7%
100 Unit Mixed Scheme													

Development Scenario / Threshold	Value Point	Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable			Residual Land Value - 50% Affordable		
		60%AR / 40%SO			80%AR / 20%SO			60%AR / 40%SO			80%AR / 20%SO			60%AR / 40%SO		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£26,667	£34,167	£41,667
5 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	11.7%	9.1%	4.1%	4.9%	1.9%	0.9%	7.8%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.7%	0.0%
	4	21.1%	19.0%	14.8%	15.0%	12.6%	7.5%	18.5%	16.1%	11.5%	10.7%	8.2%	3.1%	14.3%	12.1%	7.3%
	5	27.4%	25.6%	22.1%	22.8%	20.7%	16.3%	25.7%	23.7%	20.1%	18.4%	16.2%	12.0%	22.1%	20.0%	15.9%
	6	32.5%	31.0%	27.9%	28.3%	26.4%	22.7%	31.4%	29.7%	26.1%	24.0%	22.1%	18.7%	27.3%	25.6%	22.1%
	7	38.1%	34.8%	32.0%	33.0%	31.3%	27.9%	35.6%	34.4%	31.2%	28.6%	26.9%	23.5%	31.8%	30.3%	27.2%
5 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.2%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	14.2%	11.6%	11.6%	7.3%	4.3%	0.0%	11.3%	8.4%	2.6%	3.1%	0.1%	0.0%	7.3%	4.4%	0.0%
	5	21.9%	19.7%	15.3%	16.1%	13.6%	8.3%	19.9%	17.4%	12.7%	12.0%	9.3%	4.0%	16.0%	13.7%	8.7%
	6	27.3%	25.4%	21.6%	22.8%	20.5%	15.9%	26.0%	23.9%	20.0%	18.6%	16.3%	11.8%	22.6%	20.4%	16.1%
	7	31.8%	30.1%	26.7%	27.6%	25.6%	22.0%	31.0%	29.2%	25.4%	23.5%	21.9%	17.7%	27.2%	25.3%	21.5%
7 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	11.8%	9.2%	3.8%	5.5%	2.6%	0.0%	7.5%	4.7%	0.0%	1.7%	0.0%	0.0%	1.7%	0.0%	0.0%
	4	21.5%	19.3%	15.2%	15.7%	13.3%	8.6%	17.7%	15.4%	10.7%	12.7%	10.2%	5.0%	12.7%	10.2%	5.0%
	5	28.6%	26.8%	23.0%	22.7%	20.7%	16.6%	24.6%	22.7%	18.8%	20.2%	18.1%	14.0%	20.2%	18.1%	14.0%
	6	33.7%	32.0%	28.8%	28.3%	26.5%	22.9%	29.8%	28.1%	25.0%	26.2%	24.3%	20.5%	26.2%	24.3%	20.5%
	7	37.8%	36.4%	33.5%	32.3%	30.7%	27.6%	34.1%	32.5%	29.5%	30.8%	28.9%	25.8%	30.8%	28.9%	25.8%
7 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	12.1%	9.6%	4.3%	6.1%	3.3%	0.0%	8.4%	5.7%	0.4%	1.8%	0.0%	0.0%	1.8%	0.0%	0.0%
	4	21.7%	19.5%	15.5%	16.0%	13.8%	9.2%	17.9%	16.1%	11.7%	12.7%	10.4%	5.2%	12.7%	10.4%	5.2%
	5	28.8%	26.9%	23.2%	22.9%	20.9%	17.1%	25.0%	23.2%	19.5%	20.3%	18.1%	14.2%	20.3%	18.1%	14.2%
	6	33.8%	32.2%	29.0%	28.0%	26.6%	23.2%	30.1%	28.5%	25.5%	26.2%	24.3%	20.6%	26.2%	24.3%	20.6%
	7	37.8%	36.5%	33.6%	32.3%	30.8%	27.8%	34.2%	32.8%	29.9%	30.6%	28.9%	25.9%	30.6%	28.9%	25.9%
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	11.5%	9.0%	4.0%	8.6%	6.0%	0.7%	10.1%	7.5%	2.4%	0.7%	0.0%	0.0%	2.6%	0.0%	0.0%
	4	21.2%	19.1%	15.0%	18.6%	16.4%	12.1%	20.1%	18.0%	13.7%	11.9%	9.4%	4.5%	13.5%	11.4%	6.6%
	5	28.1%	26.3%	22.8%	25.8%	23.9%	20.4%	27.1%	25.3%	21.7%	19.8%	17.7%	13.4%	21.6%	19.5%	15.4%
	6	33.4%	31.6%	28.8%	31.4%	29.5%	25.9%	32.5%	31.1%	27.5%	29.4%	27.4%	23.8%	27.4%	25.3%	21.2%
	7	37.6%	36.3%	33.5%	35.7%	34.3%	31.4%	36.8%	35.5%	32.7%	30.6%	29.0%	25.6%	32.2%	30.6%	27.4%
10 Unit Housing Scheme (3 x 2bh, 4 x 3bh, 3 x 4bh)	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.8%	1.4%	2.8%	1.4%	2.8%	0.0%	5.7%	4.9%	0.0%	0.0%	1.7%	0.0%	1.7%	0.0%	0.0%
	4	21.1%	18.9%	14.5%	16.1%	13.7%	9.0%	17.8%	15.4%	10.9%	11.0%	8.3%	2.9%	13.1%	10.5%	5.3%
	5	28.0%	26.1%	22.3%	23.5%	21.7%	17.6%	25.2%	23.1%	19.3%	19.0%	16.7%	12.3%	20.9%	18.7%	14.3%
	6	33.4%	31.7%	28.4%	30.3%	28.3%	24.3%	30.3%	28.3%	24.3%	25.9%	23.9%	19.9%	26.9%	24.9%	20.9%
	7	37.6%	36.1%	33.2%	33.9%	32.3%	29.0%	35.4%	33.8%	30.6%	30.6%	28.2%	24.6%	31.7%	30.0%	26.5%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	14.5%	11.8%	6.5%	9.2%	6.4%	0.5%	11.1%	8.3%	2.6%	3.0%	0.0%	0.0%	5.3%	2.2%	0.0%
	5	22.3%	20.1%	15.5%	17.7%	15.2%	10.4%	18.5%	17.1%	12.5%	12.3%	9.5%	4.0%	14.8%	11.9%	6.6%
	6	28.2%	26.2%	22.7%	24.2%	22.1%	17.7%	25.7%	23.6%	19.6%	19.1%	16.7%	12.1%	21.2%	18.9%	14.3%
	7	32.5%	31.2%	27.6%	30.1%	27.9%	23.3%	29.8%	28.3%	24.8%	25.3%	23.8%	19.8%	26.3%	24.3%	20.3%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	12.1%	9.6%	4.8%	6.3%	2.4%	0.0%	8.4%	5.6%	0.5%	0.5%	0.0%	0.0%	2.5%	0.0%	0.0%
	4	21.6%	19.5%	15.4%	15.6%	13.2%	8.6%	16.8%	14.4%	9.7%	10.7%	8.3%	3.2%	13.3%	10.9%	6.1%
	5	28.5%	26.7%	23.2%	23.1%	21.0%	16.9%	24.2%	22.2%	18.1%	18.5%	16.4%	12.1%	21.0%	18.9%	14.9%
	6	33.7%	32.2%	29.0%	28.9%	27.1%	23.5%	29.9%	28.2%	24.6%	24.6%	22.7%	18.8%	27.0%	25.1%	21.4%
	7	37.8%	36.2%	33.6%	33.5%	31.4%	28.0%	34.5%	32.9%	29.3%	29.3%	27.4%	23.4%	30.7%	28.7%	25.0%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	14.2%	11.4%	6.8%	7.4%	4.9%	0.0%	8.7%	5.9%	0.0%	1.9%	0.0%	0.0%	4.7%	1.3%	0.0%
	5	22.1%	19.7%	15.1%	16.3%	13.5%	8.2%	17.2%	14.5%	9.3%	11.0%	8.2%	2.2%	13.6%	10.8%	5.3%
	6	28.1%	26.0%	21.8%	22.7%	20.3%	15.7%	23.6%	21.3%	16.7%	17.5%	15.3%	10.1%	20.3%	18.1%	13.1%
	7	32.8%	31.4%	28.1%	27.2%	25.0%	21.2%	28.1%	26.3%	22.8%	23.3%	21.5%	16.6%	25.1%	23.1%	19.1%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	11.1%	8.8%	4.1%	5.1%	2.4%	0.0%	6.3%	3.8%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%
	4	20.7%	14.7%	15.2%	13.0%	8.6%	1.4%	15.3%	9.9%	10.3%	13.1%	12.4%	9.1%	19.2%	10.2%	5.6%
	5	27.5%	25.8%	22.4%	22.7%	20.8%	16.9%	23.9%	22.0%	18.3%	18.1%	16.0%	11.9%	20.2%	18.2%	14.2%
	6	32.7%	31.2%	28.2%	28.4%	26.7%	23.3%	29.6%	27.7%	24.6%	24.2%	22.3%	18.6%	26.1%	24.4%	20.9%
	7	36.8%	35.5%	32.4%	32.4%	30.8%	27.3%	34.0%	32.4%	29.3%	29.3%	27.3%	24.0%	30.8%	29.3%	26.1%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	7.5%	4.8%	0.0%	1.0%	0.0%	0.0%	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	11.5%	10.6%	11.0%	9.2%	13.0%	10.6%	13.0%	10.6%	13.0%	10.6%	8.6%	6.0%	8.6%	6.0%	3.6%
	5	24.8%	22.5%	18.8%	19.6%	17.4%	12.8%	20.9%	18.7%	14.3%	14.8%	12.3%	7.5%	16.8%	14.4%	9.8%
	6	30.3%	28.5%	25.0%	25.7%	23.7%	19.7%	26.9%	25.0%	21.1%	21.2%	19.0%	14.7%	23.1%	21.0%	16.9%
	7	34.8%	33.0%	29.9%	30.5%	28.7%	25.1%	31.8%	29.8%	26.4%	26.2%	24.3%	20.4%	28.0%	26.2%	22.5%
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	12.7%	10.1%	4.7%	7.0%	3.9%	0.0%	8.2%	5.3%	0.0%	1.4%	0.0%	0.0%	3.7%	0.4%	0.0%
	5	20.7%	18.3%	13.6%	15.3%	12.7%	7.4%	16.7%	14.1%	9.0%	10.4%	7.5%	1.8%	12.6%	9.8%	4.3%
	6	28.7%	24.6%	20.5%	21.8%	19.5%	1									

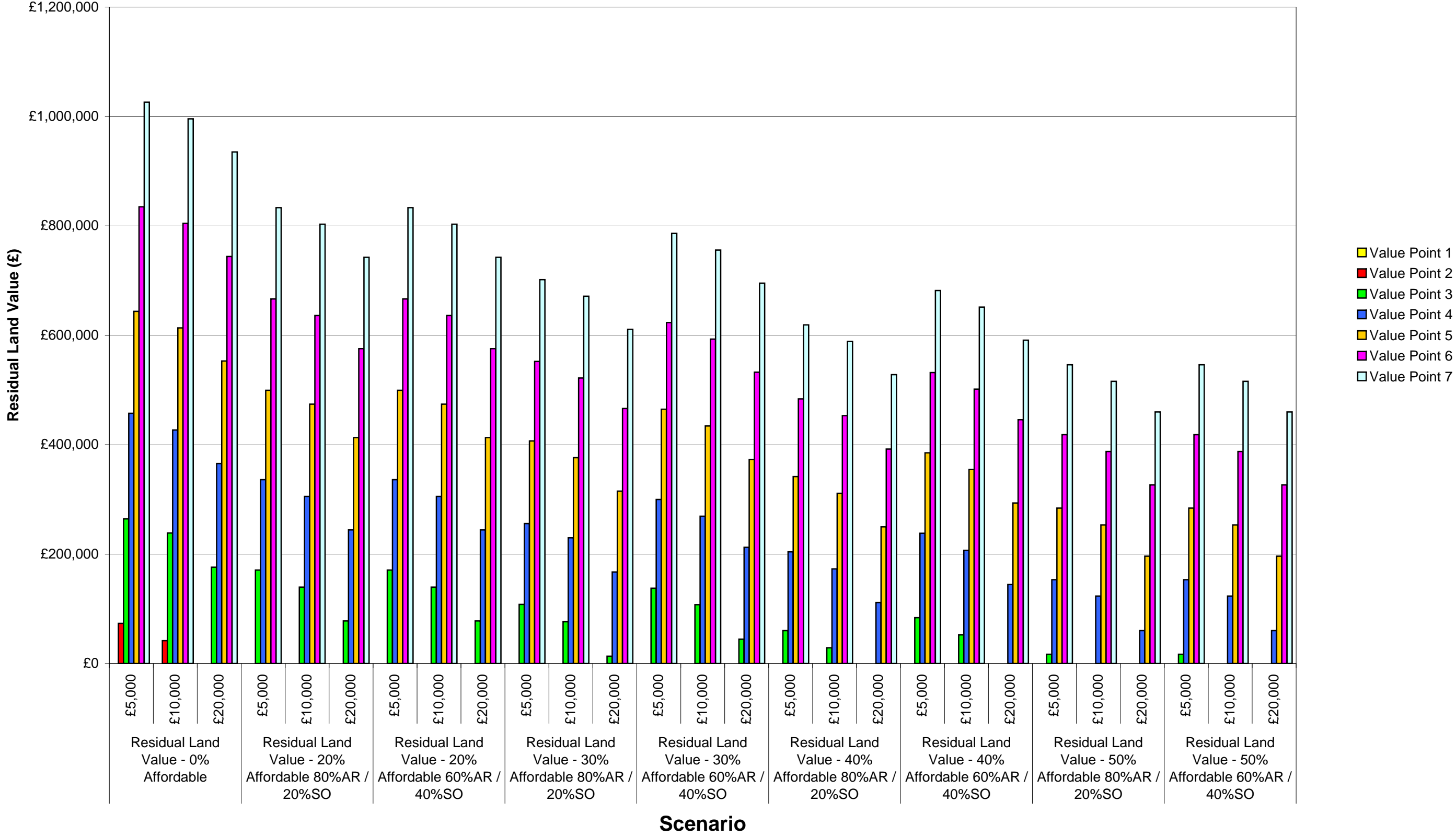
**Graph 1: Residual Land Values (£) - 5 Unit Housing Scheme**



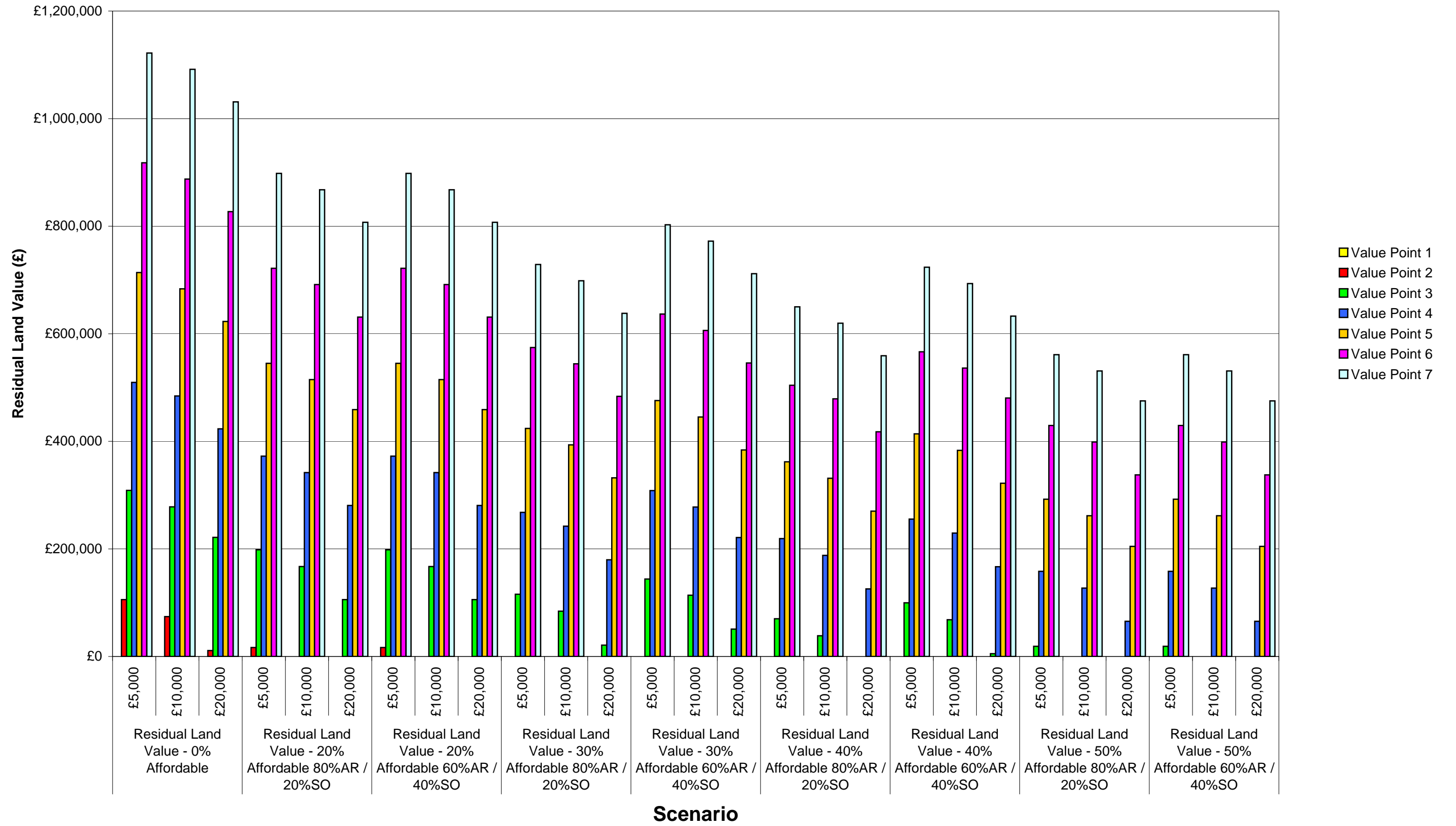
**Graph 2: Residual Land Values (£) - 5 Unit Flatted Scheme**



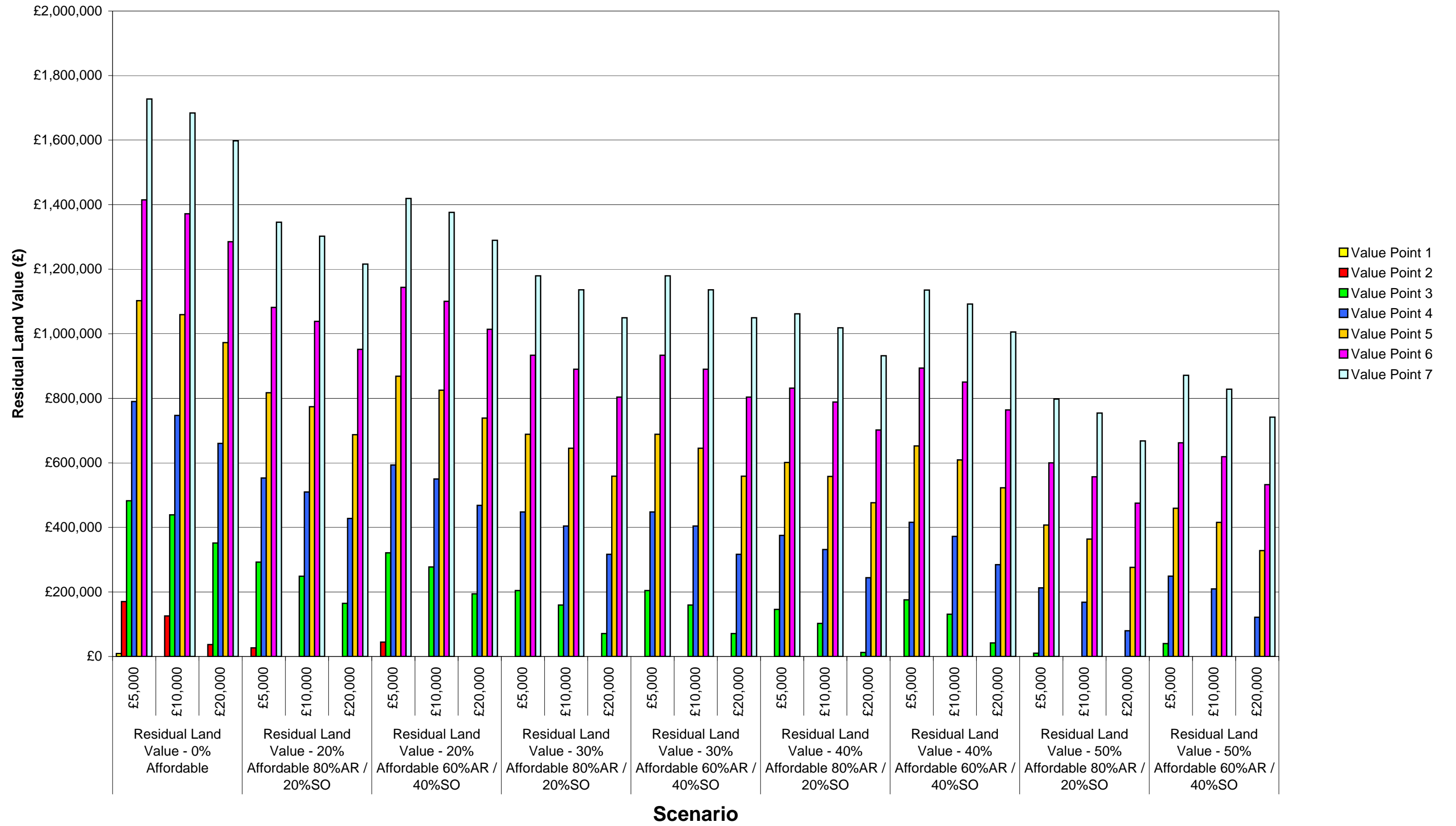
**Graph 3: Residual Land Values (£) - 7 Unit Mixed Scheme**



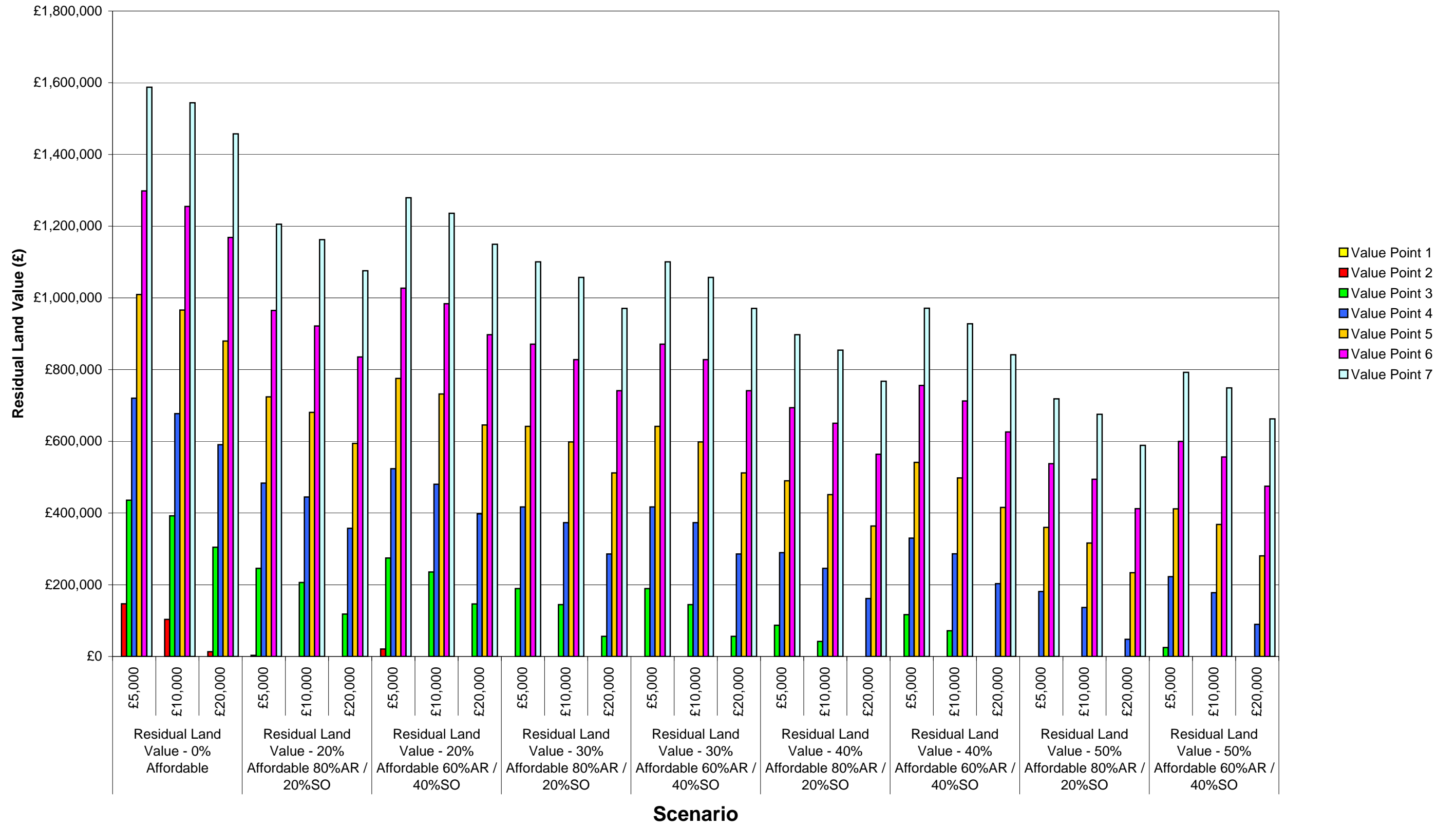
**Graph 4: Residual Land Values (£) - 7 Unit Housing Scheme**



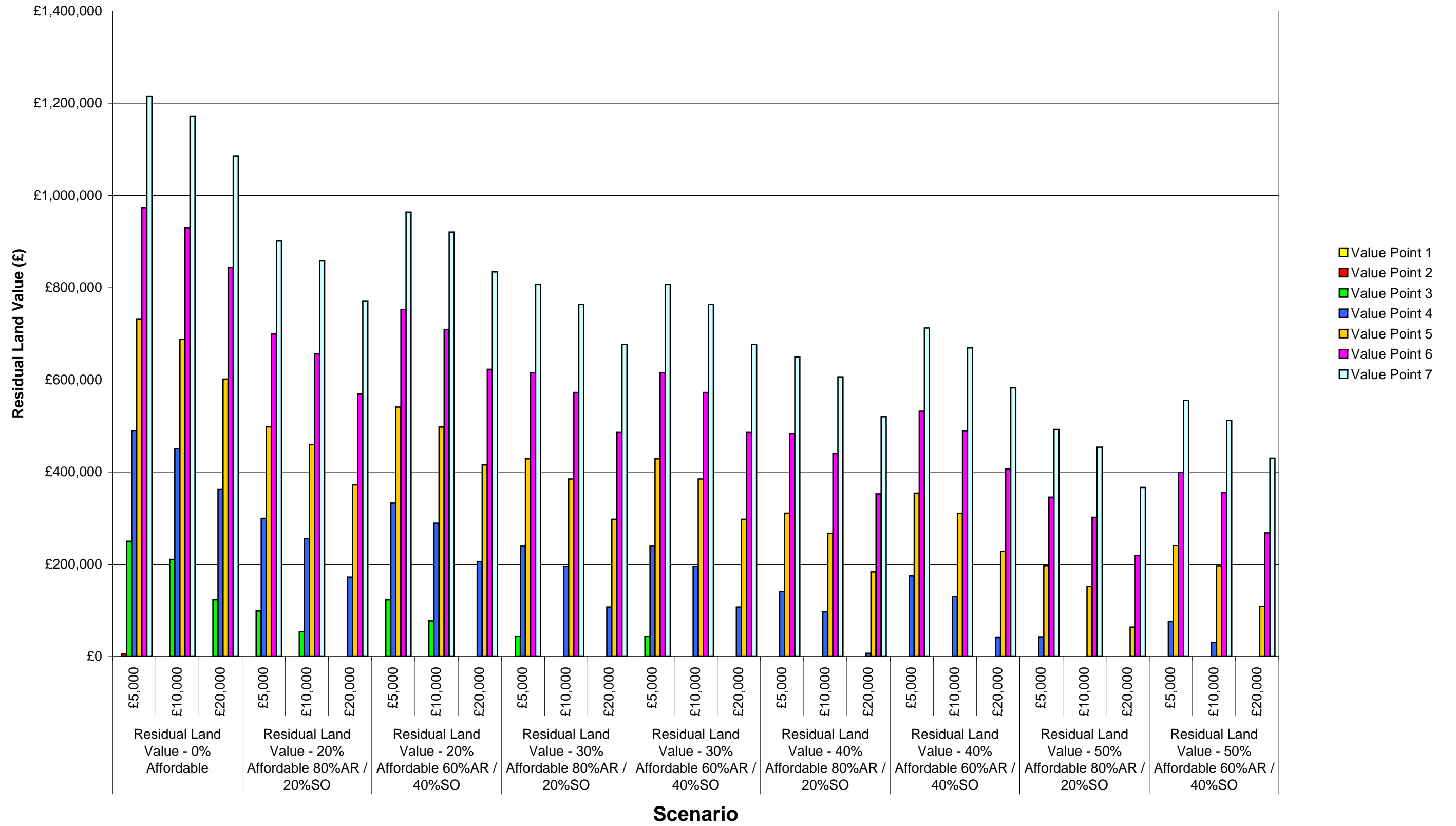
**Graph 5: Residual Land Values (£) - 10 Unit Housing Scheme (3 x 2bh, 4 x 3bh & 3 x 4bh)**



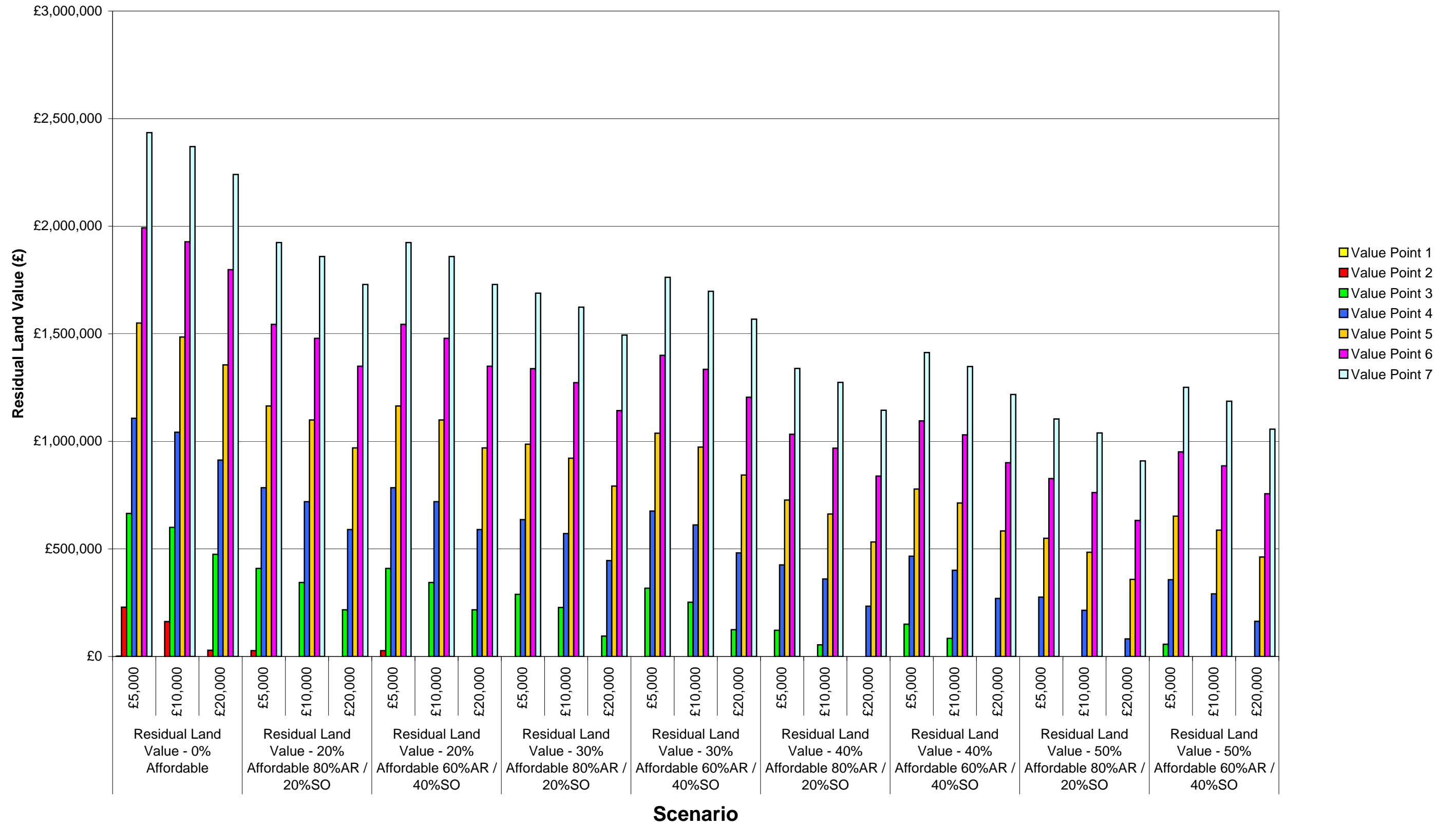
**Graph 6: Residual Land Values (£) - 10 Unit Housing Scheme (5 x 2bh & 5 x 3bh)**



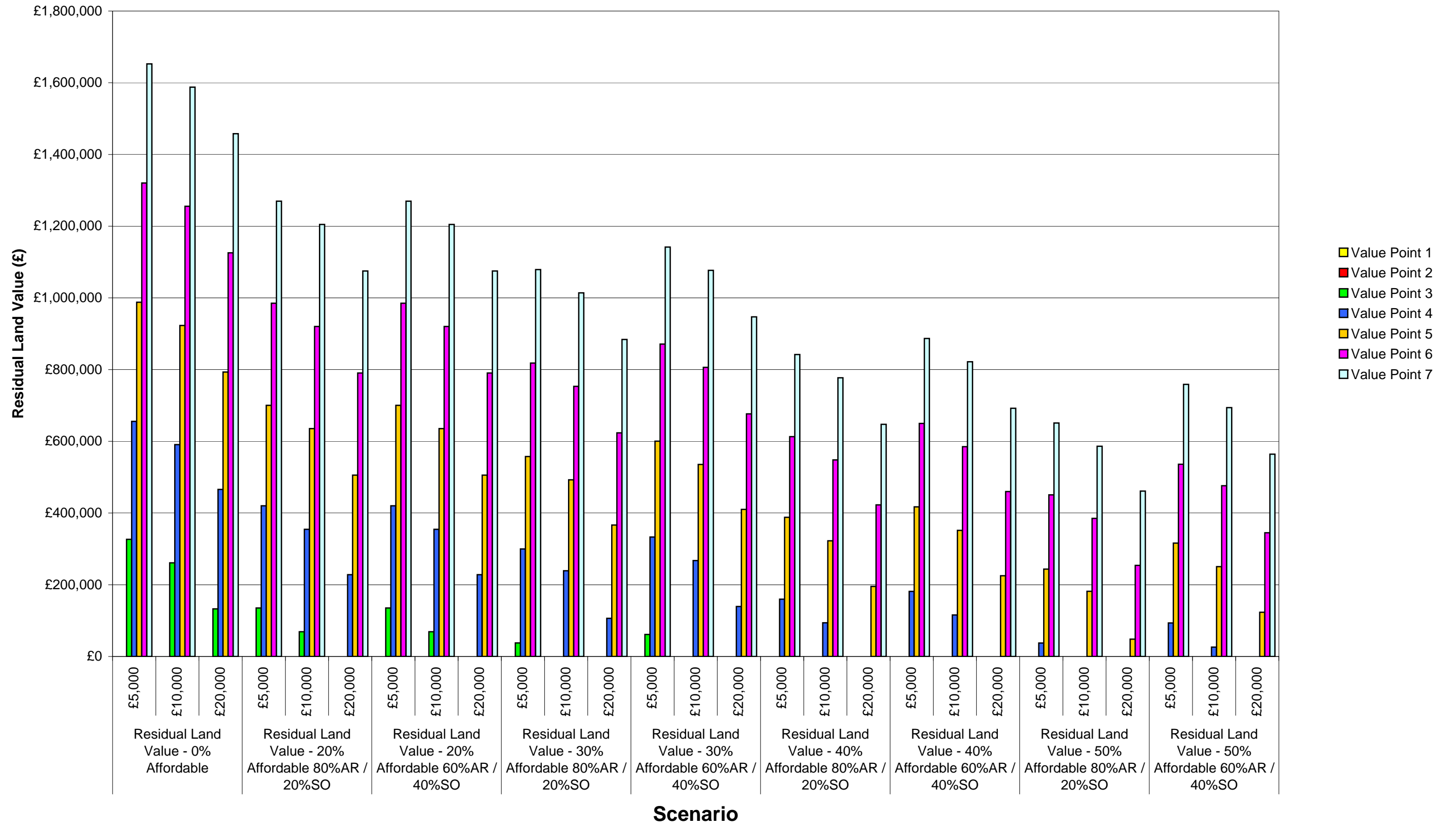
**Graph 7: Residual Land Values (£) - 10 Unit Flatted Scheme**



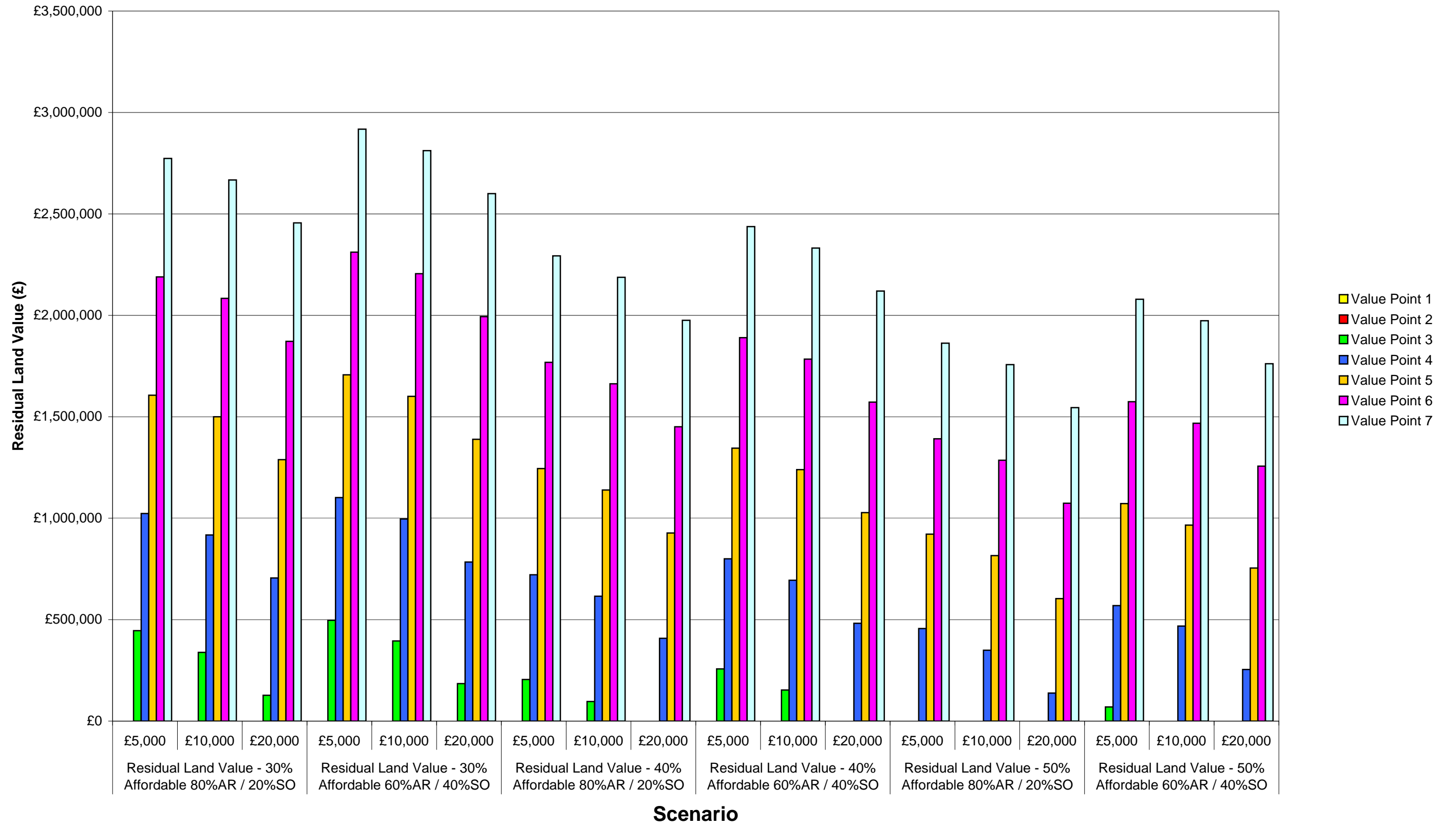
**Graph 8: Residual Land Values (£) - 15 Unit Housing Scheme**



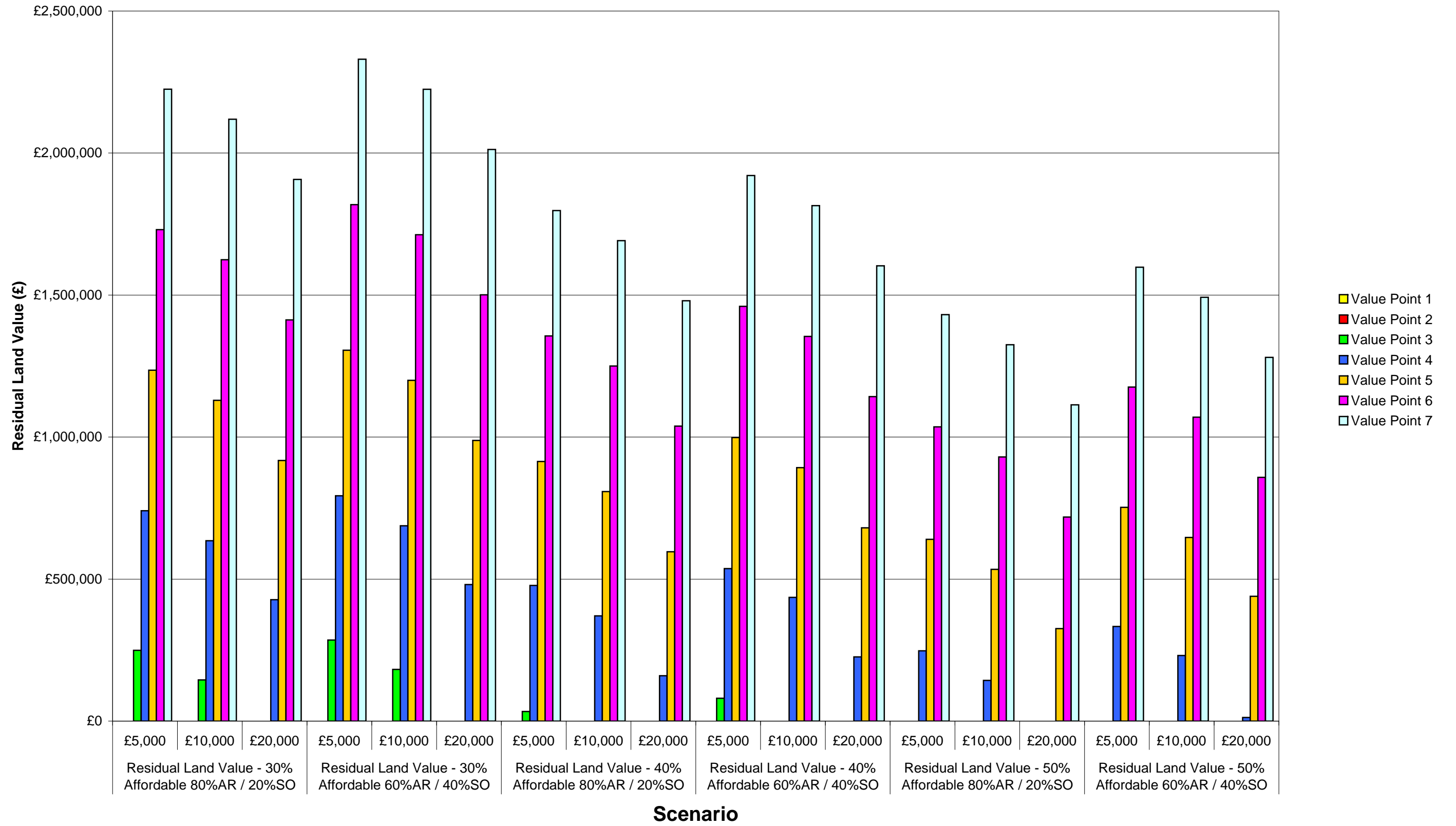
**Graph 9: Residual Land Values (£) - 15 Unit Flatted Scheme**



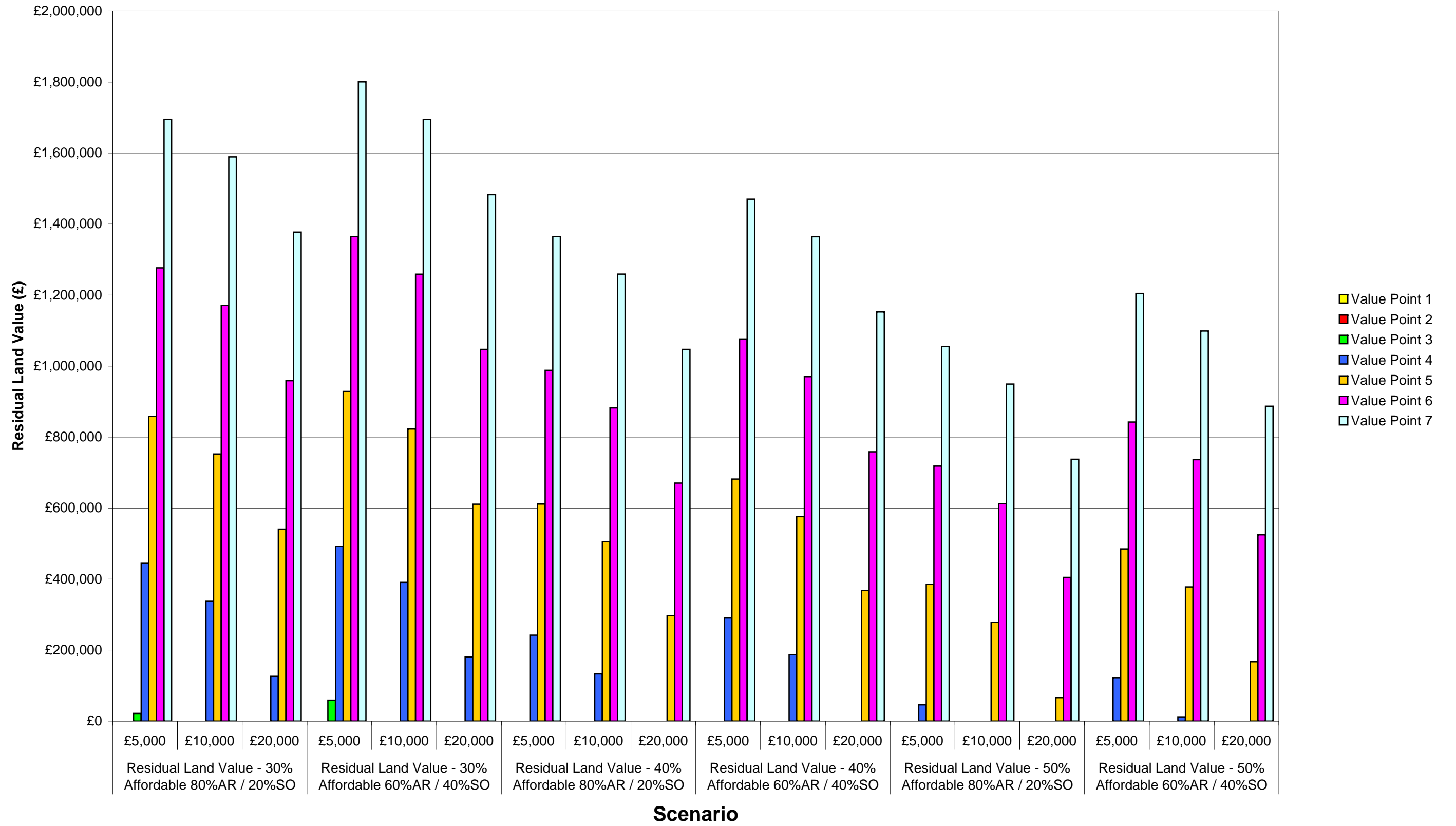
**Graph 10: Residual Land Values (£) - 25 Unit Housing Scheme**



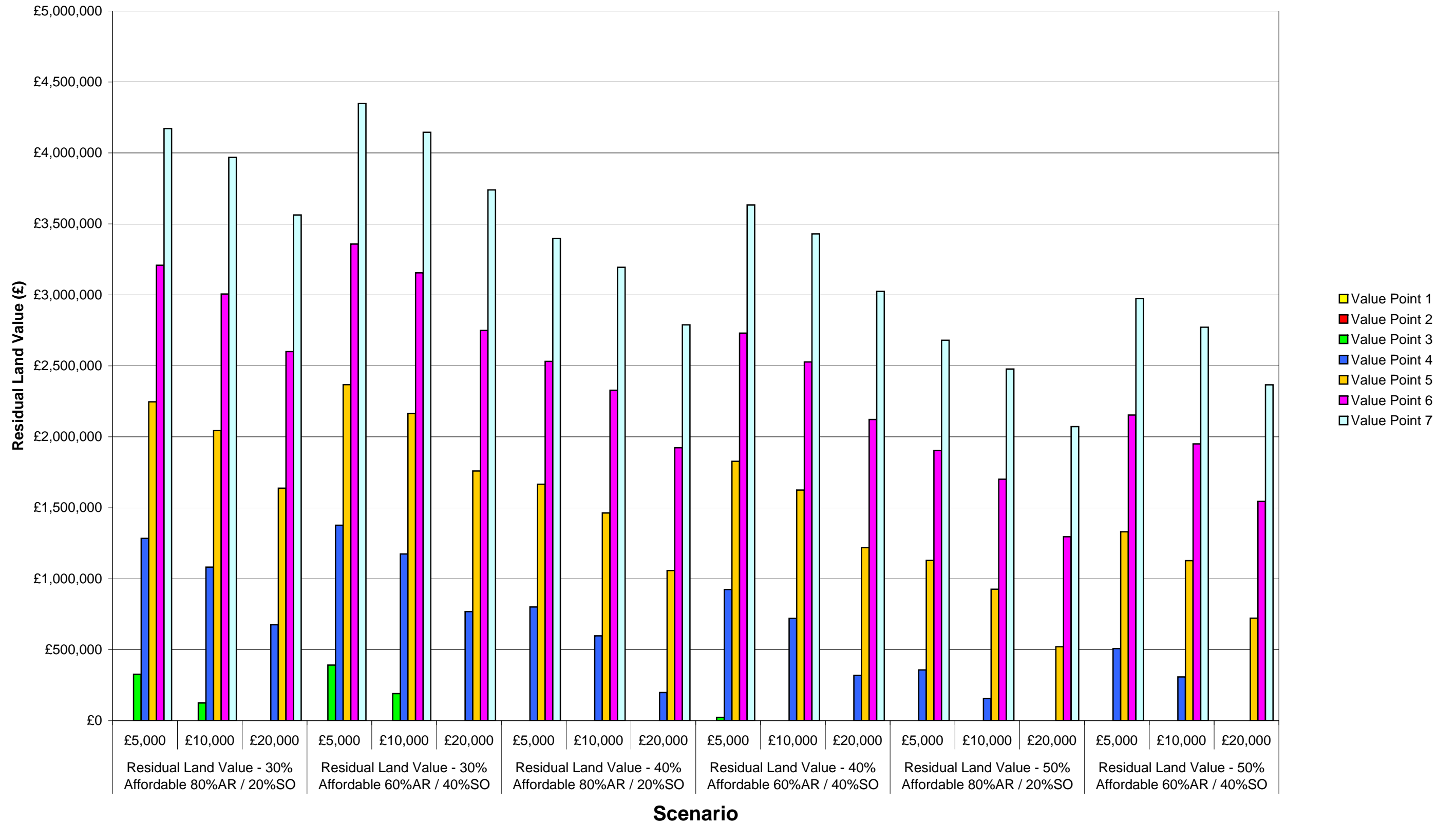
**Graph 11: Residual Land Values (£) - 25 Unit Mixed Scheme**



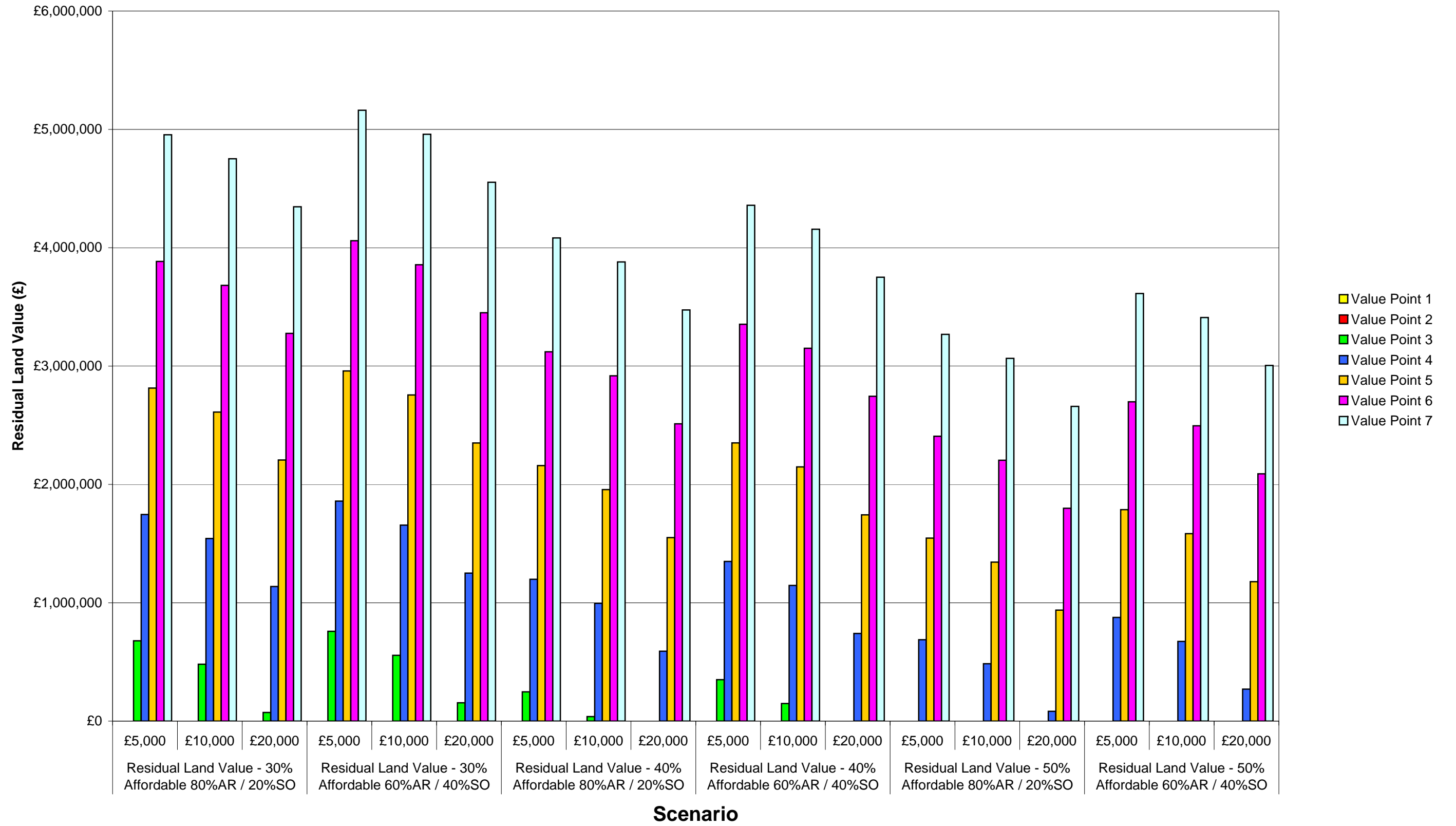
**Graph 12: Residual Land Values (£) - 25 Unit Flatted Scheme**



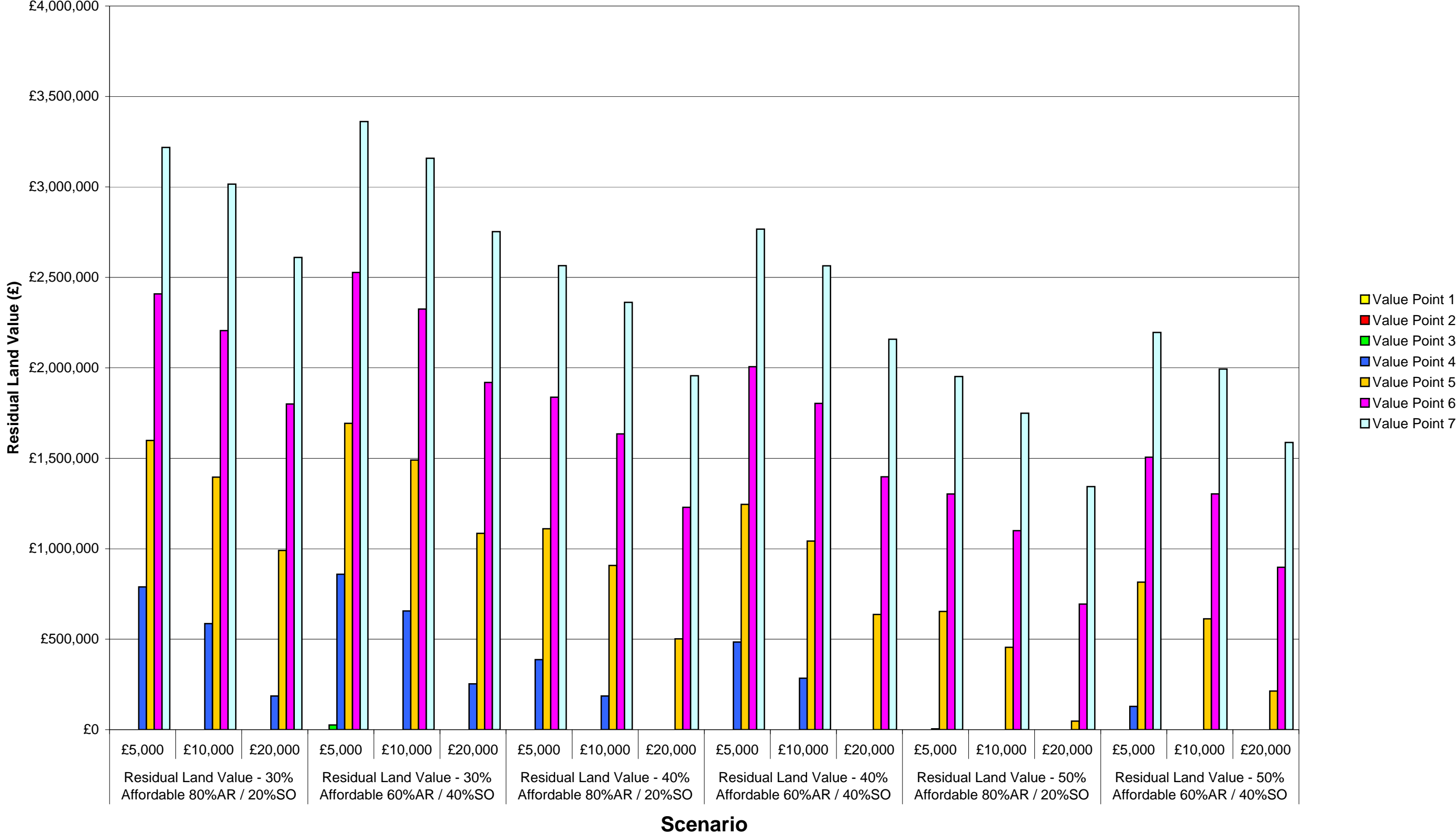
**Graph 13: Residual Land Values (£) - 50 Unit Mixed Scheme**



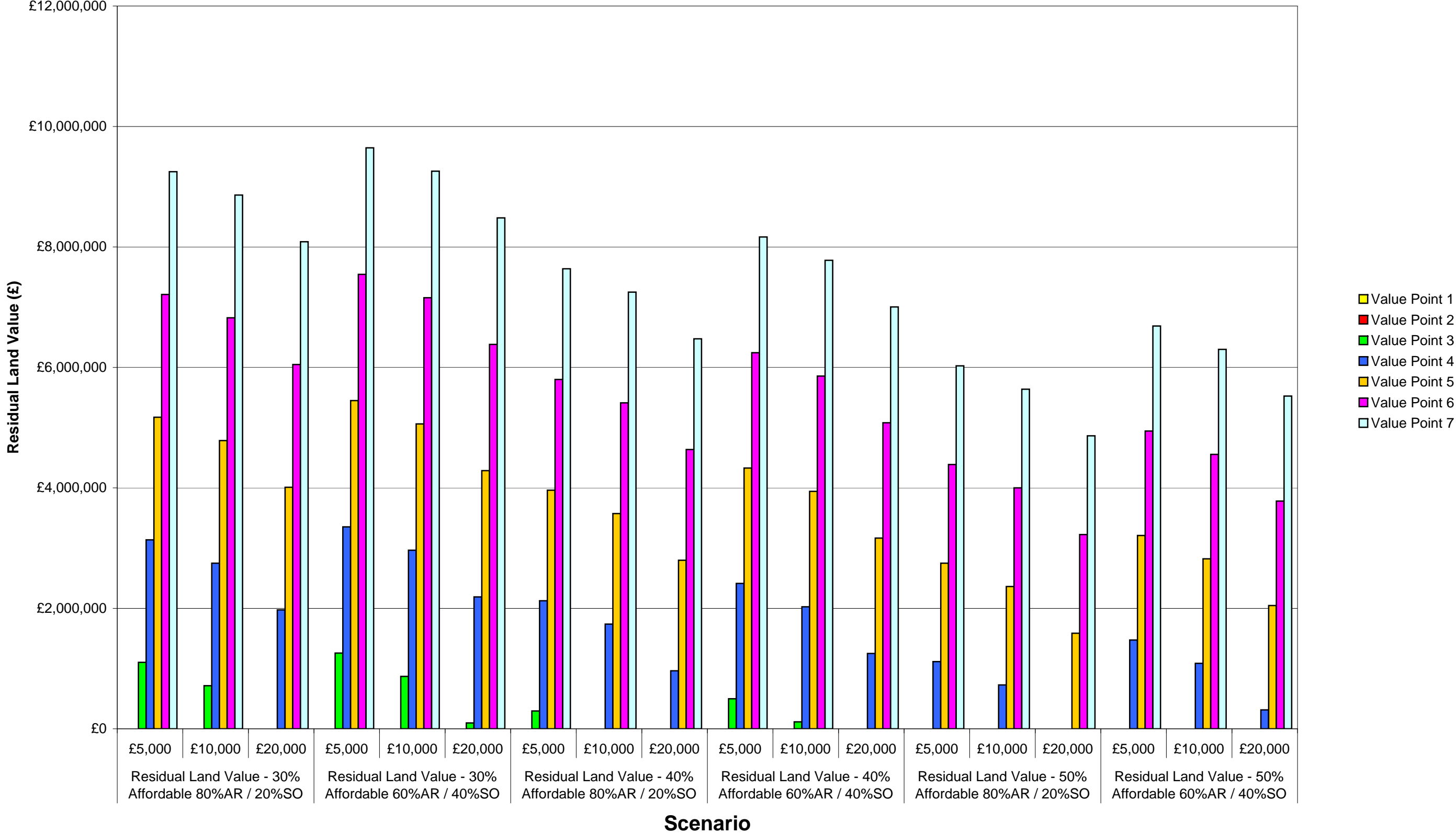
**Graph 14: Residual Land Values (£) - 50 Unit Housing Scheme**



**Graph 15: Residual Land Values (£) - 50 Unit Flatted Scheme**



**Graph 16: Residual Land Values (£) - 100 Unit Housing Scheme**



**Graph 17: Residual Land Values (£) - 100 Unit Mixed Scheme**

