

## **Appendix V**

**Summaries of Residual Land Values in  
£ per Ha and Site by Site Graphs in £ per Ha**

Table 11: Summary of Land Residual Value (£/Ha) Appraisals for All Value Points

Development Scenario / Threshold	Value Point	Site Size	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable 80%AR / 20%SO			Residual Land Value - 20% Affordable 60%AR / 40%SO			Residual Land Value - 30% Affordable 80%AR / 20%SO			Residual Land Value - 30% Affordable 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	£5,000	£10,000	£20,000
Planning Infrastructure	1	0.11	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	0.11	£691,104	£486,274	£76,615	£71,965	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	3	0.11	£2,055,704	£1,852,922	£1,447,360	£1,225,410	£1,036,999	£627,340	£1,225,410	£1,036,999	£627,340	£945,469	£740,640	£330,960	£945,469	£740,640	£330,960
	4	0.11	£3,357,676	£3,159,263	£2,761,824	£2,339,341	£2,184,794	£1,779,232	£2,339,341	£2,184,794	£1,779,232	£2,035,455	£1,832,714	£1,427,151	£2,035,455	£1,832,714	£1,427,151
5 Unit Housing Scheme	5	0.11	£4,653,310	£4,456,673	£4,105,728	£3,474,109	£3,275,424	£2,878,055	£3,474,109	£3,275,424	£2,878,055	£3,071,651	£2,872,966	£2,475,597	£3,071,651	£2,872,966	£2,475,597
	6	0.11	£5,983,260	£5,786,623	£5,393,351	£4,564,846	£4,368,010	£4,016,141	£4,564,846	£4,368,010	£4,016,141	£4,152,236	£3,953,533	£3,556,164	£4,152,236	£3,953,533	£3,556,164
	7	0.11	£7,313,210	£7,116,573	£6,723,301	£5,687,715	£5,491,079	£5,097,806	£5,687,715	£5,491,079	£5,097,806	£5,176,802	£4,978,966	£4,585,693	£5,176,802	£4,978,966	£4,585,693
	1	0.07	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	0.07	£39,581	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	3	0.07	£1,821,907	£1,518,436	£874,686	£706,120	£384,245	£0	£706,120	£384,245	£0	£339,034	£17,159	£0	£339,034	£17,159	£0
	4	0.07	£3,531,809	£3,285,974	£2,648,661	£2,183,773	£1,865,117	£1,240,207	£2,183,773	£1,865,117	£1,240,207	£1,765,324	£1,443,449	£799,689	£1,765,324	£1,443,449	£799,689
5 Unit Flatted Scheme	5	0.07	£5,278,517	£4,966,296	£4,341,861	£3,594,378	£3,349,832	£2,712,520	£3,594,378	£3,349,832	£2,712,520	£3,159,897	£2,841,641	£2,203,729	£3,159,897	£2,841,641	£2,203,729
	6	0.07	£6,952,800	£6,713,006	£6,088,568	£5,040,999	£4,736,860	£4,112,442	£5,040,999	£4,736,860	£4,112,442	£4,478,360	£4,167,161	£3,542,723	£4,478,360	£4,167,161	£3,542,723
	7	0.07	£8,681,500	£8,372,500	£7,754,500	£6,503,819	£6,191,601	£5,567,163	£6,503,819	£6,191,601	£5,567,163	£5,862,880	£5,550,662	£4,926,224	£5,862,880	£5,550,662	£4,926,224
	1	0.13	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	0.13	£566,374	£322,730	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	3	0.13	£2,033,616	£1,835,328	£1,364,983	£1,314,383	£1,074,165	£596,727	£1,314,383	£1,074,165	£596,727	£930,819	£68,174	£102,696	£1,059,340	£807,396	£342,108
	4	0.13	£3,518,819	£3,283,454	£2,812,124	£2,485,131	£2,249,766	£1,879,036	£2,485,131	£2,249,766	£1,879,036	£1,968,067	£1,788,428	£1,287,592	£2,068,800	£2,071,435	£1,833,709
7 Unit Mixed Scheme	5	0.13	£4,952,434	£4,719,496	£4,253,619	£3,842,407	£3,647,068	£3,176,338	£3,842,407	£3,647,068	£3,176,338	£3,130,239	£2,894,674	£2,424,145	£3,130,239	£2,894,674	£2,424,145
	6	0.13	£6,422,326	£6,189,387	£5,723,510	£5,126,342	£4,893,403	£4,427,526	£5,126,342	£4,893,403	£4,427,526	£4,248,153	£4,015,215	£3,586,310	£4,248,153	£4,015,215	£3,586,310
	7	0.13	£7,892,217	£7,659,278	£7,193,402	£6,410,269	£6,177,330	£5,711,453	£6,410,269	£6,177,330	£5,711,453	£5,368,345	£5,135,406	£4,699,529	£5,368,345	£5,135,406	£4,699,529
	1	0.15	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	0.15	£704,692	£494,400	£73,817	£111,562	£0	£0	£111,562	£0	£0	£0	£0	£0	£0	£0	£0
	3	0.15	£2,058,323	£1,854,340	£1,476,196	£1,322,686	£1,114,497	£705,172	£1,322,686	£1,114,497	£705,172	£771,801	£561,310	£140,726	£771,801	£561,310	£140,726
	4	0.15	£3,397,702	£3,229,112	£2,821,146	£2,483,715	£2,279,732	£1,871,706	£2,483,715	£2,279,732	£1,871,706	£1,786,303	£1,614,945	£1,198,568	£2,056,391	£1,852,408	£1,474,224
7 Unit Housing Scheme	5	0.15	£4,756,301	£4,556,421	£4,152,661	£3,633,616	£3,431,735	£3,028,516	£3,633,616	£3,431,735	£3,028,516	£3,206,592	£2,922,609	£2,214,443	£3,206,592	£2,922,609	£2,214,443
	6	0.15	£6,119,800	£5,917,020	£5,513,260	£4,811,528	£4,609,648	£4,205,888	£4,811,528	£4,609,648	£4,205,888	£4,825,452	£4,622,545	£4,223,785	£4,825,452	£4,622,545	£4,223,785
	7	0.15	£7,479,499	£7,277,619	£6,873,859	£6,087,033	£5,785,153	£5,381,393	£6,087,033	£5,785,153	£5,381,393	£4,858,983	£4,657,103	£4,253,343	£4,858,983	£4,657,103	£4,253,343
	1	0.22	£42,163	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	0.22	£774,060	£571,279	£167,390	£121,693	£0	£0	£121,693	£0	£0	£0	£0	£0	£0	£0	£0
	3	0.22	£2,191,472	£1,994,787	£1,597,418	£1,329,124	£1,130,440	£746,185	£1,329,124	£1,130,440	£746,185	£1,281,502	£881,950	£328,143	£725,362	£323,030	£32,930
	4	0.22	£3,591,114	£3,394,479	£3,001,205	£2,514,019	£2,317,383	£1,944,135	£2,514,019	£2,317,383	£1,944,135	£2,499,635	£2,128,303	£1,837,181	£1,439,811	£2,035,865	£1,837,181
10 Unit Housing Scheme	5	0.22	£5,011,370	£4,814,733	£4,421,460	£3,934,268	£3,737,621	£3,344,349	£3,934,268	£3,737,621	£3,344,349	£3,327,500	£3,129,737	£2,933,100	£3,129,737	£2,933,100	£2,736,827
	6	0.22	£6,431,625	£6,234,988	£5,841,716	£4,916,139	£4,719,502	£4,326,229	£4,916,139	£4,719,502	£4,326,229	£4,242,954	£4,046,318	£3,653,045	£4,242,954	£4,046,318	£3,653,045
	7	0.22	£7,851,880	£7,655,244	£7,262,971	£6,137,377	£5,934,741	£5,542,468	£6,137,377	£5,934,741	£5,542,468	£5,459,219	£5,256,583	£4,863,310	£5,459,219	£5,256,583	£4,863,310
	1	0.22	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	0.21	£999,656	£492,139	£62,973	£15,099	£0	£0	£15,099	£0	£0	£0	£0	£0	£0	£0	£0
	3	0.21	£2,075,635	£1,867,789	£1,451,488	£1,170,428	£862,123	£562,677	£1,170,428	£862,123	£562,677	£1,122,257	£697,242	£301,675	£69,437	£301,675	£8,235
	4	0.21	£3,430,614	£3,224,614	£2,812,614	£2,300,228	£2,118,064	£1,701,772	£2,300,228	£2,118,064	£1,701,772	£2,493,159	£2,287,159	£1,875,558	£1,777,412	£1,361,121	£1,361,121
10 Unit Housing Scheme	5	0.21	£4,806,694	£4,600,694	£4,188,694	£3,447,815	£3,241,815	£2,829,815	£3,447,815	£3,241,815	£2,829,815	£3,692,669	£3,486,669	£3,074,669	£3,055,632	£2,849,632	£2,437,632
	6	0.21	£6,182,774	£5,976,774	£5,564,774	£4,595,122	£4,389,122	£3,977,122	£4,595,122	£4,389,122	£3,977,122	£4,478,979	£4,272,979	£3,860,979	£4,478,979	£4,272,979	£3,860,979
	7	0.21	£7,558,854	£7,352,854	£6,940,854	£5,740,708	£5,534,708	£5,122,708	£5,740,708	£5,534,708	£5,122,708	£5,885,609	£5,679,609	£5,267,609	£5,885,609	£5,679,609	£5,267,609
	1	0.14	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	0.14	£39,581	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	3	0.14	£1,785,101	£1,503,251	£874,686	£706,120	£384,245	£0	£706,120	£384,245	£0	£875,442	£53,567	£0	£875,442	£53,567	£0
	4	0.14	£3,495,399	£3,219,690	£2,595,153	£2,139,657	£1,827,438	£1,227,895	£2,139,657	£1,827,438	£1,227,895	£2,376,896	£2,064,678	£1,469,938	£1,715,476	£1,398,620	£767,173
10 Unit Flatted Scheme	5	0.14	£5,234,098	£4,915,098	£4,287,098	£3,557,322	£3,282,159	£2,657,721	£3,557,322	£3,282,159	£2,657,721	£3,884,360	£3,565,360	£2,940,928	£3,565,360	£3,241,928	£2,616,928
	6	0.14	£6,952,800	£6,643,800	£6,025,800	£4,997,046	£4,688,046	£4,070,046	£4,997,046	£4,688,046	£4,070,046	£4,368,451	£4,059,451	£3,441,451	£4,059,451	£3,732,451	
	7	0.14	£8,681,500	£8,372,500	£7,754,500	£6,436,770	£6,127,770	£5,509,770	£6,436,770	£6,127,770	£5,509,770	£6,866,716	£6,557,716	£5,939,716	£6,866,716	£6,557,716	£5,939,716
	1	0.32	£3,840	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	0.32	£716,807	£507,688	£90,358	£84,385	£0	£0	£84,385	£0	£0	£0	£0	£0	£0	£0	£0
	3	0.32	£2,077,885	£1,875,103	£1,484,849	£1,279,457	£1,074,563	£678,483	£1,279,457	£1,074,563	£678,483	£902,339	£711,826	£296,555	£902,339	£711,826	£296,555
	4	0.32	£3,460,684	£3,257,9													

Development Scenario / Threshold	Value Point	Site Size	Residual Land Value - 40% Affordable 80%AR / 20%SO			Residual Land Value - 40% Affordable 60%AR / 40%SO			Residual Land Value - 50% Affordable 80%AR / 20%SO			Residual Land Value - 50% Affordable 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
			ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED
Planning Infrastructure	1	0.11	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	2	0.11	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	3	0.11	\$294,306	\$86,498	ED	\$564,539	\$359,710	ED	ED	ED	ED	ED	ED	
	4	0.11	\$1,205,705	\$1,013,055	\$803,306	\$1,581,601	\$1,376,800	\$963,088	\$862,247	\$667,416	\$247,759	\$1,037,110	\$927,451	
5 Unit Housing Scheme	5	0.11	\$2,123,432	\$1,820,651	\$1,515,089	\$2,551,696	\$2,303,011	\$1,995,964	\$1,712,676	\$1,509,895	\$1,115,487	\$2,193,552	\$1,990,770	\$1,585,208
	6	0.11	\$2,983,040	\$2,784,355	\$2,386,986	\$3,553,742	\$3,355,057	\$2,957,688	\$2,523,063	\$2,324,396	\$1,968,762	\$3,053,785	\$2,895,100	\$2,497,731
	7	0.11	\$3,882,227	\$3,683,543	\$3,286,173	\$4,512,105	\$4,360,421	\$3,963,052	\$3,364,780	\$3,166,095	\$2,768,726	\$4,041,658	\$3,842,574	\$3,445,605
	1	0.07	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	2	0.07	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	3	0.07	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	4	0.07	\$770,623	\$448,748	ED	\$1,259,777	\$937,902	\$294,152	\$330,116	\$8,241	ED	\$819,289	\$497,394	ED
5 Unit Flatted Scheme	5	0.07	\$1,949,625	\$1,647,443	\$1,303,693	\$2,382,890	\$2,204,234	\$1,643,385	\$1,455,368	\$1,133,513	\$489,763	\$2,074,099	\$1,773,175	\$1,129,425
	6	0.07	\$3,136,333	\$2,817,076	\$2,100,364	\$3,830,438	\$3,527,219	\$2,962,633	\$2,554,867	\$2,236,211	\$1,615,049	\$3,337,136	\$3,018,480	\$2,381,167
	7	0.07	\$4,235,706	\$3,923,487	\$3,367,072	\$5,142,951	\$4,830,733	\$4,206,295	\$3,594,767	\$3,350,230	\$2,712,917	\$4,502,013	\$4,188,794	\$3,565,356
	1	0.13	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	2	0.13	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	3	0.13	\$563,300	\$220,656	ED	\$945,847	\$403,003	ED	\$1,298,922	ED	ED	\$1,298,922	ED	
	4	0.13	\$1,570,853	\$1,330,665	\$858,818	\$1,831,239	\$1,591,422	\$1,110,986	\$1,175,420	\$948,689	\$463,401	\$1,175,420	\$948,689	\$483,401
7 Unit Mixed Scheme	5	0.13	\$2,628,895	\$2,393,530	\$1,922,800	\$2,982,995	\$2,727,630	\$2,256,900	\$2,185,156	\$1,949,791	\$1,509,557	\$2,185,156	\$1,949,791	\$1,509,557
	6	0.13	\$3,721,449	\$3,486,084	\$3,015,354	\$4,091,541	\$3,858,603	\$3,428,066	\$3,217,525	\$2,982,160	\$2,511,430	\$3,217,525	\$2,982,160	\$2,511,430
	7	0.13	\$4,761,596	\$4,526,587	\$4,062,780	\$5,245,076	\$5,012,138	\$4,546,261	\$4,200,531	\$3,967,593	\$3,538,162	\$4,200,531	\$3,967,593	\$3,538,162
	1	0.15	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	2	0.15	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	3	0.15	\$467,331	\$257,039	ED	\$665,510	\$455,209	\$34,626	\$1,261,621	ED	ED	\$1,261,621	ED	
	4	0.15	\$1,461,668	\$1,253,480	\$837,102	\$1,702,228	\$1,529,136	\$1,112,759	\$1,055,914	\$847,725	\$435,704	\$1,055,914	\$847,725	\$435,704
7 Unit Housing Scheme	5	0.15	\$2,413,462	\$2,209,419	\$1,801,653	\$2,756,500	\$2,554,937	\$2,148,971	\$1,948,008	\$1,744,823	\$1,384,421	\$1,948,008	\$1,744,823	\$1,384,421
	6	0.15	\$3,362,075	\$3,193,114	\$2,795,148	\$3,776,270	\$3,574,396	\$3,203,663	\$2,862,954	\$2,658,917	\$2,251,005	\$2,862,954	\$2,658,917	\$2,251,005
	7	0.15	\$4,333,215	\$4,131,356	\$3,727,575	\$4,824,476	\$4,622,596	\$4,218,636	\$3,740,615	\$3,538,735	\$3,167,631	\$3,740,615	\$3,538,735	\$3,167,631
	1	0.22	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	2	0.22	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	3	0.22	\$884,000	\$465,678	\$56,219	\$797,765	\$594,984	\$191,335	\$48,438	ED	ED	\$181,554	ED	
	4	0.22	\$1,705,721	\$1,507,036	\$1,109,667	\$1,889,872	\$1,691,187	\$1,293,819	\$987,087	\$764,306	\$362,367	\$1,131,701	\$962,254	\$552,214
(3 x 2bh, 4 x 3bh, 3 x 4bh)	5	0.22	\$2,732,393	\$2,535,757	\$2,184,802	\$2,965,545	\$2,768,909	\$2,375,036	\$1,857,715	\$1,653,030	\$1,255,661	\$2,087,295	\$1,888,610	\$1,451,241
	6	0.22	\$3,779,934	\$3,583,298	\$3,190,025	\$4,080,343	\$3,885,707	\$3,472,434	\$2,727,468	\$2,530,801	\$2,159,825	\$3,008,877	\$2,813,240	\$2,418,968
	7	0.22	\$4,825,833	\$4,629,197	\$4,235,924	\$5,160,798	\$4,964,147	\$4,529,875	\$3,862,945	\$3,666,285	\$3,293,358	\$4,162,389	\$3,965,728	\$3,592,836
	1	0.21	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	2	0.21	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	3	0.21	\$14,684	\$200,081	ED	\$556,214	\$341,631	ED	ED	ED	ED	\$119,022	ED	
	4	0.21	\$1,378,990	\$1,170,844	\$770,110	\$1,571,910	\$1,363,764	\$967,008	\$862,850	\$650,412	\$227,816	\$1,059,748	\$847,310	\$426,702
(5 x 2bh, 5 x 3bh)	5	0.21	\$2,333,190	\$2,149,348	\$1,733,057	\$2,577,444	\$2,371,444	\$1,978,855	\$1,714,428	\$1,506,282	\$1,112,464	\$1,961,226	\$1,753,080	\$1,336,789
	6	0.21	\$3,393,820	\$3,197,026	\$2,780,508	\$3,530,711	\$3,324,711	\$2,931,184	\$2,460,243	\$2,246,114	\$1,856,100	\$2,460,243	\$2,246,114	\$1,856,100
	7	0.21	\$4,271,463	\$4,067,463	\$3,655,463	\$4,624,363	\$4,418,363	\$4,006,363	\$3,422,013	\$3,216,013	\$2,804,013	\$3,772,914	\$3,566,914	\$3,154,914
	1	0.14	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	2	0.14	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	3	0.14	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	4	0.14	\$1,005,048	\$893,325	\$48,575	\$1,247,179	\$928,523	\$294,152	\$297,596	ED	ED	\$542,179	\$220,298	ED
10 Unit Flatted Scheme	5	0.14	\$2,220,475	\$1,908,256	\$1,310,289	\$2,530,711	\$2,318,482	\$1,828,922	\$1,628,392	\$1,288,170	\$455,411	\$1,604,802	\$1,404,802	\$775,242
	6	0.14	\$3,145,205	\$3,143,987	\$2,519,549	\$3,799,856	\$3,490,856	\$2,902,742	\$2,468,142	\$2,155,923	\$1,563,063	\$2,051,975	\$2,539,156	\$1,914,719
	7	0.14	\$4,640,985	\$4,341,985	\$3,713,985	\$5,089,931	\$4,780,931	\$4,162,931	\$3,518,820	\$3,243,054	\$2,618,616	\$3,967,566	\$3,658,566	\$3,072,238
	1	0.32	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	2	0.32	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	3	0.32	\$380,699	\$169,469	ED	\$488,858	\$262,361	ED	ED	ED	ED	\$177,703	ED	
	4	0.32	\$1,336,763	\$1,125,989	\$730,867	\$1,451,368	\$1,240,603	\$842,705	\$863,043	\$670,889	\$255,413	\$1,115,251	\$914,857	\$503,881
15 Unit Housing Scheme	5	0.32	\$2,272,041	\$2,069,280	\$1,663,697	\$2,452,333	\$2,249,576	\$1,853,939	\$1,717,460	\$1,514,679	\$1,120,670	\$2,038,044	\$1,835,263	\$1,444,593
	6	0.32	\$3,228,148	\$3,025,387	\$2,619,804	\$3,422,304	\$3,219,547	\$2,813,960	\$2,584,019	\$2,381,238	\$1,975,675	\$2,872,332	\$2,769,551	\$2,363,988
	7	0.32	\$4,184,266	\$3,981,473	\$3,575,811	\$4,416,533	\$4,213,752	\$3,808,169	\$3,454,622	\$3,041,081	\$2,641,008	\$3,010,008	\$2,707,228	\$2,301,665
	1	0.2	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	2	0.2	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	3	0.2	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	4	0.2	\$795,487	\$469,594	ED	\$907,515	\$578,713	ED	\$187,881	ED	ED	\$468,204	\$130,235	ED
15 Unit Flatted Scheme	5	0.2	\$1,840,334	\$1,612,504	\$976,574	\$2,096,327	\$1,758,498	\$1,125,577	\$1,218,074	\$908,600	\$241,840	\$1,581,233	\$1,253,403	\$816,231
	6	0.2	\$2,805,491	\$2,740,851	\$2,113,843	\$3,249,624	\$2,925,174	\$2,296,985	\$2,253,803	\$1,928,074	\$1,270,414	\$2,080,387	\$1,789,895	\$1,224,819
	7	0.2	\$4,210,473	\$3,896,022	\$3,237,122	\$4,436,426	\$4,109,979	\$3,451,079	\$2,925,818	\$2,591,988	\$2,306,244	\$3,784,037	\$3,469,587	\$2,820,687
	1	0.54	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	2	0.54	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	3	0.54	\$378,415	\$178,895	ED	\$478,320	\$283,901	ED	ED	ED	ED	\$128,826	ED	
	4	0.54	\$1,336,024	\$1,139,913	\$755,479	\$1,481,436	\$1,285,325	\$893,103	\$845,184	\$647,090	\$255,891	\$1,054,598	\$867,420	\$471,113
25 Unit Housing Scheme	5	0.54	\$2,305,440	\$2,109,329	\$1,717,107	\$2,491,463	\$2,295,352	\$1,903,130	\$1,708,472	\$1,510,381	\$1,118,138	\$1,985,507	\$1,789,395	\$1,391,173
	6	0.54	\$3,271,827	\$3,078,746	\$2,686,523	\$3,500,981	\$3,304,969	\$2,912,747	\$2,717,127	\$2,321,043	\$1,929,712	\$2,719,021	\$2,523,778	\$2,130,444
	7	0.54	\$4,248,893	\$4,050,782	\$3,658,560	\$4,514,138	\$4,318,027	\$3,925,804	\$3,449,748	\$3,053,677	\$2,661,415	\$3,850,615	\$3,654,504	\$3,262,282
	1	0.46	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	2	0.46	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	ED	
	3	0.46	\$73,803	ED	ED	\$174,725	ED	ED	ED	ED	ED	ED	ED	
	4	0.46	\$1,030,997	\$905,482	\$347,266	\$1,167,340	\$946,884	\$491,584	\$538,011	\$311,693	ED	\$24,476	\$502,002	\$27,453
25 Unit Mixed Scheme	5	0.46	\$1,987,015	\$1,786,787	\$1,296,363	\$2,170,019	\$1,							

**Table 12: Summary of Land Residual Value (£/Ha) Appraisals for 15% & 20% Developer Profit**

Development Scenario / Threshold		Value Point	Site Size	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable 80%AR / 20%SO	Residual Land Value - 20% Affordable 60%AR / 40%SO	Residual Land Value - 30% Affordable 80%AR / 20%SO	Residual Land Value - 30% Affordable 60%AR / 40%SO	Residual Land Value - 40% Affordable 80%AR / 20%SO	Residual Land Value - 40% Affordable 60%AR / 40%SO	Residual Land Value - 50% Affordable 80%AR / 20%SO	Residual Land Value - 50% Affordable 60%AR / 40%SO	
Planning Infrastructure				£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	
15 Unit Housing Scheme	15 % Developer Profit	1	0.32	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		2	0.32	£90,356	£0	£0	£0	£0	£0	£0	£0	£0	
		3	0.32	£1,484,849	£678,483	£678,483	£296,555	£389,447	£0	£0	£0	£0	
		4	0.32	£2,852,340	£1,843,179	£1,843,179	£1,393,640	£1,504,571	£730,867	£842,705	£255,013	£510,891	
		5	0.32	£4,235,139	£3,029,564	£3,029,564	£2,474,984	£2,635,275	£1,663,697	£1,823,989	£1,120,670	£1,444,593	
		6	0.32	£5,617,938	£4,215,949	£4,215,949	£3,571,821	£3,765,977	£2,619,804	£2,813,960	£1,975,675	£2,363,988	
		7	0.32	£7,000,738	£5,403,463	£5,403,463	£4,668,661	£4,898,939	£3,575,911	£3,806,189	£2,841,108	£3,301,665	
	20% Developer Profit	1	0.32	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
		2	0.32	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
		3	0.32	£1,066,524	£304,699	£304,699	£0	£20,428	£0	£0	£0	£0	£0
		4	0.32	£2,355,526	£1,421,448	£1,421,448	£973,676	£1,092,699	£354,443	£472,376	£0	£138,231	
		5	0.32	£3,655,523	£2,522,138	£2,522,138	£1,992,567	£2,143,261	£1,250,956	£1,403,219	£730,629	£1,020,395	
		6	0.32	£4,955,520	£3,637,482	£3,637,482	£3,022,554	£3,205,084	£2,136,914	£2,319,444	£1,521,986	£1,887,047	
		7	0.32	£6,255,516	£4,753,887	£4,753,887	£4,052,544	£4,269,033	£3,035,769	£3,252,259	£2,334,426	£2,767,404	
50 Unit Mixed Scheme	15 % Developer Profit	1	1.08	-	-	-	£0	£0	£0	£0	£0	£0	
		2	1.08	-	-	-	£0	£0	£0	£0	£0	£0	
		3	1.08	-	-	-	£0	£0	£0	£0	£0	£0	
		4	1.08	-	-	-	£626,187	£711,797	£183,957	£295,576	£0	£0	
		5	1.08	-	-	-	£1,517,093	£1,629,044	£979,602	£1,128,870	£482,250	£668,835	
		6	1.08	-	-	-	£2,407,999	£2,546,292	£1,780,508	£1,964,898	£1,200,055	£1,430,543	
		7	1.08	-	-	-	£3,299,219	£3,462,912	£2,582,355	£2,800,613	£1,918,487	£2,191,309	
	20% Developer Profit	1	1.08	-	-	-	£0	£0	£0	£0	£0	£0	
		2	1.08	-	-	-	£0	£0	£0	£0	£0	£0	
		3	1.08	-	-	-	£0	£0	£0	£0	£0	£0	
		4	1.08	-	-	-	£292,897	£374,219	£0	£0	£0	£0	
		5	1.08	-	-	-	£1,127,436	£1,232,683	£622,129	£762,459	£159,389	£333,409	
		6	1.08	-	-	-	£1,964,994	£2,095,006	£1,375,077	£1,548,426	£829,382	£1,046,068	
		7	1.08	-	-	-	£2,802,847	£2,956,739	£2,128,909	£2,334,097	£1,504,794	£1,761,279	

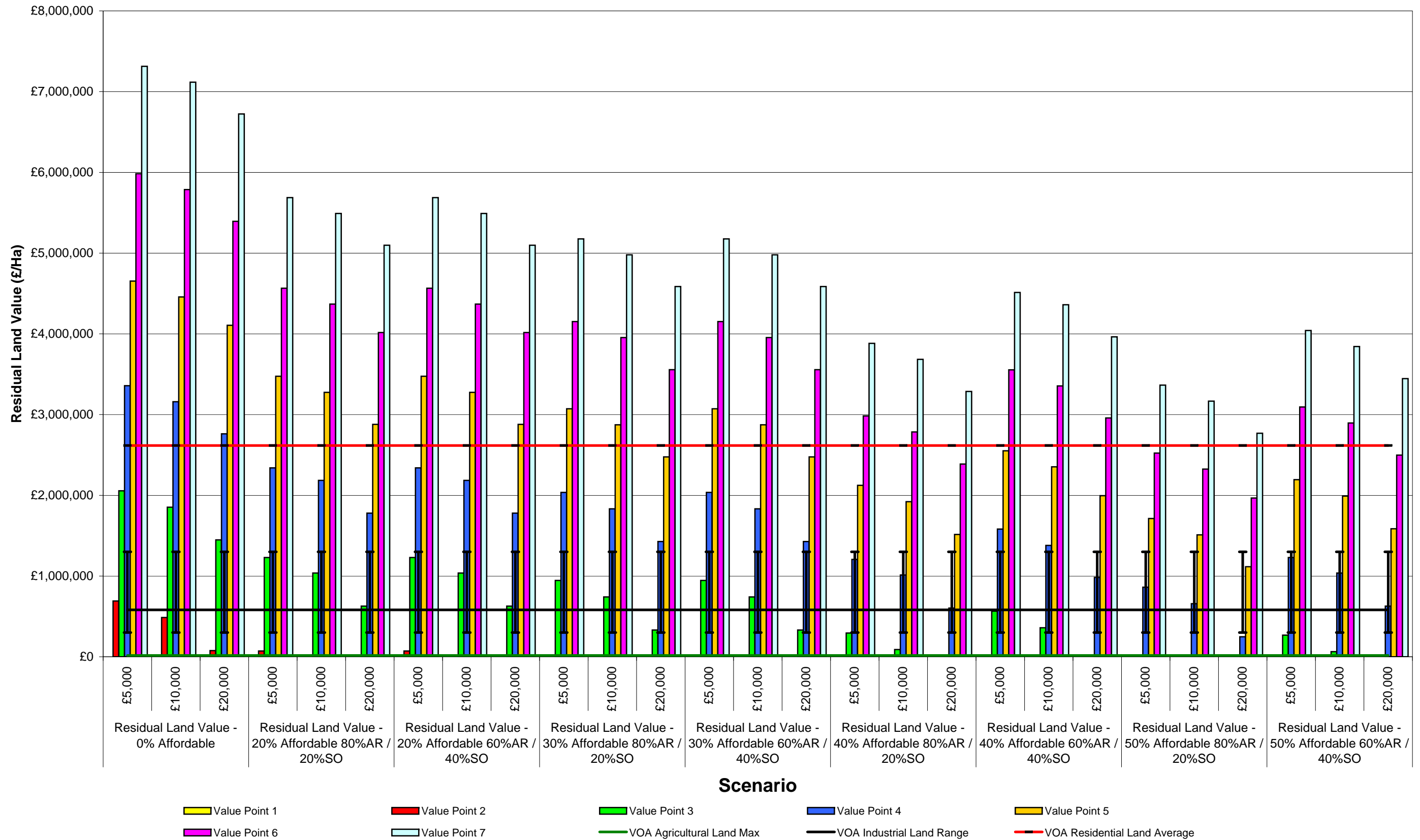
Source: Adams Integra, July 2008

**Table 13: Summary of Land Residual Value (£/Ha) Appraisals for 15% & 20% Developer Profit - With Grant**

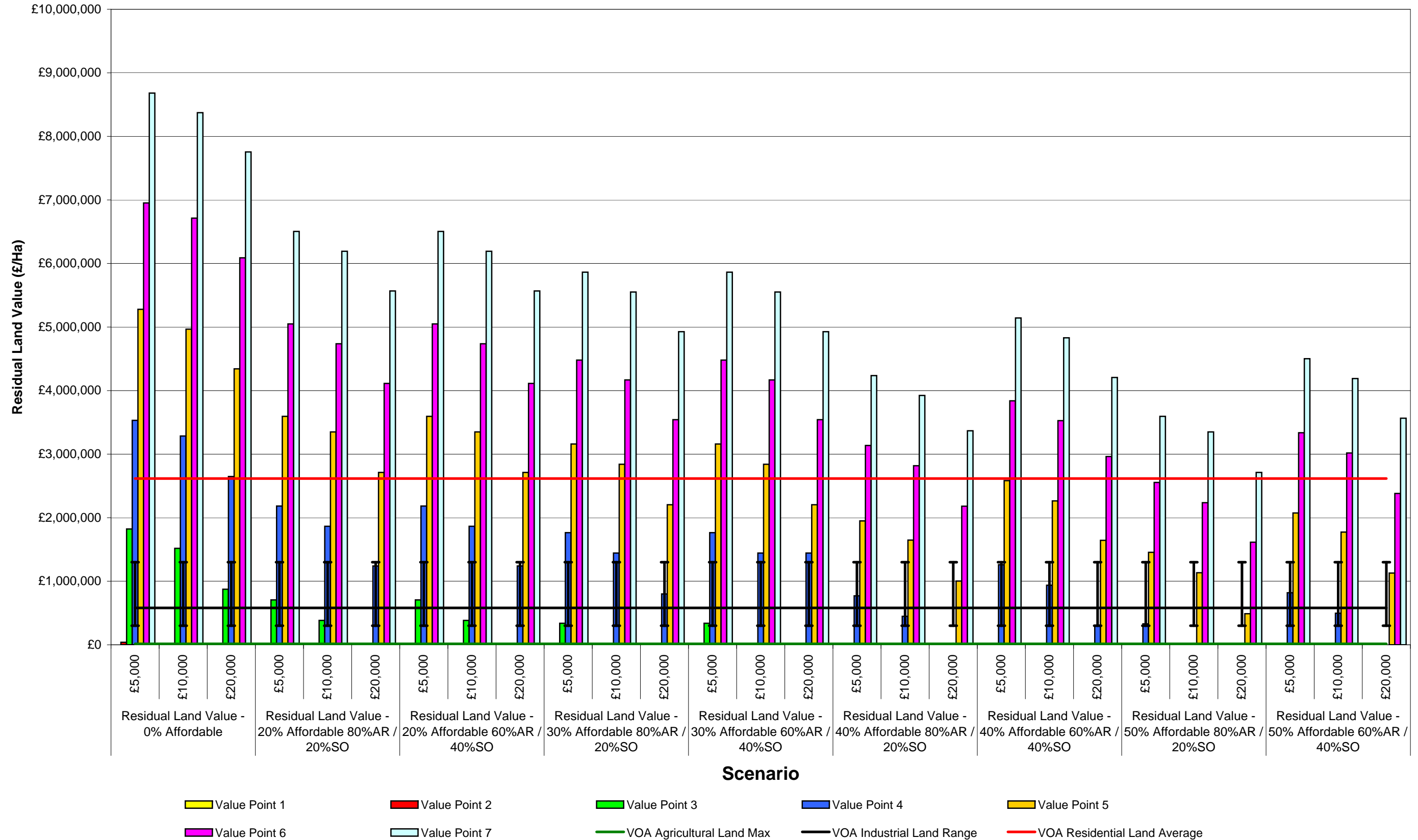
Development Scenario / Threshold			Value Point	Site Size	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable	Residual Land Value - 50% Affordable	
			Planning Infrastructure		£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	
15 Unit Housing Scheme	15% Developer Profit	Without Grant	1	0.32	£0	£0	£0	£0	£0	£0	£0	£0	£0	
			2	0.32	£90,356	£0	£0	£0	£0	£0	£0	£0	£0	
			3	0.32	£1,484,849	£678,483	£678,483	£296,555	£389,447	£0	£0	£0	£0	£0
			4	0.32	£2,852,340	£1,843,179	£1,843,179	£1,393,640	£1,504,571	£730,867	£842,705	£255,013	£510,891	£0
			5	0.32	£4,235,139	£3,029,564	£3,029,564	£2,474,984	£2,635,275	£1,663,697	£1,823,989	£1,120,670	£1,444,593	£0
			6	0.32	£5,617,938	£4,215,949	£4,215,949	£3,571,821	£3,765,977	£2,619,804	£2,813,960	£1,975,675	£2,363,988	£0
			7	0.32	£7,000,738	£5,403,463	£5,403,463	£4,668,661	£4,898,939	£3,575,911	£3,806,189	£2,841,108	£3,301,665	£0
	15% Developer Profit	With Grant	1	0.32	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
			2	0.32	£90,356	£0	£0	£0	£0	£0	£0	£0	£0	£0
			3	0.32	£1,484,849	£851,830	£851,830	£581,120	£576,464	£230,282	£225,579	£0	£0	£0
			4	0.32	£2,852,340	£2,032,820	£2,032,820	£1,662,605	£1,694,212	£1,194,002	£1,225,938	£819,931	£883,803	£0
			5	0.32	£4,235,139	£3,216,948	£3,216,948	£2,756,059	£2,822,659	£2,132,156	£2,198,756	£1,671,267	£1,804,467	£0
			6	0.32	£5,617,938	£4,405,590	£4,405,590	£3,854,025	£3,955,618	£3,091,649	£3,193,242	£2,540,083	£2,743,270	£0
			7	0.32	£7,000,738	£5,590,847	£5,590,847	£4,950,865	£5,086,323	£4,045,498	£4,180,956	£3,405,516	£3,676,432	£0
	20% Developer Profit	Without Grant	1	0.32	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
			2	0.32	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
			3	0.32	£1,066,524	£304,699	£304,699	£0	£20,428	£0	£0	£0	£0	£0
			4	0.32	£2,355,526	£1,421,448	£1,421,448	£973,676	£1,092,699	£354,443	£472,376	£0	£138,231	£0
			5	0.32	£3,655,523	£2,522,138	£2,522,138	£1,992,567	£2,143,261	£1,250,956	£1,403,219	£730,629	£1,020,395	£0
			6	0.32	£4,955,520	£3,637,482	£3,637,482	£3,022,554	£3,205,084	£2,136,914	£2,319,444	£1,521,986	£1,887,047	£0
			7	0.32	£6,255,516	£4,753,887	£4,753,887	£4,052,544	£4,269,033	£3,035,769	£3,252,259	£2,334,426	£2,767,404	£0
	20% Developer Profit	With Grant	1	0.32	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
			2	0.32	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
			3	0.32	£1,066,524	£481,131	£481,131	£206,141	£201,720	£0	£0	£0	£0	£0
			4	0.32	£2,355,526	£1,585,079	£1,585,079	£1,242,818	£1,272,841	£793,094	£823,118	£443,276	£504,562	£0
			5	0.32	£3,655,523	£2,698,301	£2,698,301	£2,256,811	£2,319,423	£1,678,466	£1,741,079	£1,249,862	£1,376,391	£0
			6	0.32	£4,955,520	£3,815,767	£3,815,767	£3,287,859	£3,383,369	£2,580,505	£2,676,015	£2,052,597	£2,243,617	£0
			7	0.32	£6,255,516	£4,930,050	£4,930,050	£4,317,849	£4,445,196	£3,477,238	£3,604,584	£2,865,037	£3,119,730	£0
50 Unit Mixed Scheme	15% Developer Profit	Without Grant	1	1.08	-	-	-	£0	£0	£0	£0	£0	£0	
			2	1.08	-	-	-	£0	£0	£0	£0	£0	£0	
			3	1.08	-	-	-	£0	£0	£0	£0	£0	£0	
			4	1.08	-	-	-	£626,187	£711,797	£183,957	£295,576	£0	£0	£0
			5	1.08	-	-	-	£1,517,093	£1,629,044	£979,602	£1,128,870	£482,250	£668,835	£0
			6	1.08	-	-	-	£2,407,999	£2,546,292	£1,780,508	£1,964,898	£1,200,055	£1,430,543	£0
			7	1.08	-	-	-	£3,299,219	£3,462,912	£2,582,355	£2,800,613	£1,918,487	£2,191,309	£0
	15% Developer Profit	With Grant	1	1.08	-	-	-	£0	£0	£0	£0	£0	£0	£0
			2	1.08	-	-	-	£0	£0	£0	£0	£0	£0	£0
			3	1.08	-	-	-	£35,880	£27,060	£0	£0	£0	£0	£0
			4	1.08	-	-	-	£927,233	£944,166	£577,581	£600,159	£264,524	£293,041	£0
			5	1.08	-	-	-	£1,815,003	£1,859,219	£1,374,410	£1,433,365	£974,271	£1,047,964	£0
			6	1.08	-	-	-	£2,707,790	£2,777,407	£2,178,139	£2,270,961	£1,695,525	£1,811,553	£0
			7	1.08	-	-	-	£3,596,501	£3,692,459	£2,975,909	£3,103,853	£2,409,567	£2,569,498	£0
	20% Developer Profit	Without Grant	1	1.08	-	-	-	£0	£0	£0	£0	£0	£0	£0
			2	1.08	-	-	-	£0	£0	£0	£0	£0	£0	£0
			3	1.08	-	-	-	£0	£0	£0	£0	£0	£0	£0
			4	1.08	-	-	-	£292,897	£374,219	£0	£0	£0	£0	£0
			5	1.08	-	-	-	£1,127,436	£1,232,683	£622,129	£762,459	£159,389	£333,409	£0
			6	1.08	-	-	-	£1,964,994	£2,095,006	£1,375,077	£1,548,426	£829,382	£1,046,068	£0
			7	1.08	-	-	-	£2,802,847	£2,956,739	£2,128,909	£2,334,097	£1,504,794	£1,761,279	£0
	20% Developer Profit	With Grant	1	1.08	-	-	-	£0	£0	£0	£0	£0	£0	£0
			2	1.08	-	-	-	£0	£0	£0	£0	£0	£0	£0
			3	1.08	-	-	-	£0	£0	£0	£0	£0	£0	£0
			4	1.08	-	-	-	£572,896	£588,816	£246,725	£268,173	£0	£0	£0
			5	1.08	-	-	-	£1,407,506	£1,449,074	£993,297	£1,048,721	£617,118	£686,398	£0
			6	1.08	-	-	-	£2,246,833	£2,312,281	£1,748,897	£1,836,161	£1,295,183	£1,404,263	£0
			7	1.08	-	-	-	£3,082,328	£3,172,540	£2,498,897	£2,619,180	£1,966,468	£2,116,822	£0

Source: Adams Integra, July 2008

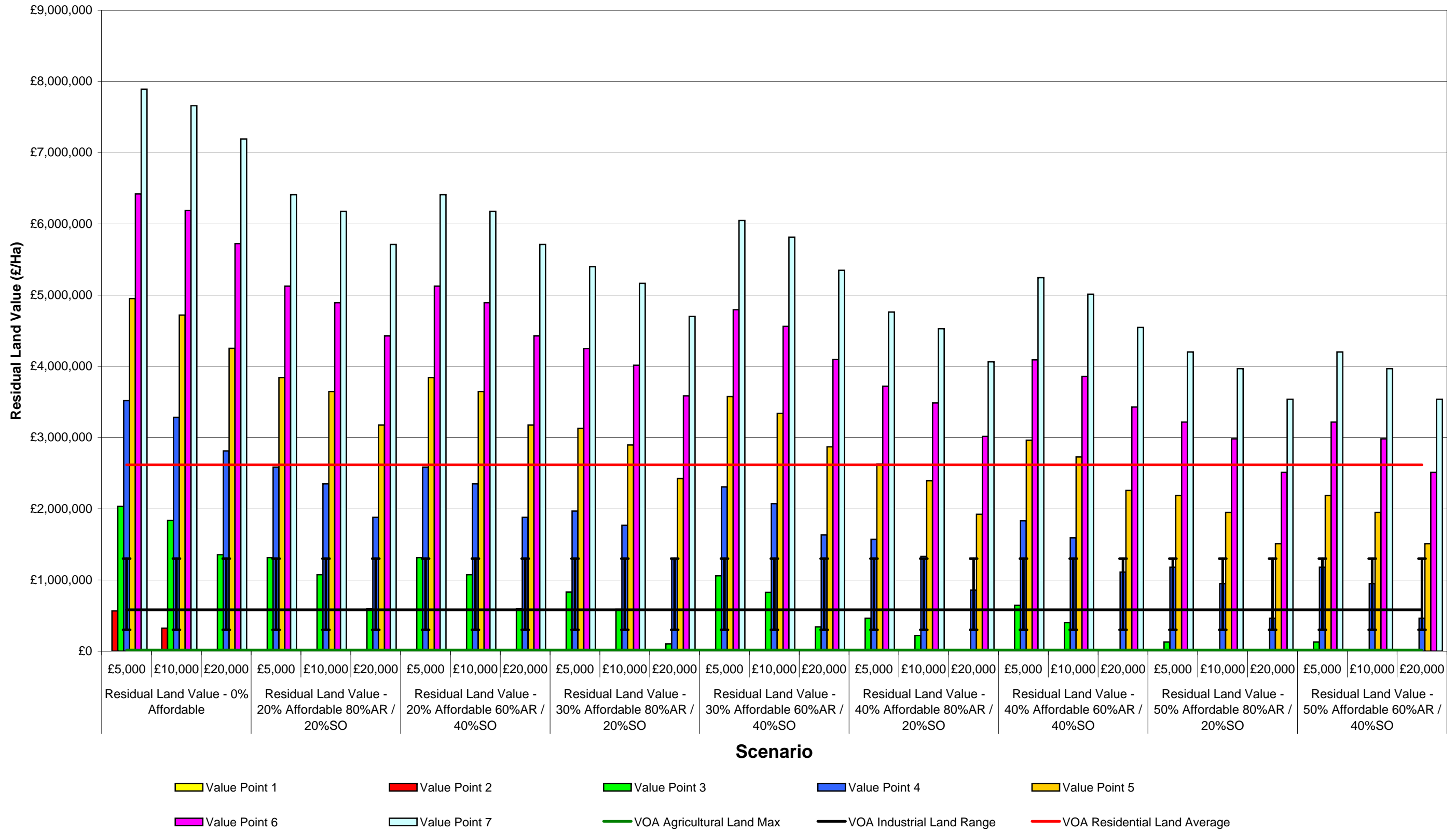
### Graph 18: Residual Land Values (£ / Ha) - 5 Unit Housing Scheme



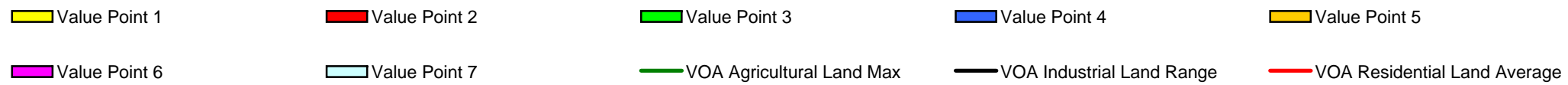
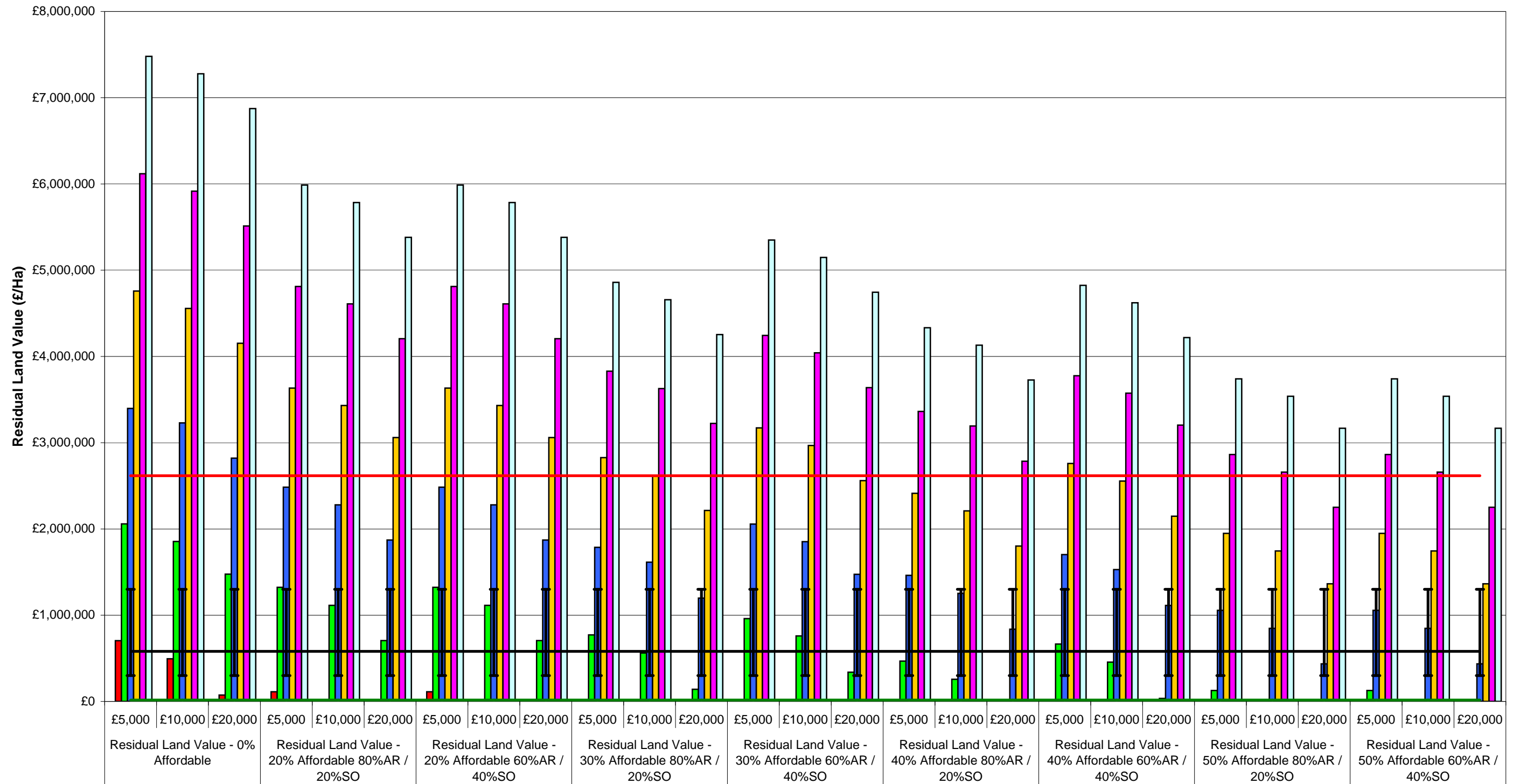
**Graph 19: Residual Land Values (£ / Ha) - 5 Unit Flatted Scheme**



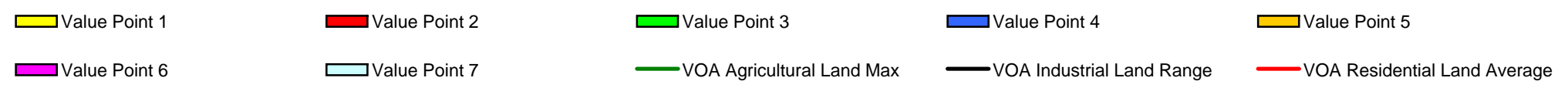
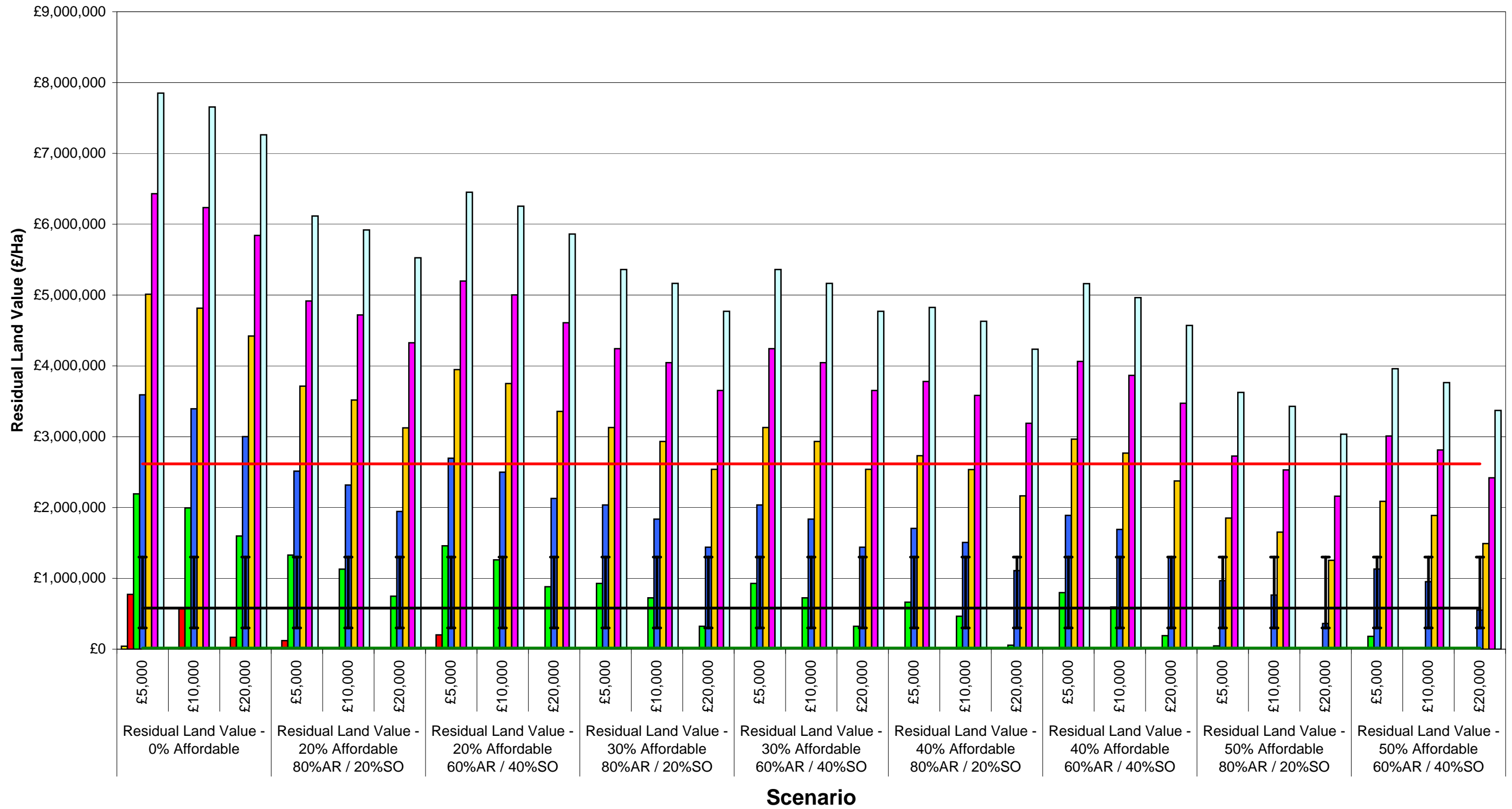
**Graph 20: Residual Land Values (£ / Ha) - 7 Unit Mixed Scheme**



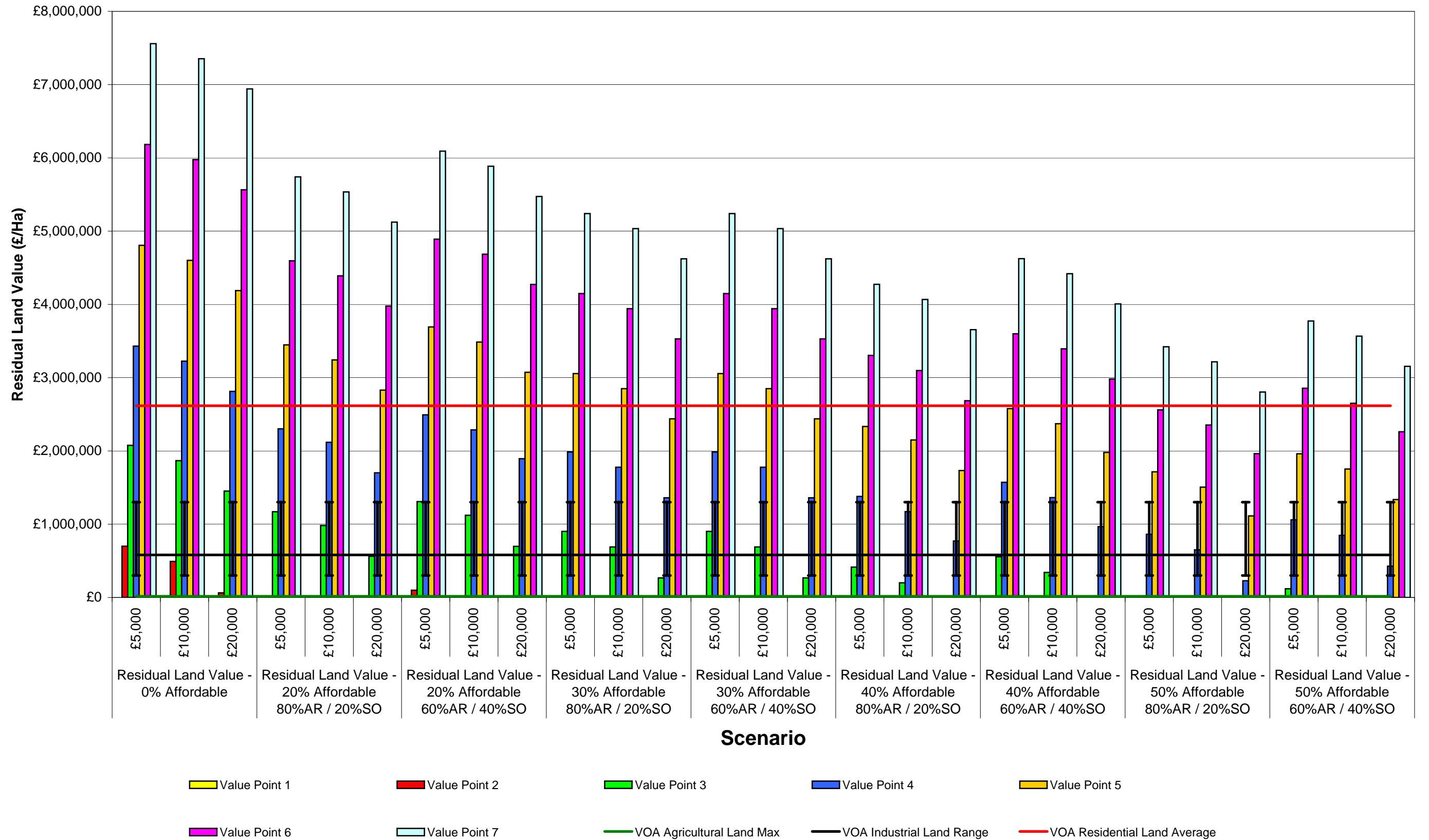
### Graph 21: Residual Land Values (£ / Ha) - 7 Unit Housing Scheme



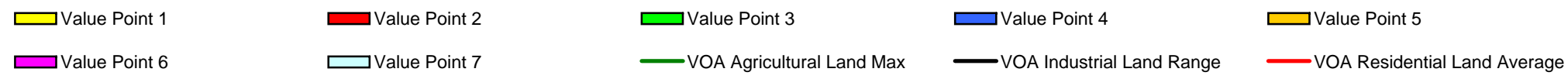
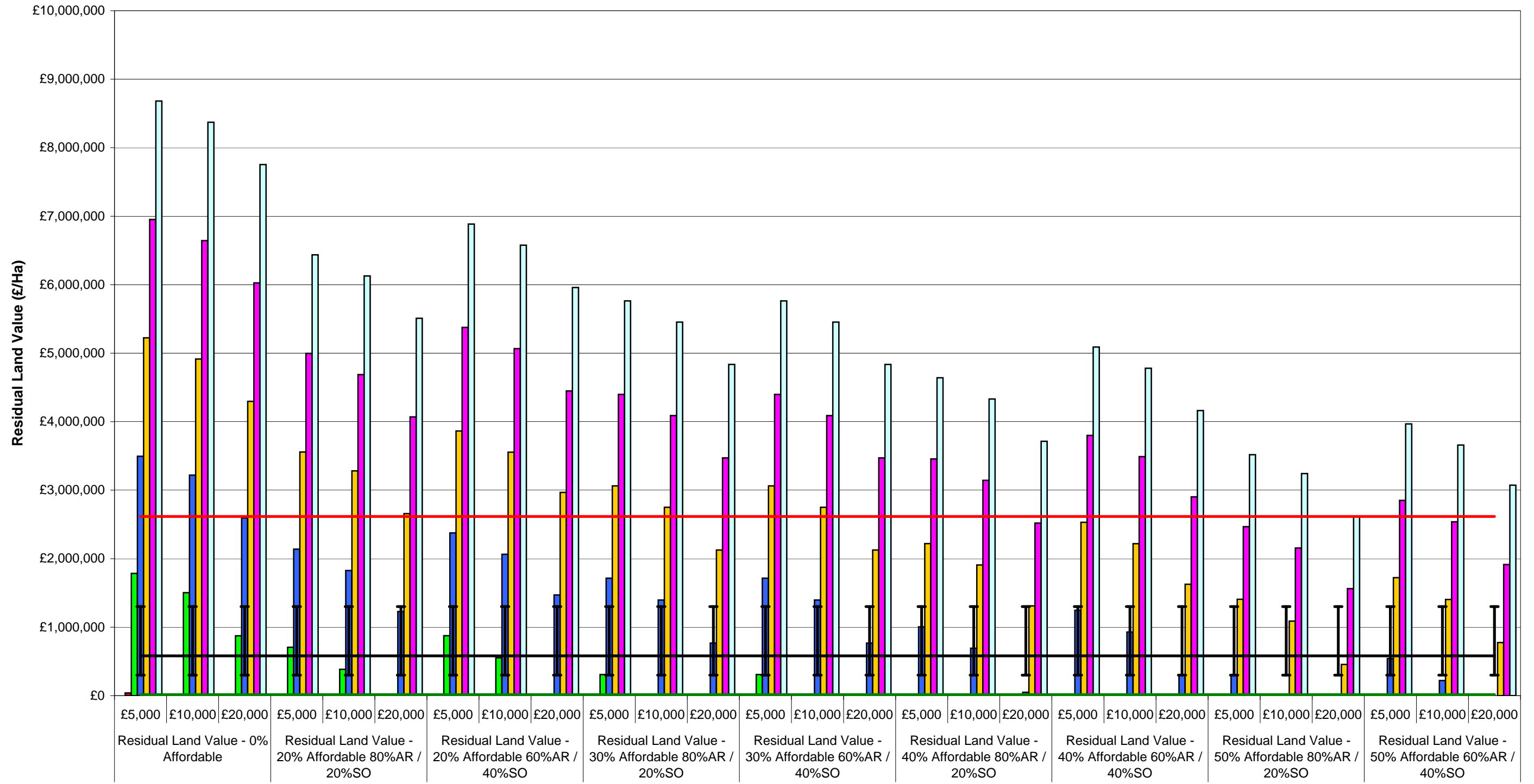
**Graph 22: Residual Land Values (£ / Ha) - 10 Unit Housing Scheme I**



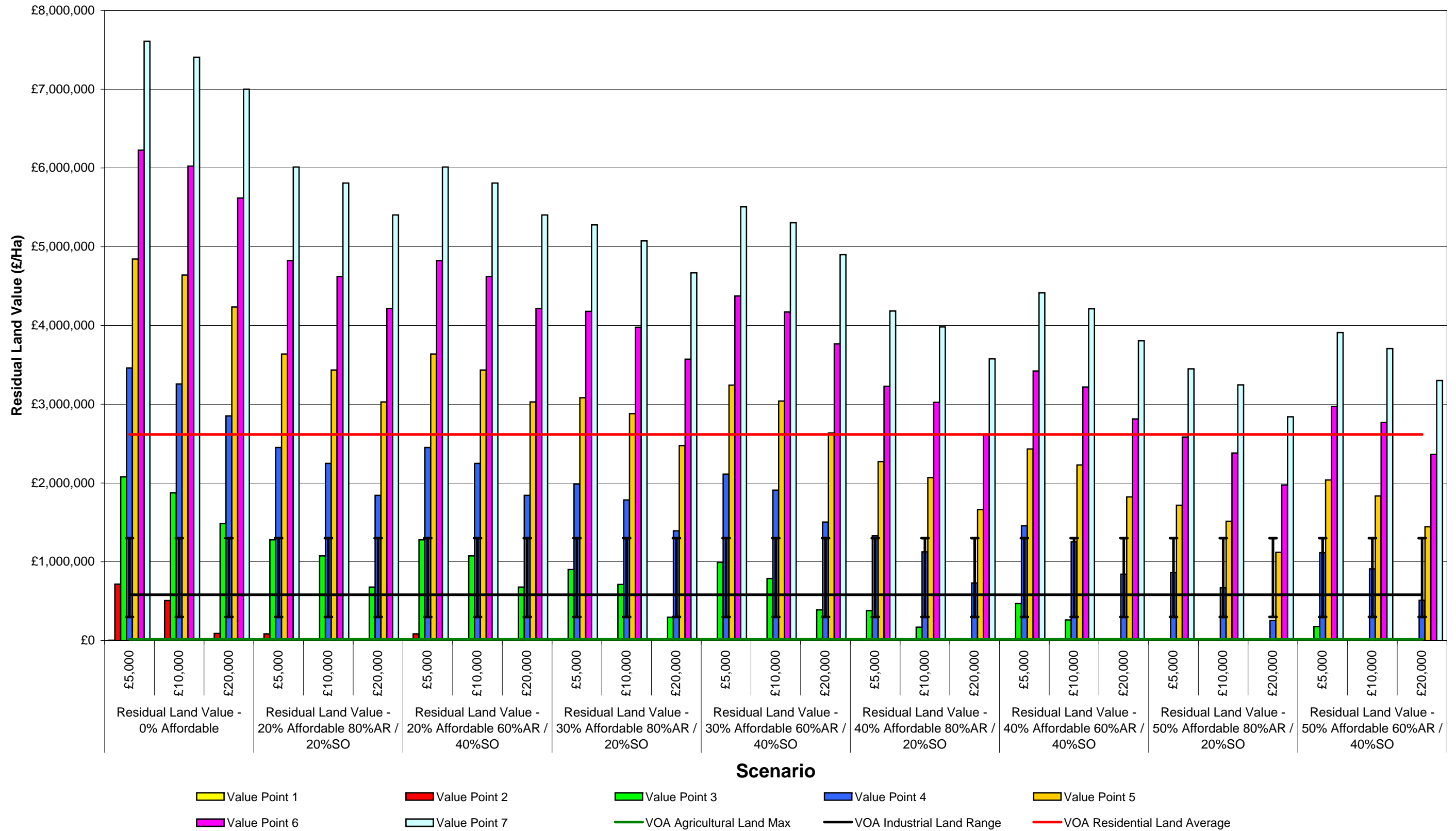
**Graph 23: Residual Land Values (£ / Ha) - 10 Unit Housing Scheme II**



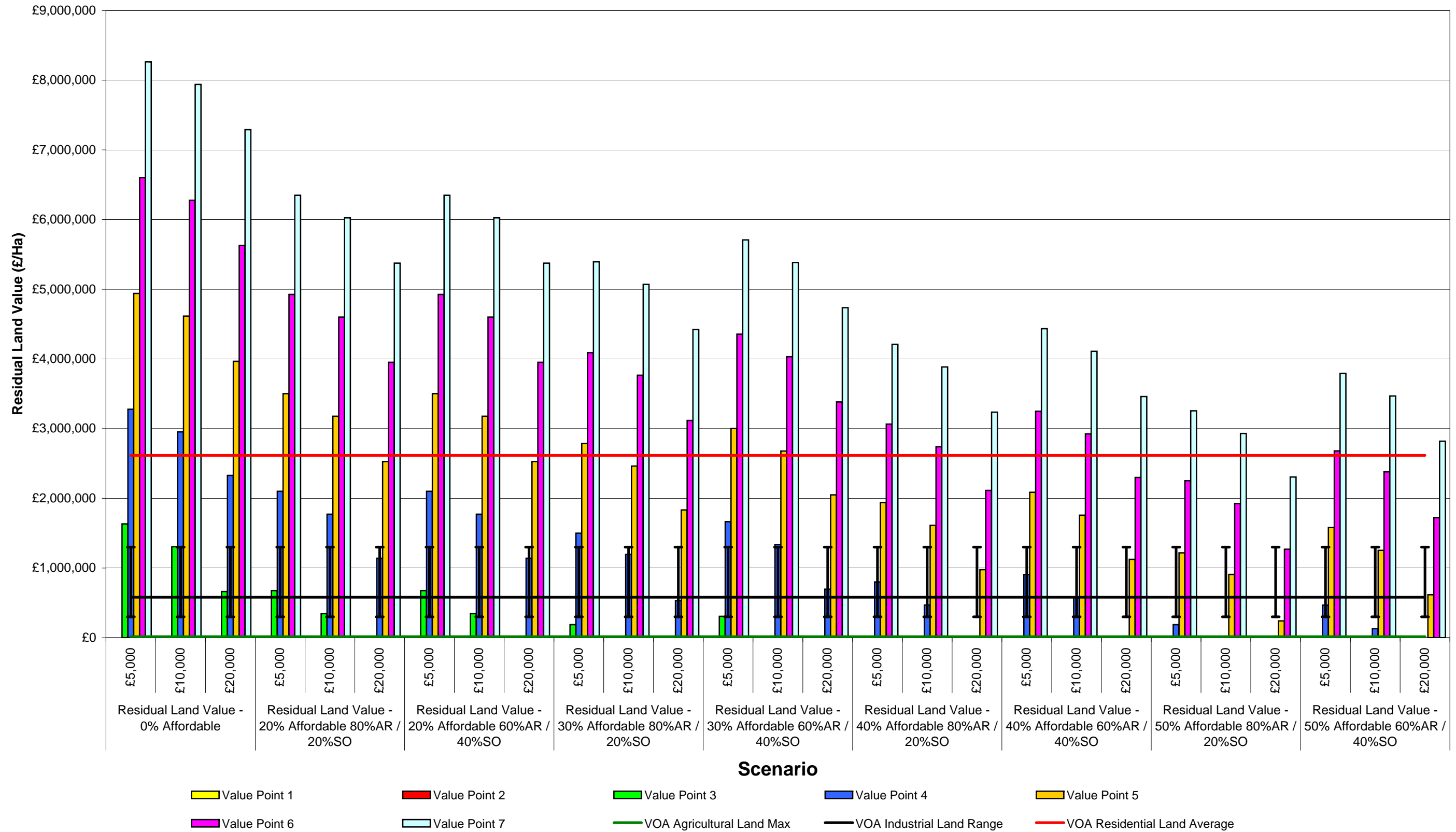
### Graph 24: Residual Land Values (£ / Ha) - 10 Unit Flatted Scheme



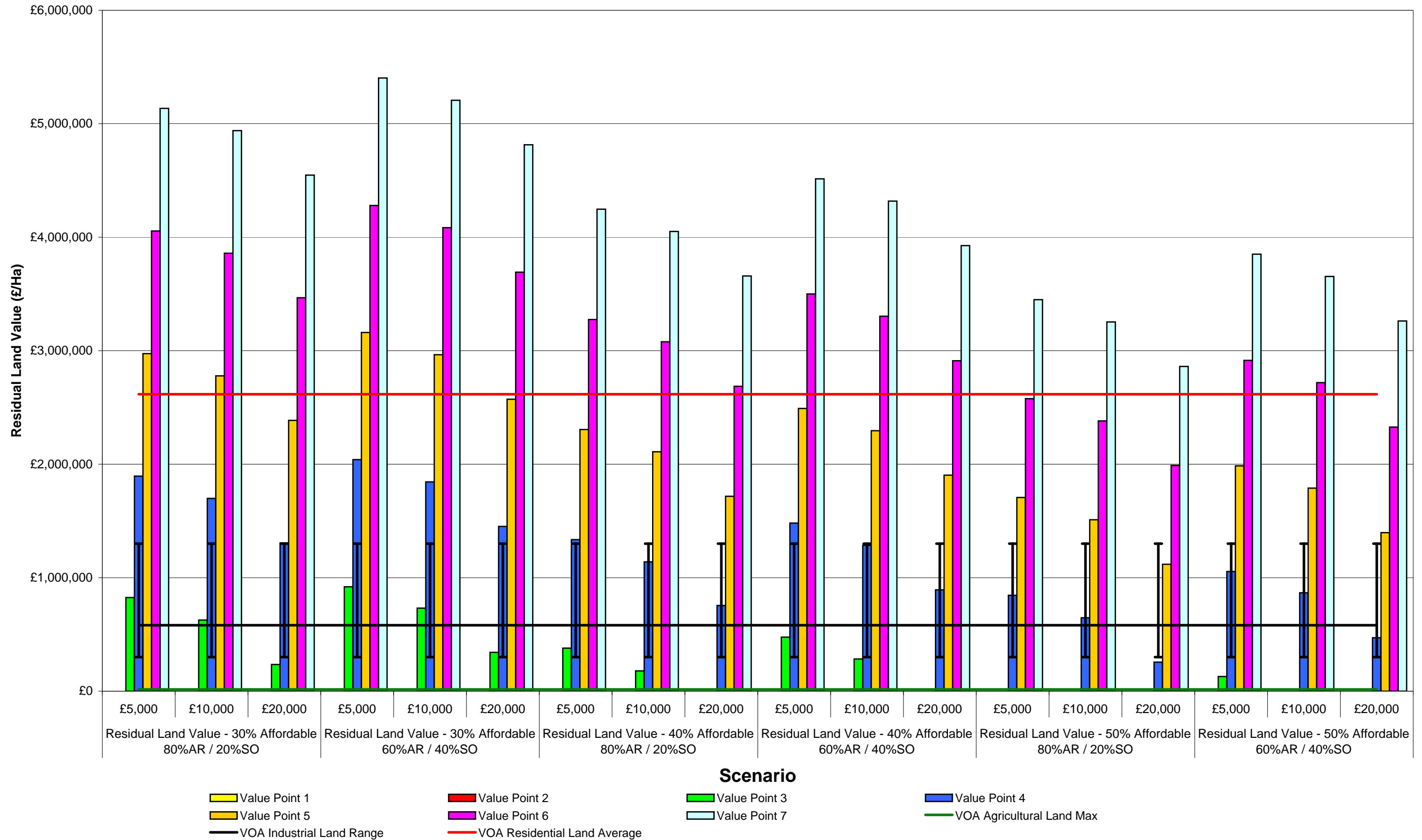
**Graph 25: Residual Land Values (£ / Ha) - 15 Unit Housing Scheme**



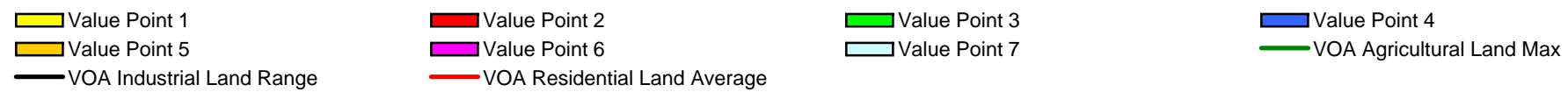
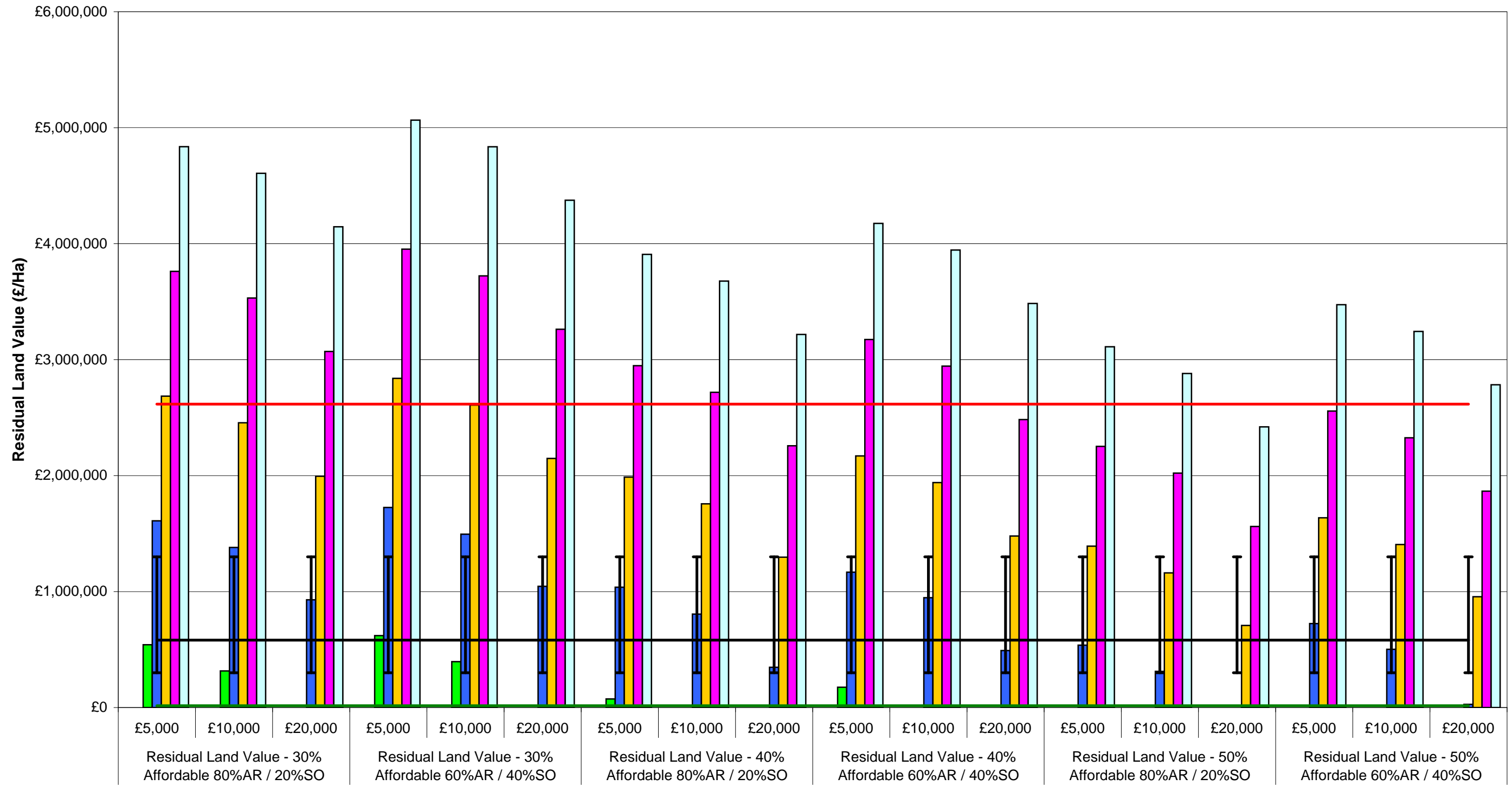
**Graph 26: Residual Land Values (£ / Ha) - 15 Unit Flatted Scheme**



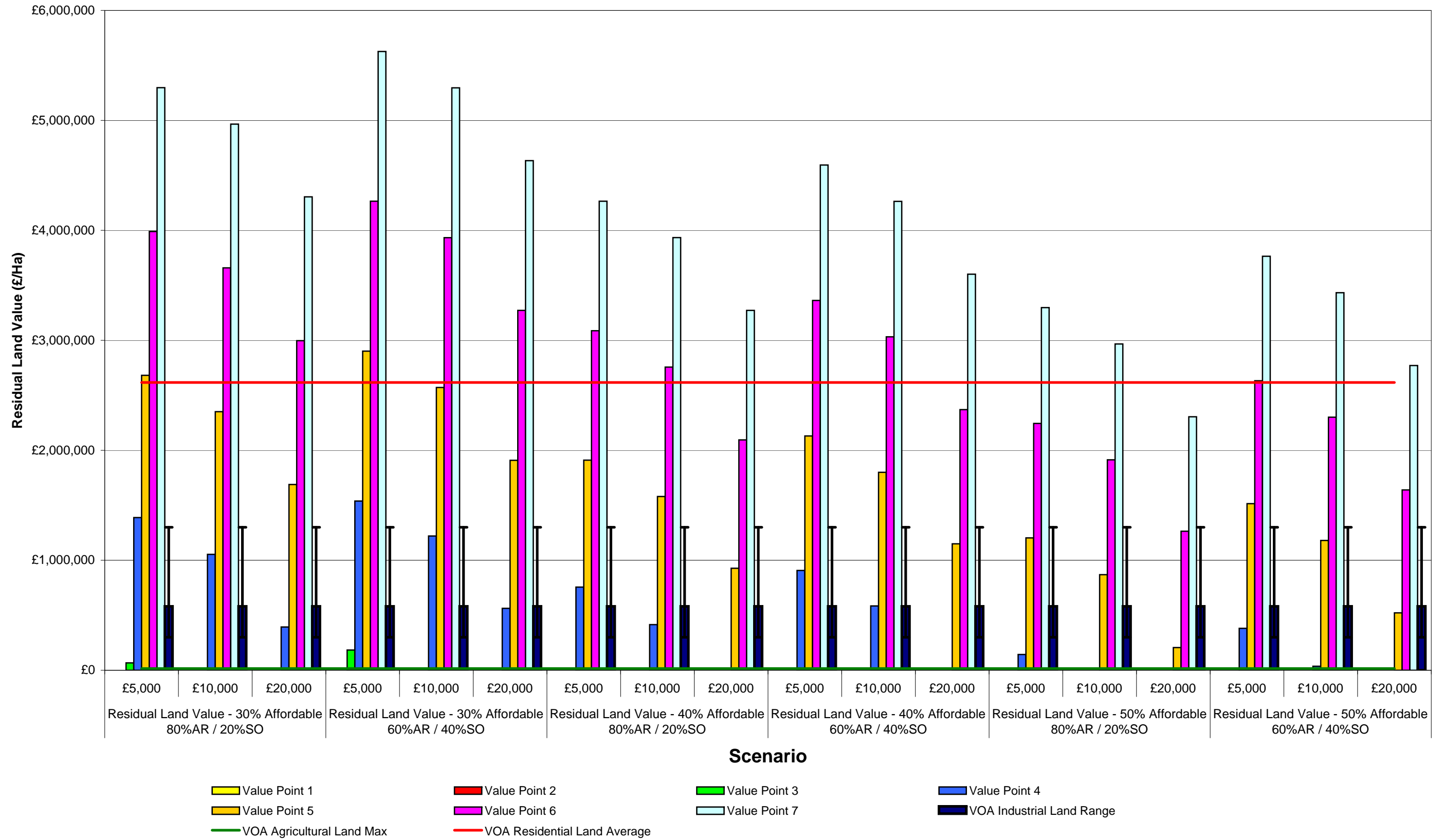
**Graph 27: Residual Land Values (£ / Ha) - 25 Unit Housing Scheme**



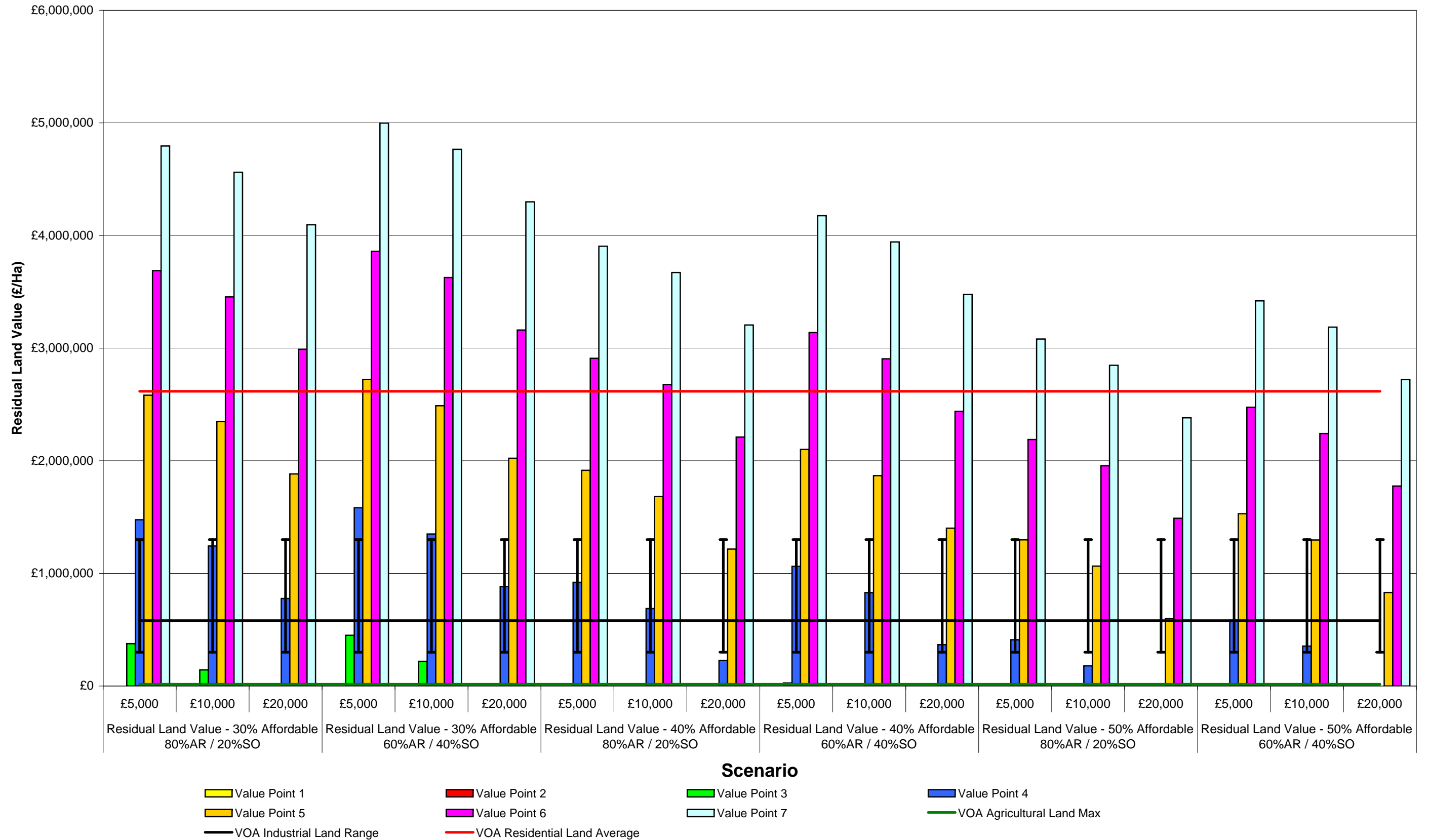
**Graph 28: Residual Land Values (£ / Ha) - 25 Unit Mixed Scheme**



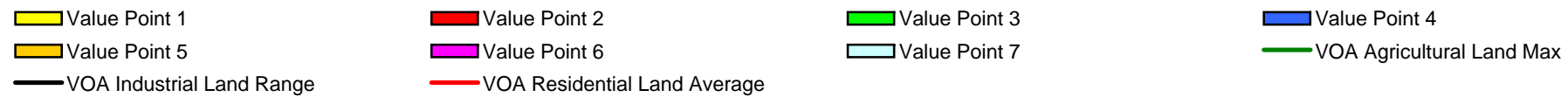
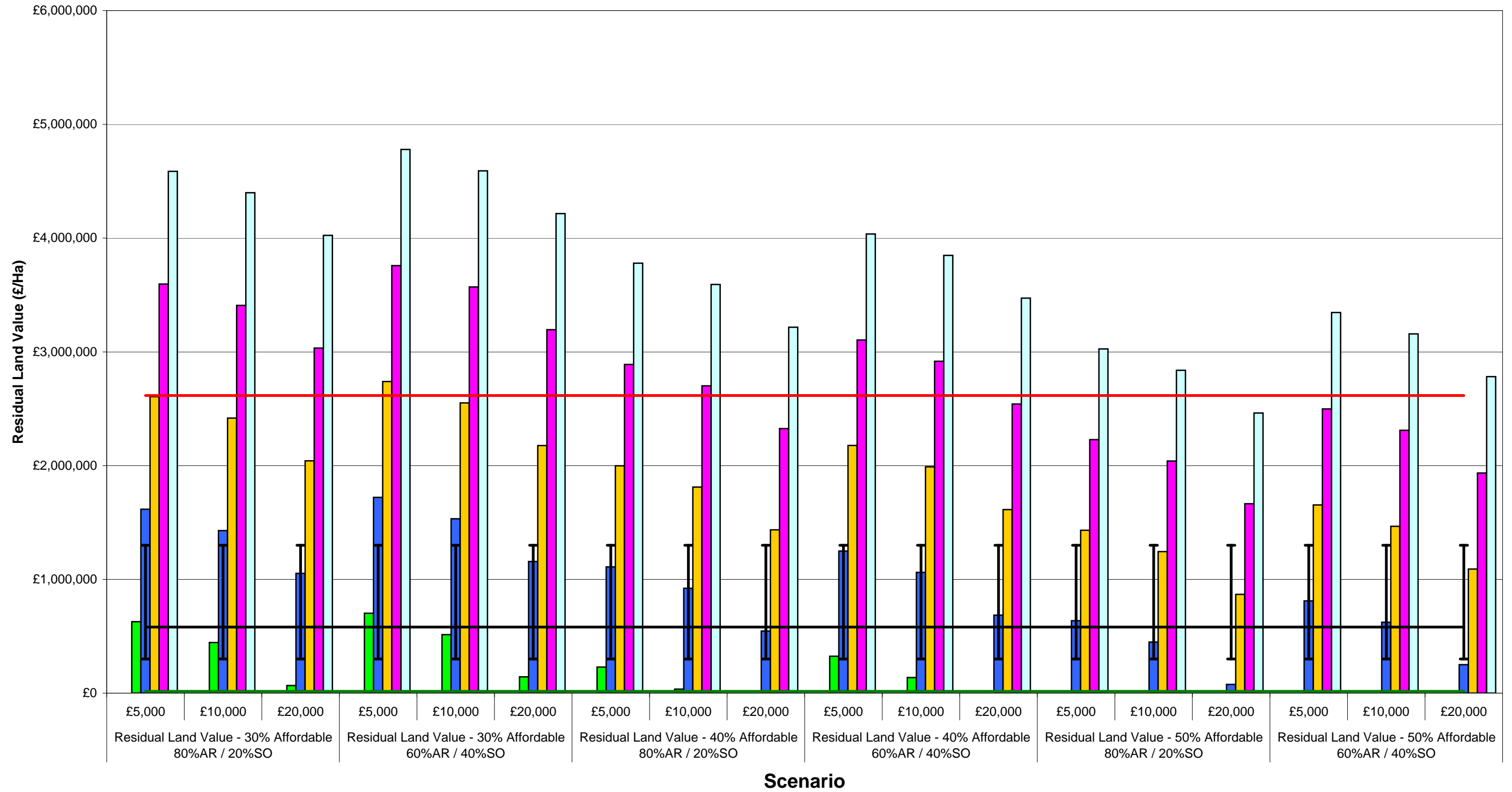
**Graph 29: Residual Land Values (£ / Ha) - 25 Unit Flatted Scheme**



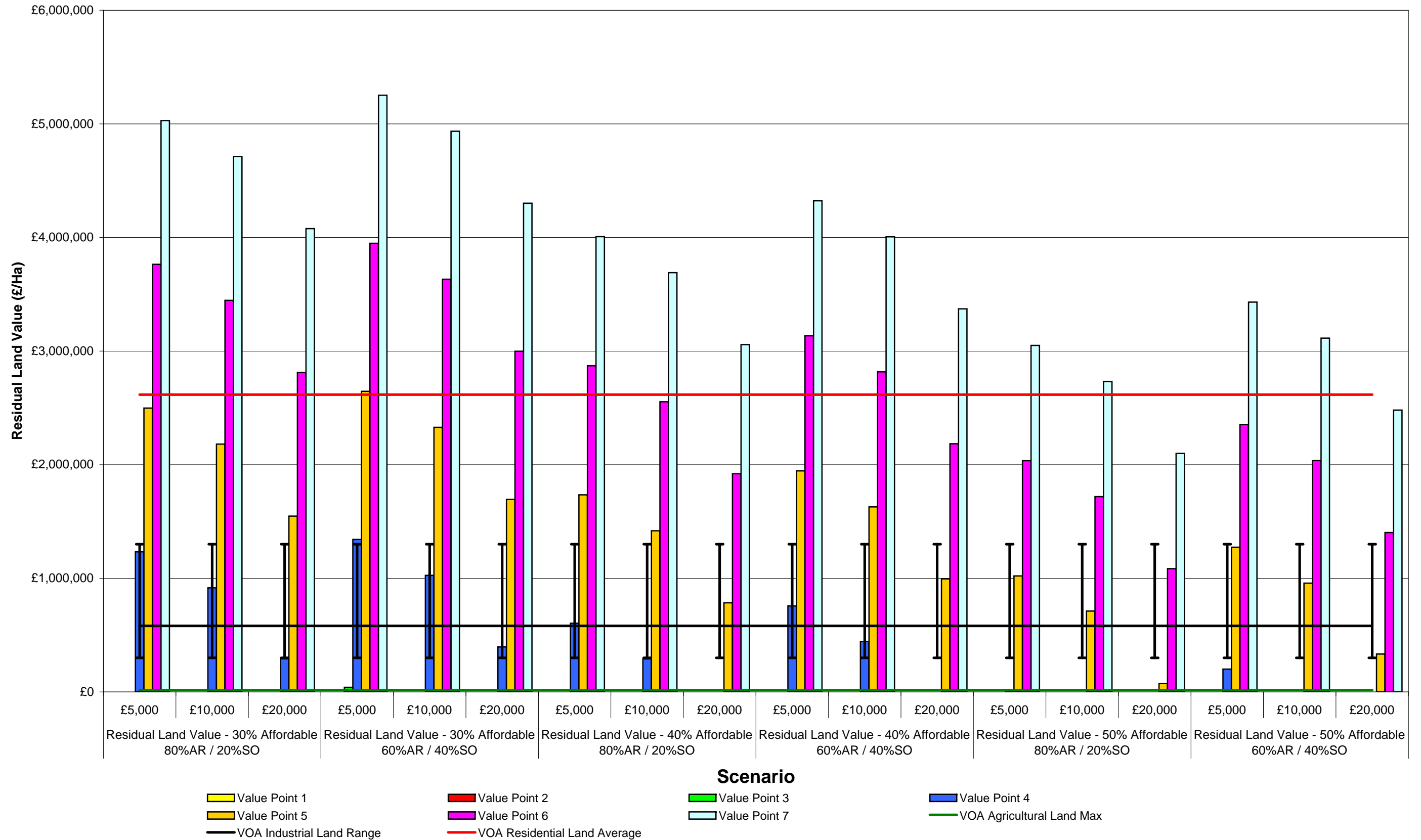
**Graph 30: Residual Land Values (£ / Ha) - 50 Unit Mixed Scheme**



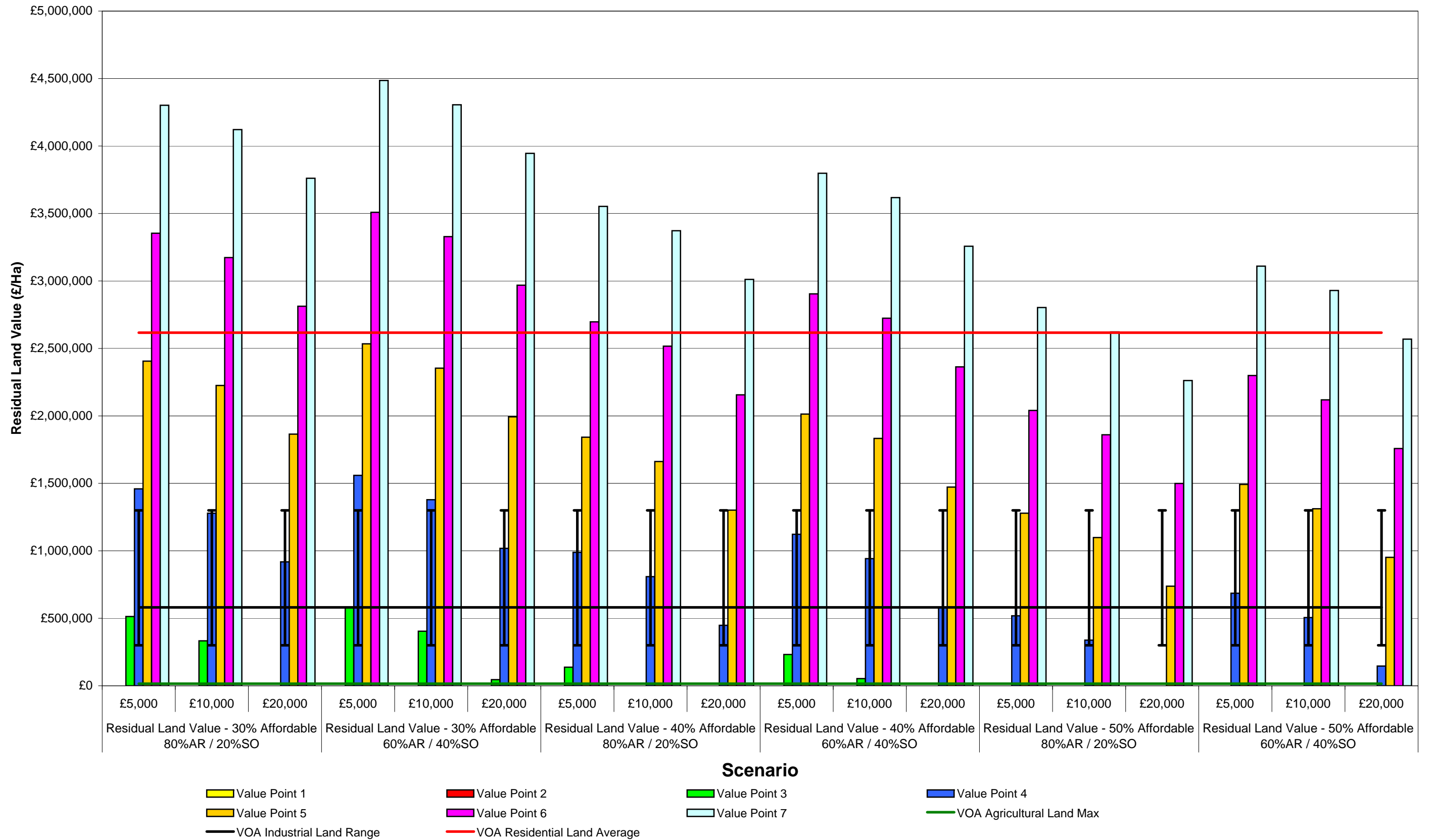
### Graph 31: Residual Land Values (£ / Ha) - 50 Unit Housing Scheme



**Graph 32: Residual Land Values (£ / Ha) - 50 Unit Flatted Scheme**



**Graph 33: Residual Land Values (£ / Ha) - 100 Unit Housing Scheme**



**Graph 34: Residual Land Values (£ / Ha) - 100 Unit Mixed Scheme**

