

**ADAMS
INTEGRA**



**ECONOMIC VIABILITY ASSESSMENT
OF FUTURE
DEVELOPMENT IN CANTERBURY DISTRICT**

**Report for the consideration of
Canterbury City Council:**

This document does not constitute Council Policy

Final Report

December 2012

The logo consists of a dark blue square with the words "ADAMS" and "INTEGRA" stacked vertically in white, uppercase, sans-serif font.

**ADAMS
INTEGRA**

Adams Integra
St John's House
St John's Street
Chichester
West Sussex
PO19 1UU

T: 01243 771304

F: 01243 779993

E: enquiries@adamsintegra.co.uk

W: www.adamsintegra.co.uk

Contents

| | | |
|-----------|--|-----------|
| | Executive Summary | v |
| 1. | Introduction | 1 |
| 2. | Methodology and Assumptions | 5 |
| | Background | 5 |
| | Viability in Canterbury and Strategic Housing Land Availability Assessment | 5 |
| | Developing Notional Schemes | 6 |
| | Residual Land Value (RLV) Appraisal Methodology | 7 |
| | Property Market and Values | 11 |
| | Gross Development Value (GDV) | 15 |
| | Developer's Profit | 16 |
| | Model Scenarios, Property Types, Size and Mix | 17 |
| | Affordable Housing Transfer (to RP) – Method of Payment Calculation and Type of Property Transferred | 19 |
| | Indicative Site Area, Scheme Density and Resulting Residual Land Value | 21 |
| | Other Assumptions | 22 |
| | Stakeholders and Consultation | 25 |
| | General Notes and Caveats | 26 |
| 3. | Results and Related Commentary | 28 |
| | Background | 28 |
| | Property Values | 31 |
| | Indicative Value Comparisons | 33 |
| | Results Trends | 35 |
| | Schemes of seven or more dwellings | 35 |
| | Schemes below seven units | 36 |
| | Approach to Seeking Affordable Housing Financial Contributions | 37 |
| | Social Housing Grant and other Subsidy | 42 |
| | Sustainable Design and Construction Standards | 43 |
| | Implications of the National Planning Policy Framework (NPPF) | 44 |
| 4. | Conclusions & Recommendations | 47 |
| | Canterbury City Council values and headlines for affordable housing proportions | 47 |
| | Canterbury City Council headlines for CIL rates | 50 |
| 5. | Wider Discussion | 52 |

Figures

| | | |
|------------------|---|-----------|
| Figure 1: | Simplified Example of Residual Land Valuation calculation – Basic structure (for illustration purposes only) | 9 |
| Figure 2: | Summary of Value Points Adopted (example prices based on assumed floor areas, but also applicable to other dwelling types and sizes) | 13 |
| Figure 3: | Summary of Indicative Sums Payable by RP to Developer for Completed Affordable Homes | 20 |
| Figure 4: | New Build Range of Values | 31 |

Appendices

Appendix 1 - Table of Housing Mixes.

Appendix 2 - Shows a Summary of Residual Land Value (£) Appraisals for All Value Points; 0%, 25%, 30%, 35% and 40% Affordable Housing; 70% Social Rent/30% Shared Ownership; **CIL Level £0** at Low Density, Medium Density and High Density. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.

Appendix 2a - Is as per Appendix 2 but for schemes of flats only.

Appendix 2b - Is as per Appendix 2 but for schemes of houses only.

Appendix 3 - Shows a Summary of Residual Land Value (£) Appraisals for All Value Points; 0%, 25%, 30%, 35% and 40% Affordable Housing; 70% Social Rent/30% Shared Ownership; **CIL Level £40 and £60** at Low Density, Medium Density and High Density. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.

Appendix 3i - Shows a Summary of Residual Land Value (£) Appraisals for All Value Points; 0%, 25%, 30%, 35% and 40% Affordable Housing; 70% Social Rent/30% Shared Ownership; **CIL Level £80 and £100** at Low Density, Medium Density and High Density. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.

Appendix 3a - Is as per Appendix 3 but for schemes of flats only.

Appendix 3a-i - Is as per Appendix 3i but for schemes of flats only.

Appendix 3b - Is as per Appendix 3 but for schemes of houses only.

Appendix 3b-i - Is as per Appendix 3i but for schemes of houses only.

Appendices 4, 4i, 4ii, 4a, 4a-i, 4a-ii, 4b, 4b-i, 4b-ii - Are the same as Appendix 3 but at Code for Sustainable Homes Level 5.

Appendices 5, 5i, 5ii, 5a, 5a-i, 5a-ii, 5b, 5b-i, 5b-ii - Are the same as Appendix 3 but at Code for Sustainable Homes Level 6.

Appendices 6, 6i, 6ii, 6a, 6a-i, 6a-ii, 6b, 6b-i, 6b-ii - Are the same as Appendix 3 but at Code for Sustainable Homes Level 3

Appendix 7 – Shows Commuted Sums Residual Land Value (£) Appraisals for All Value Points.

Appendix 8 - Contains a summary of our property values and market research.

Appendix 9 - Details of Stakeholder Consultation.

Appendix 10 - Provides a Glossary of technical terms used throughout this study.

EXECUTIVE SUMMARY

This summary first seeks to briefly introduce and explain the study. It then provides a quick overview of the main study findings and goes on to outline the key recommendations.

For detailed information on the study methodology, results and conclusions it will be necessary to refer to the full text and appendices that follow this summary.

Background and Introduction

In the process of considering and developing its planning-led affordable housing policies Canterbury City Council have commissioned Adams Integra to:

- a) Inform the Council's strategy for delivering sufficient new homes by reviewing the portfolio of sites submitted under the Council's Strategic Housing Land Availability Assessment, and advising on the capacity of the market to deliver housing.
 - b) Recommend how calibration of policy for negotiating affordable housing can be optimised, to achieve the objectives of the Canterbury District Housing Strategy 2012-16.
 - c) Provide illustrative options-based CIL charges in the form of a draft charging schedule for housing and other types of development.
- 1 Government Policy at the time of publication of this work is as set out in the National Planning Policy Framework (NPPF) (published in March 2012).
 - 2 NPPF requires that Local Planning Authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, 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. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.
 - 3 NPPF states the following "*Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. 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.”

- 4 This report recognises that when assessing Plan Viability it can only provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability. It cannot guarantee that every development in the plan period will be viable, only that the plan policies will be viable for the sufficient number of sites upon which the plan relies in order to fulfil its objectively assessed needs.
- 5 The role of an assessment is to inform the decisions made by local elected members to enable them to make decisions that will provide for the delivery of the development upon which the plan is reliant.
- 6 This study is considered to be fully compatible with the NPPF in the context of building the evidence base for, and considering the affordable housing content of, the Core Strategy. It is to be considered as part of, and alongside, the Council’s developing wider evidence base, including information on the local housing market and housing needs, and information on the range of site sizes and types which are likely to come forward. We are aware of the new LGA guidance on Viability Testing for Local Plans, and the emerging Kent Planning Officers Group Methodology and consider that this report is broadly compatible with them.
- 7 The main objectives of this study are:
 - A District-wide affordable housing viability assessment for housing delivery over the lifetime of the Core Strategy.
 - A viability assessment which supports the affordable housing requirements that will be set out as policy in the emerging Core Strategy and other documents that will form part of the Local Plan.
 - An assessment of potential development scenarios of sites that reflect viability in the District overall, in terms of scope to deliver the affordable housing requirements.
 - An Economic Viability Assessment that takes account of different potential levels of Community Infrastructure Levy (CIL).
 - Consideration of specific factors that could impact significantly on the viability of schemes including residential values, Code for Sustainable Homes, Lifetime Homes, etc.

- 8 Maintaining the viability (in this sense meaning the financial health) of residential development schemes is crucial to ensuring the release of sites and thus a continued supply of housing of all types. The study addresses affordable housing that is required to be provided within market housing schemes and varying levels of CIL. This is through the existing established approach of setting site size thresholds (point(s) at which affordable housing policy is triggered) and proportions (percentages) of affordable housing to be sought at those points and also different levels of CIL.
- 9 The Council is intending to seek direct provision of much of the infrastructure required through the delivery of a series of larger development sites. The intention is that CIL will be used primarily to fund smaller more diverse, infrastructure schemes, such as generic transport improvements within the City, maintenance and improvement of open spaces, etc.
- 10 The study is based on carrying out a large number of developer-type appraisals. These use well-established "residual land valuation" techniques to approximate the sums of money which will be left available for land purchase once all the development costs, including profit requirements, are met (hence "land residual"). The appraisals are based on a widely applied calculation structure, common also to tools such as the Homes and Communities Agency (HCA) Economic Appraisal Tool.
- 11 A plan-wide test will only ever provide evidence of policies being 'broadly viable'. The assumptions that need to be made in order to carry out a test at plan level mean that any specific development site may still present a range of challenges that render it unviable given the policies in the Local Plan, even if those policies have passed the viability test at the plan level.
- 12 The basic study methodology is settled and tested, having been used in a wide range of local authority areas for this purpose. The assumptions, detail and particular application of calculations are varied to ensure local relevance. We make an appropriate strategic overview, as fits the Local Plan process, in a way that is both influenced by, and feeds back out to, the local characteristics and approach.
- 13 We vary the affordable housing assumptions across the range of appraisals. The outcomes inform our judgements on the likely suitability of various policy positions from a viability viewpoint. Having fixed development costs and profit requirements, we can see the impact on development viability caused by variations to the amount and type of affordable housing and differing levels of CIL. We can also consider the impact of variations to a wide range of other assumptions, as the study sets out.
- 14 Two of the key ingredients to ensuring viable development are sufficient land value created by a development (relative to existing or alternative use values,

and/or perhaps to an owner's particular circumstances) and adequate developer's profit in terms of risk reward and the profile of a scheme from a funder's point of view. Throughout the appraisals we maintain developer's profit whilst reviewing the scope to create land value depending on the affordable housing and other assumptions considered, and as those vary.

- 15 Affordable housing impacts on development viability mainly because it usually provides a significantly reduced level of revenue to the developer compared with market level sales values. Along with CIL it is viewed as a scheme cost which is largely passed onto the landowner by way of reduced land value. Also the Council currently expects new development proposals to achieve Code for Sustainable Homes Level 4 and meet Code Level 6 by 2015 and we assess the impact of Code Levels 3, 4, 5 and 6 on financial viability. It is these dynamics that we explore through this study, in considering the implications of a wide range of factors and costs on market residential development viability and its ability to provide affordable housing and CIL.
- 16 In considering all of this, we are looking for suitable policy targets, based on an appropriate balance between the opposing tensions of affordable housing need levels, the CIL charging schedule and scheme viability.

Property Market Characteristics and Viability Findings

- 17 Before commencing work on appraisals, Adams Integra researched the local residential property market to inform a range of appraisal assumptions, and to help set the context for considering the outcomes. This research is included within our Property Values Report, which is to be found at Appendix 8 to the full study document and includes information from the Hometrack system. It also includes a market commentary.
- 18 Through the run up to the study period, relatively poor property market conditions prevailed off the back of the economic recession triggered in late 2007. Whilst during the study period we have seen more mixed signs, and increased stability, there is still a significant degree of uncertainty around the market owing to the continued weak economic backdrop. This market uncertainty continues at the point of publishing this report.
- 19 In tune with the strategic overview needed through this study, we have considered a broad range of open market property sales value levels (house prices) that could relate to and drive new build housing schemes in The Canterbury District – as may be seen with varying location and/or through time with varying market conditions.
- 20 This exercise led to the formation of 5 ascending Value Points (numbered 1 to 5) in all, to describe the overall range of assumptions on values; i.e. from £1772/m² (about £164/ft²) to £4,000/m² (about £371ft²).

- 21 Value Point 1 shows a level below that which we considered to be at the lower end of the market in order to allow for any falls in sales prices. Value Point 5 is level above that which we found at the higher end of the market.
- 22 These Value Points covered the extremes of the range typically seen at the point of the study.
- 23 The study acknowledges that local variations in value levels are going to be key to site specifics, but this approach sets a background for that level of consideration and is appropriate for strategic policy development.
- 24 Reviewed alongside the wide range of factors considered and also treated as variables within the range of study assumptions (for example, including wider planning obligations, affordable housing mix, Code for Sustainable Homes, developers profits and land values) overall the results create a mixed picture of development viability. This includes scenarios where typically strong local values often produce good viability outcomes, but also where lower values and/or increased overall burdens on schemes reduce what they are likely to support by way of planning obligations packages.
- 25 We consider that in the overall context of the District - with varying values - and assuming variable market conditions over the Local Plan period a **30%** affordable housing headline would be a sufficiently challenging and appropriately pitched target generally. A range of other requirements needs to be considered alongside affordable housing. Beyond this level, any target would be potentially too ambitious in our view – given the range and direction of wider planning obligations and other development costs. Adding to this picture, affordable housing provision needs to be about quality and mix, and not just numbers.
- 26 Our resulting focus is around a headline of **30% affordable housing**, as a target level for the majority of sites within the District. To accompany this, and act as a balancing factor, we consider there to be important scope to firm up on an approach which seeks affordable housing from a wider range of schemes through lowered thresholds universally.
- 27 We also give support to the potential for using carefully judged financial contributions for affordable housing as an additional enabling tool, particularly from the very smallest schemes (fewer than 6 units) but also from other schemes in areas where the Council may consider that a financial contribution could be better spent to help enable the greater provision of affordable housing across the District as a whole.
- 28 In addition, we explore the potential for schemes that fall in the higher value areas such as in Canterbury and Whitstable to bear an increased proportion of

affordable housing alongside CIL. Alongside this we recognise that schemes that fall within Value Points 1 and 2 are on the cusp of viability margins.

Overview of Main Recommendations

The SHLAA

- 29 The Council commissioned the DTZ Report “Canterbury LDF Housing Options”, which was undertaken for the draft Core Strategy, which took a higher level approach to the marketing, viability and delivery issues.**

The actual number of units delivered, though, is dependent upon the market (and this is an area that is difficult to comment on) and may also be influenced by any policies that may serve to regulate the timing of release of sites.

- 30 We have looked at the assessment process, the site survey process and the assessment of whether and when sites may be developed and find it to be a sound and robust document.

- 31 In our opinion the findings of the SHLAA are sound and robust and show that there is enough land available to more than deliver the required number of dwellings.

- 32 With regard to the capacity of the market to deliver these housing numbers there is evidence of a need for new housing to be built. There is a huge shortage of new houses nationally and this is the case in the Canterbury District and Kent as a whole.

- 33 It is our professional view that the market for flats is experiencing a downturn and the emphasis currently is on developing houses.

Affordable Housing

- 34 A headline affordable housing target of 30% to be provided on-site applicable to schemes of 7 or more dwellings.**

- 35 For schemes of between 1 and 6 inclusive units either on-site provision or a financial contribution be sought in lieu of providing affordable housing on-site, and that this be calculated using the methodology outlined below and will be broadly equivalent to on-site provision (retaining 30% affordable housing where applicable).**

The suggested calculation seeks to equate the financial contribution to the land value of the relevant dwelling plots (those that would have been made available for on-site affordable housing).

It is beyond the remit of this study to comment on the planning policy scope or wider merits of an approach to seek financial contributions towards meeting affordable housing needs from the smallest sites, but to inform only on the development viability aspects. There are potential practical advantages of requesting financial contributions from the smallest sites rather than adhering to on-site provision. There can be issues with affordability, integration, management and the like in relation to providing affordable housing on small sites. This policy approach could have practical merits with those issues in mind. If those concerns are removed through the use of financial contributions in lieu of on-site provision, then dependent on the scale of the payment being appropriately judged there is unlikely to be a pure financial viability issue – subject as normal to any existing/alternative use barriers and the normal negotiation process where necessary.

In our view, the most appropriate route more generally is to look at land value. In essence this involves calculating how much it would cost to go elsewhere and replace the land on which the affordable housing would have been provided on-site. This is the basis we have assumed.

We work through our calculation methodology below, which is based on a formulaic approach to approximating the land value that needs to be replaced elsewhere, and then allowing also for the cost of acquiring and servicing that land. We start by taking the value of the land as if no affordable housing were required on-site, calculated as a percentage of the market sale value of a property. This percentage would reflect the pre-affordable housing (0%) residual land value results, as taken from this study.

For this purpose we have applied a proportion of **20%** of the relevant property or properties Open Market Value (OMV) as the residual land figure. This was derived from all relevant 0% affordable housing appraisals from sites in range 2 to 100 units.

An allowance is added for acquisition and (potentially) for servicing costs that would need to be borne in the case of replacing the land elsewhere in the market.

In summary, the financial contribution is arrived at by the following steps:

- a) Open market value (OMV) of the housing units on-site.
- b) Multiply by the residual land value percentage. We have used 20%.
- c) Add 15% of the result of a x b to reflect site acquisition and servicing costs. This gives the per unit sum.
- d) Apply to the relevant site number and proportion (in this case 30%).

Worked example to illustrate the above:

- A scheme of 3 No 3-bed houses selling at £190,000 each
- Total GDV = 3 x £190,000 = £570,000
- x by RLV (£570,000 x 20%) = £114,000
- x by 15% for fees (£114,000 x 115%) = £131,100
- x 30% affordable housing requirement (£131,100 x 30%)
- Financial contribution = **£39,330**

36 **Where appropriate the Council will, in exceptional circumstances, accept a financial contribution in lieu of providing some or all the affordable units on-site which will be calculated as set out in the paragraph above.**

37 **In areas that may be typically lower value that are shown as Value Points 1 and 2, in our opinion it would not be appropriate to set lower rates bearing in mind that those locations may also “host” some higher value schemes. It is our opinion that individual schemes that are in these lower value areas should be looked at on a scheme by scheme basis. Where it can be shown that a residential scheme has particular viability issues then a case should be put forward by the developer which should then be independently assessed.**

38 The cost of any scheme-specific viability assessment should be funded by the applicant.

39 In practice, residential values patterns are not well defined. We consider that a clear, straightforward District-wide approach would be more appropriate than much more complicated alternatives.

40 **The financial contributions approach will be a useful additional enabling tool for the Council as part of its overall approach** – especially during periods (as at present), of uncertain grant funding (HCA or other investment).

41 **A target affordable housing tenure mix of 70% social rented: 30% suitable intermediate tenure;** not for rigid site-by-site application, but in terms of setting the overall expectations and guiding delivery. This is consistent with HCA guidance in recent years and concurs with the East Kent Strategic Housing Market Assessment (2009) which also recommends that 70% of new affordable homes should be for rent and 30% shared ownership and this has been included in the current housing strategy. It is a tenure split

that has been used widely to help provide mixed communities and mixed tenure developments.

- 42 In all cases the **policy positions should be set out as clear targets**, to help inform land value expectations and form the basis for a continued practical, negotiated approach.
- 43 Policy wording will **need to acknowledge the relevance of considering development viability** on case specifics.
- 44 The Council will **need to consider the mathematical subtleties of its selected approach** – for example, how numbers rounding and net/gross (new dwellings numbers) application affects the working of the policy positions, particularly for smaller sites where such factors will tend to have a greater influence on outcomes.
- 45 The build costs used in the assessments assume that the flats and houses are built to Code for Sustainable Homes Level 4.
- 46 The Council have asked that we also consider the impact of Code Levels 5 and 6 on financial viability.
- 47 Information relating to the cost of achieving the two scenarios above have been taken from the Communities and Local Government document – *"Code for Sustainable Homes - A Cost Review" – Updated August 2011.*

The findings of the report look at many different scenarios but taking average figures and using a base level costing of Code for Sustainable Homes Level 4 the following extra over build costs should be applied to a typical 3 bed terraced house at 85 m²:

- i. Code Level 5 - £180/m²
- ii. Code Level 6 - £290/m²

The effect of the above costings on viability mean that the overall percentage can be maintained for Code Level 4. However, the increased costs associated with Code Level 5 mean that the affordable housing requirement would need to be reduced to an overall provision of 0% and the CIL would need to be reduced to zero. For Code Level 6 the same would also apply due to the even higher build costs.

We also looked at the effect of only building units to Code Level 3. The uplift from Code Level 3 to Code Level 4 in extra over build costs would be in the region of £88/m². The decreased costs associated with Code Level 3 would mean that the affordable housing requirement could be increased to an overall

provision of 35% and the CIL could potentially be increased from £40/m² to £60/m².

Lifetime Homes

48 The Council currently expects 20% of affordable homes to be built to Lifetime Home Standards. We have been asked to appraise the impact of the 20% requirement and also the impact of constructing all affordable homes to Lifetime Home Standards on the viability of new affordable homes. In addition, we have been asked to appraise the impact of requiring 20% of market housing to be built such standards.

49 There have been a number of studies into the costs and benefits of building to the Lifetime Homes standard. These have concluded that the costs range from £545 to £1,615 per dwelling, depending on: the experience of the home designer and builder; the size of the dwelling (it is easier to design larger dwellings that incorporate Lifetime Homes standards cost effectively than smaller ones); whether Lifetime Homes design criteria were designed into developments from the outset or whether a standard house type is modified (it is more cost effective to incorporate the standards at the design stage rather than modify standard designs); and any analysis of costs is a 'snapshot' in time. The net cost of implementing Lifetime Homes will diminish as the concept is more widely adopted and as design standards, and market expectations, rise. The most significant factor when considering costs was whether the home had been designed to incorporate Lifetime Homes criteria from the outset or whether a standard design had been modified. In 1997 Sangster[1] looked at costs when incorporating the Lifetime Homes standard from design stage and found that extra costs could be as low as £90 for a three-bedroom, five-person social rented house, and £100 for the same size house in the private sector. The study found that most of the Lifetime Homes design criteria cost nothing when designed in at the beginning. The inclusion of a downstairs toilet, with the possibility to incorporate a shower later, incurred the highest cost. With the exception of the two-bedroom, four-person house, the extra cost associated with the toilet was £69.

Cyril Sweett, when considering the implications of moving from EcoHomes Very Good to the draft Code for Sustainable Homes (CfSH), concluded that Lifetime Homes did not have a significant impact on overall project costs because the requirements of the revised Part M of Building Regulations now require many of the same considerations to be addressed as a matter of course.

It is our recommendation that if the Council chose to have all new housing built to Lifetime Homes then it would not have a significant negative impact on scheme viability.

CIL Requirements

- 50 Rather than variation by area (locality), in carrying out the research for this study we developed the view that the key variable characteristics associated with different types of development require an approach that moves away from a single CIL rate. Development type rather than locality should be the key driver.
- 51 Value Points 1 and 2 produce residual land value (RLV) outcomes which show no scope for CIL payments. In fact, in most cases the results are in significantly negative territory indicating scenarios that are not even marginal in terms of being potentially viable without major adjustment to assumptions.

Residential Findings

- 52 Value Points 3 and above begin to produce some marginal results. This indicates primarily the level at which schemes start to become viable. The various different residential scenarios were tested at different levels of CIL (£40, £60, £80 and £100 per m²) and at each level the schemes in Value Points 3 and above are shown to be viable at 30% affordable housing when compared to benchmark land values.
- 53 The more positive outcomes shown in Value Points 3-6 could quickly be eroded by increased cost assumptions or abnormal site issues, etc. Increased costs or a fall in the residential values will also have an effect on viability.
- 54 In Value Point areas 1 and 2 developments are currently unviable whether or not CIL is levied. The imposition of CIL will therefore not affect the prospects of these sites being delivered. Where appropriate schemes can be looked at on a site-specific basis and re-tested with lower proportions of affordable housing allowing CIL contributions to be secured.
- 55 The Government Guidance confirms that the CIL scope should not be pushed to the limits of viability, but Regulation 14 requires that a charging authority, in setting CIL rates, *'must aim to strike what appears to the charging authority to be an appropriate balance between' the desirability of funding infrastructure from CIL and 'the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area'*.
- 56 **We would therefore suggest a rate of £40 per m²** to allow an adequate buffer for site-specific factors and recommend that the Council does not go beyond this level in considering its draft charging schedule.
- 57 This relates reasonably well to the Council's existing largely formulaic basis for seeking and securing a range of planning obligations and contributions; most of which may be replaced by the wide-ranging scope of CIL in covering all but

very site-specific matters (affordable housing and perhaps particular site-specific issues such as dedicated highways improvements). A small residual allowance of £500 per dwelling has been made within our appraisals for any matters that will not be covered by the CIL and still need to go in to a S106 agreement along with affordable housing obligations (where applicable).

58 There will be lower value schemes and localities where developments struggle in viability terms, even without any significant CIL contribution. So far as we can see, no lower level set for CIL could ensure the deliverability of these schemes on a reliable basis, or make sure that some levels of CIL were always collectable.

59 In terms of methodology, we adopted standard residual valuation approaches to make appropriate comparisons and evaluations. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that blanket requirements and conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. It is therefore essential that levels of CIL allow a sufficient margin to allow for these variations.

Sheltered Housing

60 The viability of sheltered housing is largely similar to that of general residential as sales values reflect local market levels. However, there are two factors which may adversely affect viability. Firstly, the rate of sale of sheltered housing schemes is generally slower than for mainstream residential, due to the more limited market catchments. Developers consequently incur greater interest costs on land and build costs. Secondly, sheltered housing schemes include a significantly higher level of communal space to accommodate social areas and other facilities.

61 We would therefore recommend that the Council has regard to the CIL rates for general residential and applies a rate of **£40 per m²** to sheltered housing but is aware that, while this, together with 30% affordable, housing may both be viable, there may be site-specific viability issues in relation to the affordable housing element due to these special factors.

Future proofing the findings of the report over the plan period to 2028

62 The Value Points system allows us to understand viability as prices move. For example, in a rising market the values in Value Point 3 might rise to Value Point 4, or fall to Value Point 2 in a falling market. The Value Points table can be kept as a reference tool for this purpose, so that in two years' time the Council could undertake a review of prices in the market place and see where they sit on the table.

63 This does not, of course, take into account any movement in build costs, but it is movements in sales values that will have the greatest bearing on viability, assuming no additional abnormals.

64 This report is a snapshot in time which based on research will inevitably become outdated. It is our opinion that a review should be carried out in 2016 of viability to ascertain whether the market has moved significantly (either up or down) and whether the affordable housing percentage should be adjusted. Further reviews should be carried out in 2021 and 2026.

Executive Summary ends

1 INTRODUCTION

1.1 Background

- 1.1.1 Canterbury City Council is preparing a District-wide Local Plan. The notional period of coverage for these documents is to 2028. The notional period of coverage for the Local Plan will be to 2031.
- 1.1.2 The Regional Spatial Strategy (the South East Plan (SEP)) sets a nominal target for East Kent that 30% of new homes should be for affordable homes. The Core Strategy Options Report (Options Consultation document) published in January 2010 addressed this level of provision.
- 1.1.3 Government has since signalled its intention to abolish the SEP and the Council has commissioned this viability appraisal to inform the Council of its options regarding affordable housing and CIL.
- 1.1.4 The Council has commissioned research from Nathaniel Lichfield & Partners which indicates that the Council may need to make provision for 15,000 dwellings and 100,000sqm of new business floorspace by 2031.
- 1.1.5 The purpose of this study is therefore to contribute to a robust evidence base to support the preparation of the Council's Core Strategy, other Local Plan documents and any other planning policy documents relating to affordable housing and CIL. The study assesses the (financial) capacity of residential development schemes in the District to deliver affordable housing without their viability being unduly affected. This is in the context of developing suitable affordable housing policies which aim to strike an appropriate balance between affordable housing needs and scheme viability, bearing in mind the need to also maintain overall housing supply. Government Policy at the time of publication of this work is as set out in the National Planning Policy Framework (NPPF) (published in March 2012). The Government's previous statement on planning for housing was Planning Policy Statement 3 (PPS3). While this work is consistent with the NPPF it retains where necessary contextual references to PPS3.
- 1.1.6 Paragraphs 173-175 of the NPPF in particular, deal with the Government's approach to, and key guidance to local authorities on, seeking affordable housing through the Local Plan. Paragraph 173 is the focus of this in that 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 landowner and willing developer to enable the development to be deliverable.

1.1.7 The main objectives of this study are:

- A District-wide affordable housing viability assessment for housing delivery over the lifetime of the Core Strategy DPD.
- A viability assessment which supports the affordable housing requirements that will be set out as policy in the emerging Core Strategy DPD and other documents that will form part of the Local Plan.
- An assessment of potential development scenarios of sites that reflect viability in the District overall, in terms of scope to deliver the affordable housing requirements.
- A draft options-based CIL charging schedule for housing and other types of development.
- Consideration of specific factors that could impact significantly on the viability of schemes including residential values, Code for Sustainable Homes, other planning obligation costs, etc.

1.1.8 The District is located in the East Kent sub-region, sharing boundaries with 5 other local authority areas: Ashford, Swale, Shepway, Dover and Thanet. Canterbury sits at the centre of this sub-region and its neighbours, primarily Thanet and Dover, are at the centre of significant regeneration activity, focused on the coastal towns and former Kent coalfield villages. Ashford has been identified as a major Growth Area and will be a focus of significant growth and investment.

1.1.9 Canterbury is an historic city with a national and global reputation that outweighs its size in both geography and population. The wider Canterbury District also boasts assets of great potential, including the coastal towns of Whitstable and Herne Bay, numerous villages that are often of outstanding historic quality, and a varied and beautiful countryside.

1.1.10 Any policy must balance delivery of affordable housing and planning obligations with maintaining sufficient incentive (reasonable land value levels) for landowners to release land – allowing developers to promote and bring forward schemes.

1.1.11 This study explores the viability impacts from a range of policy options relating to seeking various levels of affordable housing obligations from new development including those set out in the Council's 2010 Preferred Options consultation document. The study process takes into account property type, market value levels, tenure mix, wider planning obligations and associated characteristics of residential development.

- 1.1.12 Specifically, it investigates and assesses the likely impact on land values, and therefore on development viability, of a range of affordable housing policy options being considered for application to private (market sale) residential schemes across the District. These are considered alongside the introduction of CIL. The range of testing carried out for this study is shown at Appendix 1 – Table of Housing Mixes.
- 1.1.13 In addition to looking at the provision of on-site affordable housing above the current affordable housing threshold (i.e. provision integrated within market housing sites), the study includes wider work to investigate the viability of alternative approaches to reduce the threshold. This includes the potential introduction of the collection of financial contributions in lieu of on-site affordable housing provision on smaller sites (those below any potential on-site threshold) or through a lower proportion of on-site affordable housing; or possibly a combination of the two. If implemented by the Council, the financial contributions route would be hinged around a strategy to direct the monies collected towards funding the provision of affordable housing on other sites, or perhaps for wider investment in affordable housing locally. A strategy would need to be developed.
- 1.1.14 We use the impact of varying affordable housing requirements on Residual Land Value (RLV) as our measure in putting forward our judgements and guidelines. This process involves comparing the likely impact of (changes to RLVs from) a range of potential policy options. So the study examines the variations in approximate RLVs indicated within the District on this basis, as we envisage policy changing, and the implications of these variations are included in the assessment of site viability and deliverability.
- 1.1.15 Where possible, the study provides parameters and options for the Council to consider for affordable housing policy development and implementation, from a viability perspective. The Council will need to consider these findings alongside wider policy considerations and overall priorities.
- 1.1.16 It must be recognised that this planning-based tool for securing affordable housing relies on market-led processes. Throughout the study, an emphasis is placed on the need for a practical approach to be taken by Council, bearing in mind development viability – with an emphasis on that particularly given the current and likely short-term market conditions. By this we mean the Council being adaptable also to market housing scheme needs, being prepared to negotiate and consider varying solutions and being responsive to varying scheme types and circumstances. The various components of a scheme will need to be considered in market, affordable and successful integration and tenure mix terms. This will involve considering local needs, scheme location, type, design, management, affordability, dwelling mix, tenure, funding, numbers rounding and the like in formulating the detail from the targets basis – so, taking a view on how

these things come together to impact and benefit schemes, by looking at what works best to optimise provision in the given circumstances.

- 1.1.17 In carrying out this assessment from the necessary strategic viewpoint, it is assumed that there will be a variety of market conditions, including periods of more stable economic and property market climate. By this we mean where there is improved access to mortgage and development finance, on appropriate terms, that will promote demand and re-stimulate more normal levels of development activity than we have seen while working in the Canterbury District at the present time. The same applies to all such studies which look at affordable housing supplied through market-led schemes.
- 1.1.18 The methodology and assumptions used are described in Chapter 2; the results are discussed in Chapter 3; the CIL findings are discussed in Chapter 4; the conclusions and recommendations are set out in Chapter 4. Chapter 5 includes wider discussion points in relation to affordable housing delivery. The tables, graphs and associated information referred to throughout this study are appended to the rear of the document.

2 METHODOLOGY AND ASSUMPTIONS

2.1 Background

2.1.1 A number of factors need to be taken into account when considering bringing schemes forward that include affordable housing. It is necessary to determine what effect changes to affordable housing proportions, variations to tenure mix and other development requirements or costs may have on the value of a potential development site – and therefore whether that site may continue to come forward given those requirements. It is important not to consider affordable housing as the sole source of declining development viability – as this study discusses, there are a range of interwoven factors.

2.1.2 This study investigates residential development scenarios across a range of scheme sizes (from 2 to 500 units in size). The scheme types are set out in Appendix 1 – Table of Housing Mixes and reasonably reflect a range of scheme types coming forward now and in the future, though it is acknowledged that a strategic overview cannot and does not need to cover the very wide range of potential scenarios that may be seen in practice.

2.1.3 The schemes modelled are notional ones chosen to reflect scenarios that best match the various policy options to be tested and reflect a range of scenarios relevant to ongoing housing supply in the District. At certain scheme sizes, a range of dwelling mixes has been tested. These were arrived at through discussion with the Council’s officers based on the range of site types which have and are likely to come forward across the Canterbury Council area.

2.2 Viability in Canterbury and Strategic Housing Land Availability Assessment

2.2.1 We have analysed the SHLAA report and our findings can be found in paragraphs 29-33 of the Executive Summary.

2.2.2 As a starting point, notional scheme information was based on a range of types taken from the Council’s Strategic Housing Land Availability Assessment (SHLAA) and past completions records. We note that in assessing the achievability of sites for its SHLAA process the Council looked at the influence of market, cost and delivery factors within its review that was run using a wide-ranging pro-forma for the recording of achievability ratings. They are themes that we have also continued to consider through this strategic viability assessment, which we do as a matter of course.

2.3 Developing Notional Schemes

- 2.3.1 The scheme types were adapted and altered to enable development viability to be tested at a range of points with reference to potential affordable housing policy thresholds and varying dwelling mix, as part of this strategic overview work. This meant taking features of these schemes to inform our assumptions and the building of our notional scenarios – so that those were informed by actual site scenarios as well. The smaller scheme sizes enable us to test viability at potential lowered thresholds, whereas the larger notional schemes enable us to test the impact of varying the proportion of affordable housing on sites that already trigger the requirement for affordable housing (i.e. developments of 15 or more dwellings, as per the current approach).
- 2.3.2 The financial impact, and therefore viability, of collecting carefully judged financial contributions in lieu of on-site affordable housing provision has also been tested on sites of 1 to 14 dwellings. This enables us and the Council to consider a financial contributions approach for potential application to smaller sites within this size range, if appropriate.
- 2.3.3 An alternative approach to testing development viability on a strategic basis could be to investigate the development viability with reference to actual sites. We have chosen an approach where we have effectively “notionalised” the sites (created site typologies) for a number of reasons including:
- Our established approach to this viability work, including the use of notional sites/site typologies, has been tested successfully through the former Local Plan Inquiry and current Development Plan Examination processes.
 - Understandably, there can be difficulties in obtaining sensitive information from developers and landowners in relation to actual sites. This leads to appraisals of actual sites becoming heavily assumption-based in any event.
 - The use of actual sites affects our ability to compare outcomes ‘like with like’ to assess the impact of varying affordable housing requirements – the key viability factor being studied. Affordable housing impacts can become blurred with, or by, other issues which vary from one site to another when specifics are examined in detail.
 - Sensitivities with reporting, information and potential effect on future negotiations.
 - Site sizes may not align to studying potential threshold points.

- Ultimately, unless extensively applied and still assumption-based, an actual sites approach does not fit well with taking a strategic overview of the impact of potential affordable housing policies, when in fact sites vary so much.
- 2.3.4 The outcomes of the appraisals based on the range of scenarios tested provides us with a scale of results (discussed in Chapter 3 and set out in full in the study Appendices) from which conclusions can be drawn as to the key factors and trends relevant to the District. This leads to discussion on how these might be considered in reviewing policy options, and then to policy recommendations.

2.4 Residual Land Value (RLV) Appraisal Methodology

- 2.4.1 In order to review the impact of proposed affordable housing policy on the range of sites appraised and across the scale of values considered for this strategic overview, it is necessary to determine a common indicator to ensure that comparisons are made on a like-for-like basis.
- 2.4.2 The key viability outcome and indicator for this study is the land value that can be generated where there is a predetermined and fixed level of developer profit assumed (alongside an allowance for all other assumptions that have been included and varied in this report). The study is not based on the notion of fixed land values with developer's profit varying as affordable housing or other requirements change. Land value expectations (and how those will inevitably need to be adjusted over time with changing markets in addition to changing planning and environmental requirements) are central to this work and to the ongoing negotiation and delivery processes. Local authorities and others involved in the process must recognise that developers need to make appropriate profits, and this work is not based on a premise that those should be eroded below reasonable levels. This area is discussed further below, including at 2.7 – Developer's Profit.
- 2.4.3 Assuming a developer reaches the conclusion in principle that a site is likely to be viable for development and worthy of consideration, an appraisal is usually carried as part of fine-tuning the feasibility review and checking what price can be justified for the site purchase.
- 2.4.4 In this study we have to assume that a negotiation has occurred or is under way based on knowledge of the current development climate and planning policy requirements as they will apply to the scheme. To inform the review of outcomes from a range of potential policy positions (e.g. increased/decreased affordable housing proportions and site size thresholds), this study compares the viability results from the current

policy requirements/approach with those likely to result from the potential variations under consideration.

- 2.4.5 Ultimately, the land values under review are a product of a series of calculations that provide a residual valuation based on both the specific form of development a site can accommodate, and its development costs. While the market uses a variety of approaches to appraise sites and schemes (including comparisons between sites – which is particularly difficult to do in a market of few transactions) in early stages of feasibility, a more detailed approach is necessary to understand how the value/cost relationship appears - as used in this study.
- 2.4.6 The simplest, most effective and widely understood way of checking site viability in most instances is via a residual land value (RLV) appraisal (see Appendix 10 – Glossary). We have developed our own spreadsheet tool for this purpose. In doing so we have made what we feel are reasonable assumptions but it must be noted that individual developers will have their own varying approaches, and a developer might also apply a different approach from one scheme to another.
- 2.4.7 A highly simplified example which groups various cost elements together and showing only the basic structure of the RLV calculation, is shown in Figure 1 below. This is an illustrative example only and is not to be relied upon for calculation purposes. It demonstrates, in outline only, the key relationship between development values and costs. This is a dynamic relationship and determines the amount left over (hence 'residual') for land purchase from the total sales value (the 'gross development value') of the site. It can be seen that as values increase but costs remain unchanged, there is more scope to sustain adequate developer's profit levels and crucially, land values sufficient to promote the release of land for residential development.

Figure 1: Simplified Example of Residual Land Valuation calculation – Basic structure (for illustration purposes only)

| | | |
|--|-----------------------------|-----------------|
| Starting point is total sales value ('Gross Development Value') | | |
| Number of Units = | | 10 |
| Sales Value = | | £200,000 |
| Gross Development Value ('GDV') | | |
| = A | (say) | £2,000,000 |
| Development Costs (build costs, fees, etc.) | | |
| = B | (say) | £850,000 |
| Development Profit (@20% of GDV) = C | | |
| | (say) | £400,000 |
| Land Purchase Costs and Planning Infrastructure (not including affordable housing element) | | |
| = D | (say) | £100,000 |
| "Residual Land Value" (Gross Development Value - Development Costs - Profit - Land Purchase and Planning Obligations) = E | | |
| A - (B + C + D) | | |
| = E | (Residual Land Value 'RLV') | £650,000 |

2.4.8 We have been able to verify our experience and thoughts on the structure of, and components within, the approach and indicative output land values through our contact with developers and their advisers, through our experience of site-specific appraisal work and comparison with inputs and outputs used in/by a range of similar tools.

2.4.9 The tool used for analysis in this instance runs a calculation that provides an approximate RLV, after taking into account assumed normal costs for site development. We do not allow for abnormal costs. Those can only be properly reflected with detailed site-specific knowledge. If such varying costs were to be considered within this study, it would affect our ability to accurately compare like with like, when assessing the impacts of affordable housing requirements. Any demonstrated abnormal costs will always need to be considered as part of scheme specifics on application of policy.

- 2.4.10 The inclusion of the affordable housing element of a scheme is accounted for within this RLV calculation. This assumes that the developer receives a payment from a Registered Provider ('RP') (or other affordable homes provider) for a number of completed affordable homes provided within a market housing development. This level of receipt is based on a predetermined calculation that is not normally at a level comparable with open market values. Essentially, this reduced level of revenue to the scheme, relative to market sales receipts (sales values), is where the key viability impact of the affordable housing comes from. The affordable housing revenue is based on a **70/30 tenure split of social rent/shared ownership** and assumes that there will be no HCA grant available.
- 2.4.11 The modelling also allows for the application of CIL at varying levels. This study looks at a range of fixed overall costs (per m²) to determine the additional impact that varying CIL costs may have on development. This fits with the necessary strategic overview approach. We have used CIL levels of £40 per m², £60 per m², £80 per m² and £100 per m².
- 2.4.12 Assuming that a developer will require a minimum fixed profit margin on any given site to balance risk and often to underpin funding arrangements, beyond a certain point it is therefore the land value that will be affected by the introduction of affordable housing or other infrastructure requirements and obligations. In this sense (and although there can be positive cash flow effects similar to those from "off-plan" sales) affordable housing is viewed as a significant cost element within the developer's appraisals, in much the same way as other planning infrastructure requirements (planning obligations). This cost impact is seen through reduced land value (RLV) – the usual mode through which, effectively, the cost is passed on to the landowner. This then potentially affects the point at which a landowner will be prepared to release a site for residential development in comparison with other options they may have.
- 2.4.13 The results of the appraisal calculations show the indicative residual land values (RLVs) generated (in monetary terms), the RLVs as a percentage of the gross development value (GDV) and the equivalent value per hectare (£ per ha). These give us indications of the strength of those RLVs after the various affordable housing and other assumptions are taken into account.
- 2.4.14 The results are compared against a potential existing/alternative land use values which is a key factor in determining viability outcomes. These comparisons provide an indicator of likely scheme viability given an overview of the RLV results from a range of appraisals and therefore help to inform our judgements and recommendations. This aspect can only be highly indicative at this strategic overview level. In practice every site will have specific characteristics and its value will be determined by its type,

location, use, economic lifespan of existing premises, marketability and development potential, etc; and the cost of creating/realising that potential use or maintaining an existing/alternative use. Linked to this there can also be a level of incentive or price paid in excess of a particular established value level whereby under some circumstances an owner may require an additional level of incentive in order to release a site. This scenario will be highly variable and need to be borne in mind at the site-specific stage which sits beneath this strategic level. The setting of clear policy by the Council will be a key part of the adjustment and appropriate guiding of land value expectations over time.

2.4.15 Whilst briefly discussing existing/alternative use values it is worth mentioning that the commercial property market has been suffering and seen a greater degree of downturn, even, than the residential market as a consequence of the financial markets crisis. Although a generalised statement, demand for commercial property has fallen very dramatically with severe consequences for values. This factor needs to be borne in mind where the comparisons that are relevant are likely to change over time and the relative positions, in viability terms, of alternative proposals for sites could alter.

2.5 Property Market and Values

2.5.1 In determining the range of modelling to be carried out, we use a scale of "Value Points" appropriate to the District as a whole, rather than concentrate on the specifics of neighbourhood areas or centres (across which values can vary greatly in any event). This fits the strategic approach needed. It allows a more meaningful review of trends – how viability varies with values. By taking a Value Points approach effectively we are considering what the viability of a particular scheme or site typology might look like if it were moved to a range of locations. The methodology also enables us to review the impact of changing market conditions as are likely to affect values over time. The resulting scope of outcomes therefore means we can see what happens as we move a particular scheme type around the District and/or expose it to varying market demand levels as could affect its values. This ensures that the study is appropriate to long-term policy formulation with the Value Points providing the flexibility required to determine how viability may be impacted by changes in residential market conditions.

2.5.2 We undertook research into property prices, across the District as a whole in June and July 2012, to determine a realistic range of development values (property sales values) for each of our appraisals. The research was kept open during the study period – so that we could also consider any further information that became available in interpreting the results.

- 2.5.3 We carried out a review of the pricing of all available and “sold subject to contract” properties (1 and 2-bed flats and 2, 3, 4 and 5-bed houses) across the area. This was undertaken using internet searches (www.rightmove.co.uk being the key source) and includes information from the Hometrack system provided by Canterbury Council. This part of the exercise helped us to understand and consider, very broadly, how values vary with location across the District in the context of the Value Points and whether (and if so what) particular values patterns are seen. It enables us to provide reasonable average values for the District, and localities within it, by dwelling type.
- 2.5.4 Adams Integra acknowledges that there is usually a gap between marketing and sale price. Under recent more difficult market conditions this gap has typically grown. It is not possible to make a statement about the usual gap between the two, as a particular owners’ aspiration and the saleability of particular properties clearly varies. The research has been reviewed in the context of this, and the range of value levels assumptions set accordingly.
- 2.5.5 The overall (re-sales dominated) market data was then considered alongside our “on the ground” research. That involved visiting the area, speaking to estate agents, visiting new build schemes, speaking to developers’ sales staff and gathering other leads to inform supplementary desktop research. Where little data was available at the time of the search, the data has been verified or supplemented by using Land Registry average sales figures and resale data. Appendix 8, the Property Values Report, summarises the research and also provides wider regional and national property market context.
- 2.5.6 The review of various sources of information on values ranges is preferred to any single desktop resource, which would be limited to historic data and tends to be limited in terms of information of property types and sizes. This process of considering a wide range of values data, overall, informs our judgements on the range of values that we apply as we conduct the large number of appraisals.
- 2.5.7 The results of the property values research, and in particular the new build values research, led to the formation of 5 Value Points (see Figure 2 below) within which new build housing values in most areas of Canterbury Council fall. As stated above, most areas see a variety of property values (even within the same postcode area or down to street level) therefore the results of this research can be used independently of location where approximate sales values can be estimated. The overall range covers values from £1,852/m² to £4,000/ m² with the core part of the range in the current climate being £2,000/m² to £3,400 as so represented by our Value Points 2 to 4, as at Figure 2 below.

Figure 2: Summary of Value Points Adopted (example prices based on assumed floor areas, but also applicable to other dwelling types and sizes):

| Type | Area sq m | VP1 | VP2 | VP3 | VP4 | VP5 |
|-------------|-----------|----------|----------|----------|----------|----------|
| 1 bed flat | 47 | £108,000 | £112,800 | £124,550 | £148,144 | £165,017 |
| 2 bed flat | 61 | £115,000 | £120,000 | £140,000 | £192,272 | £214,171 |
| 2 bed house | 70 | £129,640 | £135,940 | £160,000 | £220,640 | £250,000 |
| 3 bed house | 85 | £157,420 | £165,070 | £185,000 | £267,920 | £300,000 |
| 4 bed house | 100 | £185,200 | £194,200 | £220,000 | £340,000 | £400,000 |
| 5 bed house | 158 | £280,000 | £300,000 | £340,000 | £500,000 | £550,000 |

2.5.8 It must be reiterated that any attempt to define value patterns can only be highly indicative. This is because values can change over very short distances dependent on a site's location and its surroundings, local amenities, etc. In practice, variations in values are often seen down to a street-by-street level – and sometimes even between ends or sides of streets, and within developments depending on the orientation of dwellings and their outlook, for example.

2.5.9 This study does not attempt to provide comprehensive property valuation data, but rather identifies the typical range of new build values of various dwelling types based on the assumed sizes set out. The values research is carried out to enable us to make judgements about the range of values of new build properties typically available. It is not a statistical exercise and inevitably judgements have to be made. The values used in the appraisals are averaged across properties of varying size and type, and any settlement could contain a range of property values covering a single property type. We believe, however, that the information used is reasonably representative. The key point is to consider the likely range of typical new build values which will underpin this planning-led delivery of affordable homes, rather than consider overall resale market Land Registry type data alone, which can often dilute or disguise the new build market picture.

2.5.10 Prior to, and during, the study period there has been continued reporting at all levels of a relatively weak and uncertain property market. As at June 2012 to August 2012 (the research period) these conditions could not be described as over. However, the long-term trend in house prices is upwards in real terms with the "norm" for house prices to rise over time. In the past, schemes have been brought forward and have therefore been viable at similar or lower value levels. One of the principal concerns with the market recently has been the volume of sales being achieved rather than simply the value levels. Sales volume is difficult to reflect in financial viability terms. It may affect developers' views on risk levels, and it may affect development and sales periods, and thus finance periods. These will, in any event, be site-specific factors. To what extent the depressed levels

of market activity, if prolonged, will ultimately affect value levels with time remains to be seen.

2.5.11 This is also discussed later in the report and our market review information is included Appendix 8. There are still wide-ranging views as to what extent the market is stabilising overall. Examples of characteristic features of the recent downturn have included:

- Mortgage lending levels relatively low. High deposit requirements and difficulties in obtaining funding widely experienced by prospective purchasers.
- A marked slow-down in the rate of construction of new homes – in many cases a virtual stalling of new build progress.
- Increased reports of developers pulling out of schemes, with delayed starts or slowing scheme progress/“mothballing” sites.
- Some house builders and others involved in the development industry reducing staff numbers significantly, with some ceasing to trade. Many house builders have been reporting reduced returns and trading results.
- Incentives being offered fairly typically on new build sites - such as stamp duty/5% deposit paid/deferred purchase/shared equity/mortgage payments assistance, and perhaps others – dependent on a prospective purchaser’s position together with the developer’s marketing experience and sale potential of particular plots, etc.
- Some use of guide pricing alone, or even no advertised pricing.
- Some schemes still selling relatively well but usually with slower sales where this is so.
- Some developers considering offers from RPs for expanded affordable housing quotas on sites, or even entire schemes for affordable.
- Extended development periods in some cases, with a knock-on effect of impacted sales progress because there is less for purchasers to see. Purchasers far less likely to purchase off-plan given uncertainty over values movements. This creates a circular effect with regard to build progress on some schemes – i.e. some developers taking a view that build progress needs to be underpinned by firmer sales interest. Others are, however, proceeding based on prospective purchasers typically now wanting “to see what they will get”.

- Examples of estate agents combining, closing or mothballing offices, or operating restricted hours. Developers' sales operations operating reduced hours/being rationalised.
- Fewer investment buyers active.

2.5.12 Despite the recent signs of a more positive market picture, it would be premature to say that the above effects are now a thing of the past. Some key commentators consider there to be a strong possibility of a further dip in the market. This is because house prices have received some protection through a lack of supply, rather than through significantly increased confidence levels or significantly improved availability and terms of mortgage finance. In terms of study methodology, the continued uncertainties are very difficult to reflect in the detail, beyond considering varying house price levels as those drive scheme viability. The economic backdrop remains weak, with unemployment fears still apparent.

2.5.13 Clearly future values cannot be predicted, but our methodology does allow for potential future review of results in response to changes over time, perhaps including more established market trends or revised price levels - as well as sale price variations through site characteristics or location. It enables us to look more widely at the sensitivity of results to value levels.

2.5.14 In our view, it would be impractical for a local authority to move affordable housing and perhaps other viability related planning obligations targets through Core Strategy policy in response to relatively short-term market conditions and adjustments.

2.5.15 A key message for local authorities in this situation is the need to monitor the market, housing delivery outcomes and trends locally - and respond to those through consideration of contingency measures and possible policy review longer-term. It is also about adopting a practical and flexible approach to secure delivery of all housing types, especially in the short-term.

2.6 Gross Development Value (GDV)

2.6.1 In order to further explain the residual valuation principles, we will now provide further information on the various key inputs and the implications of those.

2.6.2 Gross Development Value ("GDV") is the amount the developer ultimately receives on completion or sale of the scheme, whether through open market sales alone or a combination of open market sales and the receipt from a RP for completing the affordable homes on the scheme. Thus the

developer's profit in each case relates to that scheme-specific sum rather than to a base level of GDV that assumes no affordable housing. It assumes that the developer has appraised the site and secured land in the knowledge of, and reflecting, policy that will apply; i.e. the developer is aware that a proportion of the receipts will be at a lower level than prior to any affordable housing policy taking effect. This can be regarded as a reasonable approach given established local and national policy guidance on the provision of affordable housing.

2.7 Developer's Profit

- 2.7.1 The requirement to place an increased proportion of affordable housing on a site will inevitably reduce the sales income that a developer can reasonably expect to receive. As this reduction will not be accompanied by lower construction costs, the offset must be taken up in a reduced development profit, a lower land price or a combination of the two.
- 2.7.2 Developer's profit and landowner's sale price are key considerations that must be taken into account if residential development is to be undertaken.
- 2.7.3 If profit levels fall below a certain point then developers will not take the risk of developing a site, nor in many cases will funding organisations provide the necessary support. Equally, if the price offered by a developer to a landowner for a site is too low, the landowner may not sell and might instead continue with, or pursue, an existing or higher value use. There are also intangibles, for instance some smaller sites may start out as homes, gardens or small business premises which will not be sold unless certain aspirations are met. Business and tax considerations, investment values and costs, and availability and cost of replacement facilities can all influence decisions to retain or sell sites. A mix of these factors may be relevant in some cases.
- 2.7.4 Continued ready access to development finance is likely to be a particular issue in the current market conditions which have flowed from the recent economic recession.
- 2.7.5 At the time of considering the study assumptions, Adams Integra's experience of working with a range of developers and of reviewing appraisals, lead us to suggest that they would need to seek a fixed profit (margin) of approximately 20% (gross) of GDV.
- 2.7.6 This study therefore uses a developer's profit-based assumption fixed at 20% of GDV. Lower and higher profit levels than those we have assumed may well be appropriate, depending on the nature of the project and risk/reward scenario – and in this sense also the market conditions. Some developers will look at alternative profit criteria, for example a higher

percentage (perhaps up to 30%) of capital employed (not of GDV). Different profit aspirations will also be held by different types of house building and development companies.

2.7.7 Our experience shows that particularly for smaller and lower risk schemes, and those often carried out by smaller more local developers (or contractor developers), a lower level of developer profit may well be an appropriate assumption. However, given our acknowledgement of varying profit levels, as above, we have carried out our base appraisals assuming 20% developer's profit. In this context, development profit can be regarded as a development cost. In reality, again there will be no substitute for site-specific consideration of the details – as with other assumptions that will be reviewed where viability is discussed on sites coming forward. The assumptions used here are suitable guides and starting points, but should not be regarded as fixed figures which will always suit.

2.8 Model Scenarios, Property Types, Size and Mix

2.8.1 The Council required a range of scenarios to be appraised to assess the viability of the potential approach to thresholds and proportions of affordable housing alongside other costs that may affect the viability of residential development (e.g. sustainable construction and design standards, other planning obligation costs, etc).

2.8.2 In considering on-site provision of affordable homes, the scheme types modelled range in size from 2 to 500 dwellings to allow the study to investigate a full range of potential policy options. Information that becomes available at a later stage will be highly variable and merit site-specific level review in due course, usually in conjunction with other DPDs/Area Action Plans/Development briefs or similar; as part of reviewing and proposals with the site promoters.

2.8.3 The scenarios modelled concentrate on smaller sites, as in our experience the most sensitive area can be around newly captured sites (which under adopted policy provide no affordable housing contribution and therefore which see a large "first time" viability impact if this form of policy were to be implemented). Variations to the dwelling mix help to consider the impact of various dwelling types on development viability, within and between these scenarios.

2.8.4 The schemes were tested using 0% and at 25%, 30%, 35% and 40% affordable housing. This range of testing allows us to investigate viability related to a range of potential options for policy development around both the proportion of affordable housing sought and the threshold position. These options include potential lower proportions of affordable housing

sought from smaller sites below the current 15 unit threshold - as part of a sliding scale type approach to affordable housing policy. It is simply not practical or economic for this type of study to appraise and consider every conceivable policy option (combination of threshold and proportion). The volume of results can grow very rapidly without adding very usefully to how the study can assist policy development. Reviewing of trends is necessary, and a degree of interpolation of results is also possible.

2.8.5 The indicative dwelling sizes used in the modelling are 47m² for 1-bed and 61m² for 2-bed flats. For 2, 3 4 and 5-bed houses we have assumed 70m², 85m², 100 m² and 158 m² respectively. These are gross internal areas (GIAs). They are reasonably representative of the type of units coming forward for smaller and average family accommodation, within the scheme types likely to be seen most frequently providing on-site integrated affordable housing in both Canterbury and more generally. We are aware that the Council's aspirations may include delivering larger homes. We also note that new build flats for the private market may be below the unit sizes above. On the basis of our professional opinion, experience and wider/local research we consider our modelling would be valid for differently sized units including larger homes. Sizes will vary from scheme to scheme. It is always necessary to consider the size of new build accommodation while looking at its price – hence the range of prices expressed per square metre is the key measure used in considering the research, working up the range of Value Points and reviewing the results and this, therefore covers all sizes of unit.

2.8.6 This study assumes that the affordable housing mix will broadly reflect that of the private housing and so would be transferred to an RP on a proportional basis to the market mix (or reflect that as closely as possible, to ensure a range of affordable dwellings coming forward as part of a wider sustainable approach). Clearly, in practice, the exact private and affordable housing mixes will vary from site to site, as may the consistency between them. The intention of this study assumption was to follow the principle that a mix of affordable housing dwelling types will be expected wherever that is achievable rather than an assumption of only smaller dwellings for affordable tenure. In addition, ensuring consistent unit sizes across the scheme typologies allows us to consider the policy impacts on viability rather than changes to unit sizes – “like for like” comparison.

2.8.7 For details of the dwelling mix for each on-site scenario appraised see Appendix 1 – “Table of Housing Mixes”. It is acknowledged that dwelling mix will vary from site to site. In practice, there would be a tendency towards developers needing to maintain the higher value units within a scheme for private sales whilst also thinking about the relationship of the private units to the affordable units in terms of location. These are all

factors which in reality (and dependent on the site location and characteristics) will affect the dwelling and tenure mix as part of the negotiated approach.

2.9 Affordable Housing Transfer (to RP) – Method of Payment Calculation and Type of Property Transferred

- 2.9.1 Officers at Canterbury City Council indicated that the payments developers receive from RPs for the provision of completed affordable homes are currently based on a negotiated approach between those two parties. These are in turn driven by scheme costs and what the RP can afford to pay based on its business planning and financial assumptions when it considers the cashflow that will be produced by a scheme.
- 2.9.2 We have also considered the availability of funding in looking at viability (in the form of Social Housing Grant (SHG)). The grant funding climate is such that grant funding is not available for Section 106 schemes that require affordable housing as part of the planning obligations. Consultation with local Registered Providers has confirmed a general position that the Homes and Communities Agency are not likely to be funding the affordable housing (Section 106) elements of developer-led schemes moving forward. All appraisals were therefore carried out without grant as standard.
- 2.9.3 The likely payment that an RP would make for a social rented or unit of intermediate tenure within this modelling was determined through making judgements on the range of input assumptions following liaison with a number of locally active RPs where possible. Effectively, the value that could be paid to a developer for completed affordable homes is usually related to the mortgage finance the RP could raise based on the rental income stream (social rent) or capital and rental income stream (in the case of shared ownership or similar) with management and other costs deducted.
- 2.9.4 In practice, the values generated could be dependent on property size and other factors including the RP's own development strategies and thus would vary from case to case when looking at site specifics. The RP may have access to other sources of funding, such as its own resources or recycled capital grant from stair-casing receipts, for example, but such additional funding cannot be regarded as the norm – it is highly scheme dependent and variable and thus has not been factored in here.
- 2.9.5 The figures used in the appraisals are shown in Figure 3 below for each property type, and reflect the sums received per completed affordable home (for both rent and shared ownership) by the developer in return for constructing them (usually for an RP to which they are transferred):

Figure 3: Summary of Indicative Sums Payable by RP to Developer for Completed Affordable Homes

| Rent | | | | | |
|------------------|------------|------------|-------------|-------------|-------------|
| Value Point | 1 Bed Flat | 2 Bed Flat | 2 Bed House | 3 Bed House | 4 Bed House |
| 1 | £57,000 | £63,000 | £69,259 | £76,750 | £95,500 |
| 2 | £60,600 | £66,350 | £75,550 | £84,350 | £108,650 |
| 3 | £63,400 | £69,450 | £81,100 | £100,250 | £117,750 |
| 4 | £63,400 | £69,450 | £81,100 | £100,250 | £117,750 |
| 5 | £63,400 | £69,450 | £81,100 | £100,250 | £117,750 |
| Shared Ownership | | | | | |
| Value Point | 1 Bed Flat | 2 Bed Flat | 2 Bed House | 3 Bed House | 4 Bed House |
| 1 | £70,200 | £74,750 | £84,266 | £102,323 | £120,380 |
| 2 | £73,320 | £78,000 | £88,361 | £107,296 | £126,230 |
| 3 | £80,958 | £91,000 | £104,000 | £140,000 | £145,000 |
| 4 | £96,294 | £124,977 | £136,000 | £140,000 | £145,000 |
| 5 | £107,261 | £124,977 | £136,000 | £140,000 | £145,000 |

2.9.6 The exact nature and range of tenure models within an affordable housing mix will often need to be bespoke to a particular location and site – particularly in market conditions where these details are currently so dependent on demand as influenced by mortgage product availability, changing price levels, the Government’s constantly evolving range of initiatives, developer’s reactions and own practical marketing initiatives and other factors.

2.9.7 Although tenure mix is a site-specific consideration and dependent on local housing needs evidence plus the type of factors mentioned at 2.9.6, this study tests the impact of varying the tenure mix on development viability – based on certain assumptions as have to be fixed to drive appraisals. Experience with scheme specifics is that in the current climate the RP type financial appraisals for shared ownership and intermediate rent are producing similar outcomes in respect of what RPs can afford to pay for dwellings. As with much of this, figures will, of course, vary with scheme specifics. The tenure mix tested was as follows and as agreed with the Council:

- 70% social rent/30% intermediate

2.9.8 **Affordable Rent** – is one of the three tenure types recognised by, and described in, the Government’s previous statement on planning for housing (PPS3) and subsequently the NPPF. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

- 2.9.9 Affordable rented housing was introduced by the coalition Government to try to reduce down the overall grant level for affordable housing. The idea was that there should be a general presumption that there would be no grant on Section 106 schemes. The amount that an RP can pay a developer for a social rented unit should be the same as for an affordable rented unit. However, the increased rent generates more income which is then used to supplement the overall grant requirement of the RP on their other "non-S106 schemes". This is then incorporated into the RPs overall framework agreement with the HCA.
- 2.9.10 Affordable rent was never intended to make schemes more viable for developers. We have therefore ignored affordable rent as a tenure in this study as its inclusion would have no effect on the overall viability of a scheme. For the purposes of this economic assessment report the term affordable rent is therefore embraced within the term social rented housing.
- 2.9.11 For **shared ownership** accommodation our calculations were based on a 50% initial capital sale with 2.5% rent paid by the purchaser on the retained equity.
- 2.9.12 Although generally it is expected that housing needs will dictate a bias towards social rent as a strategic starting point, it is acknowledged here that there may well be local circumstances where the Council will look to work with its partners on a different approach to tenure mix in some areas in order to create mixed and balanced communities.
- 2.9.13 It should be noted that where we refer to shared ownership in this study - and that may still be a part of specific site discussions between the Council on intermediate tenure content, developers and RPs - other tenure options or models may well now be relevant. The focus will increasingly be on "intermediate tenure" in an adaptable mix alongside the priority needed social rented accommodation. Other models, including renting at rates discounted from market rental costs ("intermediate rent") may well be relevant. Those could come into play depending on local specifics such as need, demand, funding, market factors (especially in the current climate) and affordability. In most cases, they will produce improved cash-flows and provide a better viability outcome, compared with social rent without grant, and be considered as more market friendly by developers as part of their overall view.

2.10 Indicative Site Area, Scheme Density and Resulting RLV

- 2.10.1 The results of all the appraisals provide us with data in both absolute value (£) terms and as a percentage (%) of GDV. To provide broad comparisons

with published Valuation Office Agency (VOA) sourced land value data so as to provide an additional basis for interpretation of results, the approximate site area (land take) and density for each development scenario (site type and size) has been indicated.

2.10.2 Based on the unit sizes assumed in this study, this provides us with indicative densities of between 40 and 50 dwellings per hectare (dph) depending on the scheme type and potential location. We can then calculate the approximate value of each scenario and appraisal variation in indicative £ per hectare (ha) terms, to enable a comparison with other published land value data. Again, in practice, densities will be highly variable. Indicative site sizes are shown within the relevant tables of the appendices.

2.11 Other Assumptions

2.11.1 The appraisals include a range of other variables that are all taken into account when calculating an approximate RLV. This is an extensive list and includes items such as fees, land buying costs, finance, agency costs and varying levels of CIL.

2.11.2 In some instances these figures are factors of other elements of the appraisal and, therefore, vary by site size and type.

2.11.3 The percentages and values assumed for the purposes of this exercise are listed below and are the result of a Building Cost Information Service (BCIS) overview, Adams Integra's experience, work with and discussions with developers, valuers, agents and others:

- **Base Build Costs (House Schemes)** - £1,100/sq m
- **Base Build Costs (Flatted Schemes)** - £1,270/sq m

2.11.4 The above are applied to the Net Internal Area (NIA) of the accommodation. Base costs for flats are likely to be higher than for a scheme of houses particularly where sites are constrained and often difficult to work on (involving materials storage difficulties, craning, etc). Common areas have to be allowed for, as does the degree of repetition of costly elements. Cash-flow for flatted development can also be less favourable as rolling sales are more difficult to deliver. In this study the £1,270 per sq m figure assumes standard low-rise flats (typically no more than 3 storeys and allowing standard construction techniques).

2.11.5 Build cost figures have been taken as an indicative level, supported by our ongoing experience of scheme specifics, whilst also taking into account a range of information from BCIS data and feedback from developers.

2.11.6 There will always be a range of data and opinions on, and methods of describing, build costs. In our view, we have made reasonable assumptions which lie within the range of figures we generally see for typical new build schemes (rather than high specification or particularly complex schemes which might require particular construction techniques or materials). These build costs take account of the requirement for higher quality homes and reflect the requirements of the Code for Sustainable Homes Level 3. As with many aspects there is no single appropriate figure in reality, so a judgement on some form of benchmark is necessary. There will be instances where other costs are relevant, including in overcoming abnormal site issues or characteristics.

2.11.7 We are aware that the developer's base build costs can be lower than our above base cost figures, and also that the BCIS tends to indicate lower figures. In contrast, however, there is also much said about costs being higher than this, often in the context of RPs procuring new housing through contractors and developers. Build costs are set out in a range of guises, including in BCIS, whereby items such as external works costs and fees, etc, are sometimes included, sometimes excluded. It can be difficult to carry out reliable analysis. So a view needs to be taken, and then monitored, tested and updated as informed by the experience of site-specifics, negotiations and (from the affordable housing perspective) in light of funding availability and affordability for occupants.

2.11.8 Typical scheme-specific additions to these are:

- **Professional fees & contingencies:** *10% of build costs.*
- **Marketing and Sales Fees:** *3% of Estimated Total Sales Value (GDV).* There will be instances, dependent on the location and scheme type, where some of this expense or an additional sum will be directed to the setting up of a show home. This will, however, not be appropriate on all schemes hence we have not included for it as a standard assumption item. We would not expect it to alter the outcomes fundamentally.
- **Legal Fees on Sale:** *£600 per unit.*
- **Finance:** *6% - on build costs, fees, etc.* No finance arrangement or related fees have been included for the purposes of this exercise. They might in practice be applicable, but we would not expect them to alter the viability equation fundamentally. Scheme funding arrangements will vary greatly, dependent again on the type of developer and scheme. As with much of this exercise, this is a snapshot and there are varying views as to what future trends will hold, and so over time we

would need to see how added costs balanced with changes in sales values.

During the course of the study, the Bank of England Base Rate has been maintained at 0.5%. On fixing our assumptions in the early study stages we decided to leave our finance rate assumptions unchanged. Due to the continued reduced availability of finance, we considered this approach to be further validated and therefore to remain appropriate. The impacts of the low Base Rate have still not been seen in any notable way, but with further time our interest rate assumption might begin to look high – it is not possible to tell. Nevertheless, this again fits with looking at viability reasonably cautiously rather than stripping out too many cost allowances from appraisals. It also fits with the strategic view – in terms of trying to settle on assumptions reflective of a range of potential market conditions. Our understanding is that house-buying and development finance remains relatively difficult to access – at least on favourable terms, related to the risks perceived by the markets and to the fact that lending between institutions is still not working on terms or to the extent that had underpinned the active market in preceding years. We have had a climate recently whereby rate reductions have tended not to be passed on, certainly not to a significant degree, to borrowers, and where other charges (arrangement fees, etc) have weighed against any cuts. So far as we can see, similar applies in a commercial sense. In summary, at the time of writing, we have no reason to believe that the commercial lending climate has eased significantly.

- **Legal Fees on Land Purchase:** *0.75% of land value* (this will often produce a low figure when looking at very small or low value sites but only make a minimal difference to outcome).
- **Stamp Duty Land Tax:** *Between 0% and 5% depending on RLV.*
- **CIL:** Appraisals carried out assuming £40, £60, £80, £100, £150 and £200 per m² for CIL. They are notional levels. We varied this assumption so that we and the Council could review the sensitivity of results to this factor – using similar thinking to the Value Points methodology rather than looking only at a relatively narrow set of assumptions. This was done in the context of a range of other areas which could effectively add costs to schemes from a developer's and therefore landowner's perspective.
- CIL is not intended to replace **site-specific** consideration of planning obligations levels.
- **Code for Sustainable Homes:** All base appraisals assume compliance with Level 4 of the Code for Sustainable Homes (for all dwellings –

market and affordable). The Council also requested that the impact on development viability of achieving CfSH Level 5 and then CfSH Level 6. The costs of achieving those levels of the Code were based on research for the Government's Department for Communities and Local Government (CLG)¹.

- **Lifetime Homes** - While this can affect scheme viability in a wider sense - from the point of view of increasing building footprints and therefore cost and, potentially, site capacity - it may not necessarily add significant cost but instead has design implications. Interpretations and opinions vary widely. Early design input minimises its impacts, and costs depend on to what degree standards are applied and what other standards are already to be met. There are overlaps, and even areas where it can compromise or not fit well with other requirements. It is an area that needs to be kept under review in terms of practicalities, costs and impacts – as part of the overall expectations from schemes. There have been a number of studies into the costs and benefits of building to the Lifetime Homes standard. These have concluded that the costs range from £545 to £1,615 per dwelling, depending on: the experience of the home designer and builder; the size of the dwelling (it is easier to design larger dwellings that incorporate Lifetime Homes standards cost effectively than smaller ones); whether Lifetime Homes design criteria were designed into developments from the outset or whether a standard house type is modified (it is more cost effective to incorporate the standards at the design stage rather than modify standard designs); and any analysis of costs is a 'snapshot' in time.

It is an area that needs to be kept under review in terms of practicalities, costs and impacts – as part of the overall expectations from schemes. The same applies to the Council's likely approach to wheelchair adapted housing being incorporated wherever possible within schemes – specific needs, design implications and impacts will need to be considered as sites come forward and planning applicants will need to build this in to their thinking.

2.12 Stakeholders and Consultation

2.12.1 We invariably find that developers are, understandably, more often than not reluctant to share information on their assumptions. There are commercial sensitivities to be respected. However, as part of considering a range of information and informing our judgements for each of our studies we consult with a range of stakeholders including developers, landowners, RPs and agents as a matter of course. This is done through the "on the ground" and web-based/desktop research we have mentioned.

¹ DCLG – Code for Sustainable Homes: Cost Review

2.12.2 Adams Integra undertook not to disclose the detail of any of the responses but these were collated and have helped to inform our progress from that point. A sample pro-forma issued to stakeholders is shown in Appendix 9.

2.13 General Notes and Caveats

2.13.1 This study requires judgements based on the development values and changes seen in land values as a result of varying potential policy positions. This is in the context of seeking to guide policy development and arrive at clear policy targets. The results cannot be a definitive guide to how specific sites will be appraised or how outcomes on a site-specific basis will look. As this is a relative exercise aimed at determining the likely effect of a range of policy options, the most important factor is consistency between assumptions used for modelling scenarios. Specific assumptions and values applied for our schemes are unlikely to be appropriate for all developments. The same could be said of any set of study assumptions. We are confident, however, that our assumptions are reasonable in terms of making this viability overview and informing policy development.

2.13.2 This study is set in the context of setting clear and realistic targets as a basis for long-term policy but bearing in mind short-term flexibility required to deal with the current housing market. Development viability will vary from site to site, and there will be no substitute for the negotiated approach to provision where necessary (e.g. sites with abnormal costs, low sales values, etc).

2.13.3 There can be no definite viability cut-off point owing to individual landowner's circumstances. It is not appropriate to assume that because a development appears to produce some land value (or in some cases value equivalent to an existing/alternative use), the land will change hands and the development proceed. This principle will in some cases extend to landowners expecting or requiring the land price to reach a higher level, perhaps even significantly above that related to an existing or alternative land use. This might be referred to as a premium, "overbid" or sufficient level of incentive to sell. In some specific cases, whilst weighing up overall planning objectives to be achieved, therefore, the proposals may need to be viewed alongside the owner's enjoyment/use of the land, and a potential "overbid" relative to existing use value or perhaps to an alternative use that the site may be put to. In practice, whether and to what extent an active market exists for an existing or alternative use will be a key part of determining whether or how site discussions develop.

2.13.4 These factors will not always come into play or always have very significant influences on outcomes. For instance, the market for an existing or alternative use proposal, and therefore the value it produces, will vary with time, location and economic conditions. They are likely to be

highly variable as to relevance for and impact on particular schemes. In reality, scheme-specific land values have to be considered alongside existing or alternative use values and the latter, being very location and planning use or business dependent, will vary significantly too.

- 2.13.5 To attempt to make detailed comparisons with existing or alternative uses in this type of overview work for policy context would, in our view, have limited meaning. We have, however, attempted to provide examples of, and comparisons with, an alternative use value. Commercial use values in particular are highly site-specific. Nonetheless, this study acknowledges that the level of value created by a residential scheme after making allowance for affordable housing and other planning obligations requirements will need to be weighed up against any existing or alternative use relevant to a particular site.
- 2.13.6 The use of notional sites/site typologies most effectively enables like-for-like comparisons to be made, i.e. the testing of impacts of the varying requirements on the same typical scheme in a range of value locations. The fact that individual schemes vary makes like-for-like comparison very difficult when studying those for this purpose of trying to measure policy impacts, with full reliable and readily comparable information being critical.
- 2.13.7 We have not definitively labelled specific locations or areas as higher/lower value, or similar. This is because in practice we found that values can vary from street to street and within very small areas. The Value Points approach used in this study means that viability outcomes can effectively be transported around the District and a feel for viability gained in relation to relevant value levels as those might vary by location as well as by scheme. As noted, this approach of reviewing outcomes from a range of values also enables the consideration of viability impacts and trends as values change with regard to market adjustments.

3 RESULTS AND RELATED COMMENTARY

3.1 Background

3.1.1 The residual land value (RLV) modelling carried out for this study looks at a range of scenarios investigating the impact on development viability in accordance with the methodology as set out in Chapter 2.

3.1.2 The number of appraisals required rises exponentially with the number of variables investigated. This is the case with all such studies and it is important to keep this exercise within practical limits. However, the modelling still creates a very extensive range of results, especially once all the variables are considered through additional layers of appraisals. These are presented by means of a large number of tables and graphs. The tables and graphs are all appended to the rear of this report should the reader wish to view them. They are set out in different ways depending on the particular impact we are seeking to investigate and visualise. The following results Chapter aims to lift from that large volume of information a few example results to explain the characteristics, impacts and trends of various potential policies on development viability. The purpose here is to help guide the reader in interpreting the results and to illustrate key points and trends which have led to our conclusions.

3.1.3 The data is shown in tabular and graphical form and shows the indicative RLV produced by each appraisal, those RLVs shown as a percentage of gross development value (GDV), and the approximate land value as a value per hectare.

3.1.4 The Appendices are set out as follows:

➤ **Appendix 1** – Table of Housing Mixes

➤ **Appendix 2, 2a and 2b**

Appendix 2 shows a Summary of Residual Land Value (£) Appraisals for All Value Points; 0%, 25%, 30%, 35% and 40% Affordable Housing; 70% Social Rent/30% Shared Ownership; **CIL Level £0** at Low Density, Medium Density and High Density. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare. **Appendix 2a** is as per Appendix 2 but for schemes of flats only. **Appendix 2b** is as per Appendix 2 but for schemes of houses only

➤ **Appendix 3** shows a Summary of Residual Land Value (£) Appraisals for All Value Points; 0%, 25%, 30%, 35% and 40% Affordable Housing; 70% Social Rent/30% Shared Ownership; **CIL Level £40 and £60** at Low Density, Medium Density and High Density. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.

- **Appendix 3i** shows a Summary of Residual Land Value (£) Appraisals for All Value Points; 0%, 25%, 30%, 35% and 40% Affordable Housing; 70% Social Rent/30% Shared Ownership; **CIL Level £80 and £100** at Low Density, Medium Density and High Density. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.
- **Appendix 3a** is as per Appendix 3 but for schemes of flats only.
- **Appendix 3a-i** is as per Appendix 3i but for schemes of flats only.
- **Appendix 3b** is as per Appendix 3 but for schemes of houses only.
- **Appendix 3b-i** is as per Appendix 3i but for schemes of houses only.
- **Appendices 4, 4i, 4ii, 4a, 4a-i, 4a-ii, 4b, 4b-i, 4b-ii** are the same as Appendix 3 but at Code for Sustainable Homes Level 5.
- **Appendices 5, 5i, 5ii, 5a, 5a-i, 5a-ii, 5b, 5b-i, 5b-ii** are the same as Appendix 3 but at Code for Sustainable Homes Level 6.
- **Appendices 6, 6i, 6ii, 6a, 6a-i, 6a-ii, 6b, 6b-i, 6b-ii** are the same as Appendix 3 but at Code for Sustainable Homes Level 3.
- **Appendix 7** – shows Commuted Sums Residual Land Value (£) Appraisals for All Value Points.
- **Appendix 8** - Contains a summary of our property values and market research.
- **Appendix 9** - Details of Stakeholder Consultation.
- **Appendix 10** - Provides a Glossary of technical terms used throughout this study.

3.1.5 The results appendices also summarise the RLV results across all scenarios and site sizes showing the corresponding monetary value in pounds per hectare (£ per ha) based on assumed indicative site areas (“land take”) and density for each scenario. This type of data can become outdated quickly – especially in times of fast-changing markets as we have had recently. Such comparisons are used within this study only to help highlight how land value varies as assumptions change, and to show very generally the type or range of other information that the indicative RLV results might be compared with when it comes to considering how likely a scheme is to proceed given other valuation factors. The inclusion of this information here seeks to help with illustrating how the value (RLV) created by residential development proposals may look and vary relative

to other example uses only. The key point through these indications is to build on the emphasis that considering alternative/competing or existing use values (and potentially additional incentive levels, as has been discussed) will often be important in site-specific viability and thus delivery discussions. In practice, as the study notes elsewhere, the values likely to be attributed to various existing or potential uses of a particular site will be highly site-specific.

- 3.1.6 At this strategic level overview for policy development, we are able only to make broad comparisons. Unfortunately it is simply not possible to provide the Council with definitive “cut-off” points where a scheme definitely would proceed, or conversely where viability would be compromised to the degree that development would not take place. Site specifics will influence viability on individual sites. Adams Integra sought additional, more Canterbury-specific, information on land values such as was available at the time of research. The information search was also kept open during the study period. This was done through enquiries of local agents who may be dealing with land sales – sites for commercial and residential developments. Desktop (web-based) searching for any information was also carried out. Our study process involves asking agents if they have dealt with, or are aware of, any specific land sale (or marketing) information – or, if not, whether through their experience they can offer any views on local land values. These are typically, but not always, different agents from those we talk to about residential property sales. Particularly in the current market, this extra research has typically resulted in little additional information; however, any that was gathered as the study progressed is included at Appendix 8.
- 3.1.7 There may be considerable variance between individual site circumstances and those modelled when setting an affordable housing target. It is therefore important that local authorities retain the flexibility that will enable them to negotiate individual sites. There will need to be a second stage to the viability process often prior to, or at, the planning application stage whereby site-specific discussions are necessary – for example, in the event of landowners or developers needing to demonstrate that affordable housing targets, or perhaps other planning obligations, cannot be met. The same might apply where a developer or landowner wished to explore enhanced (in excess of target levels) or alternative provision of affordable housing with the Council.
- 3.1.8 Our comments on existing and alternative use values (for example, commercial), and how those vary greatly with site specifics, will apply when the Council considers the viability of mixed use schemes in terms of the affordable housing and other requirements.

3.1.9 The following results sections cover the main scheme type/development scenarios (5 to 100 units).

3.2 Property Values

3.2.1 One of the key inputs into the appraisal process is the completed value of residential properties that will make up a scheme (i.e. the estimate of the scheme's GDV by reviewing the likely values of the component properties). Typical value levels that reliably represent particular localities are hard to pin down given the highly variable nature of housing product and local influences on price.

3.2.2 The range of new build values used in this study to enable us to test both the variation in values as may be seen across a range of scheme types throughout Canterbury and with a changing market over time is shown in Figure 4 below. Given the still relatively weak economic backdrop and uncertain condition of the current property market, the direction the market next takes is particularly difficult to assess at the moment - both nationally and more locally. By looking at a range of values this methodology is able to be used in a way which enables a review of viability outcomes in response to value levels as those vary. This means that overall the range of values tested is likely to remain appropriate and still capture the typical value levels locally as they move within this scale. The general range of new build values seen (in £ per sq m) and used for carrying out appraisals are as follows:

Figure 4: New Build Range of Values

| Value Point | From £/m ² | To £/m ² | General Indications |
|-------------|-----------------------|---------------------|---------------------------------------|
| 1 | £1770 | £1885 | Market falling from current lower end |
| 2 | £1899 | £2000 | Lower end values |
| 3 | £2150 | £2650 | Mid-range values |
| 4 | £3100 | £3400 | Mid to upper-end values |
| 5 | £3481 | £4000 | Upper end values |

3.2.3 Further analysis of the pricing information indicated that the average new build marketing price point for the Canterbury District as a whole area was about £2,400/m² at the time of our research (i.e. around our Value Point 3). This does not take account of the number of properties for sale at each point that fed into this calculation and as such the average can be skewed. The new build averages suggest a fairly wide range of property values across the District with significant overlap in places. However, studying viability over this range of values enables the results to be viewed in the context of values changing as influenced by moving market conditions.

- 3.2.4 It appears that, generally, values in the range of our Value Points 3 to 5 were most common. Given the condition of the current property market, the direction the market next takes is particularly difficult to assess at the moment - both nationally and more locally. By looking at this range of values this methodology is able to be used in a way which enables a review of viability outcomes in response to value levels as those vary. As mentioned previously, Value Points 1 and 5 were modelled to allow us to look at the impact on viability should the property market deteriorate further or improve from the point at which this research was carried out. This means that overall the range of values utilised is likely to remain appropriate for, and will most likely still capture, the typical value levels locally as they move within this scale.
- 3.2.5 Adams Integra's recent research for viability studies suggests in general that there no longer appears to be a significant premium value attached to new build properties compared to re-sales of a comparable type (although care needs to be adopted in analysis because data is not always on a like-for like basis, i.e. housing types vary considerably). This is due to the recent and ongoing lack of confidence in the housing market triggered by the recession. There have been anecdotal reports of mortgage valuation surveyors down-valuing new builds, and perhaps especially flats. Many agents have indicated that new build property now has to compete directly with resale in pricing terms. This is not always the case, however - for example, where a scheme creates what is considered to be a new or particularly attractive offer for a given location, something which developers will strive for.
- 3.2.6 An important feature of the housing market which was triggered in Autumn 2007, developed in 2008 and has run through to 2010 (and appears to be universal) has been the slow-down in the rate of sales (number of sales being agreed and proceeding). The impact of the vastly reduced level of market activity (volume of house sales) has been to significantly affect the level of development activity by increasing perceptions of uncertainty and risk. It remains to be seen how this will play out fully in terms of the financial appraisal of schemes and sites and, as mentioned in Chapter 2, we see a range of reactions to it in terms of profit levels sought, and other assumptions applied.
- 3.2.7 We feel there is no doubt that current conditions add up to a negative financial viability impact when compared with how schemes are viewed and pursued in a more stable, confident market. Developments in general will be taking longer to sell (with build progress possibly slowed and costs outstanding for longer as a result) and varying packages of incentives are typically being offered. These factors were identified at 2.5.11 and are recognised in Appendix 8 as well. A key point here, again, is that affordable housing is not solely responsible for any viability difficulties -

and it should not be regarded in that way. There is often a complex interaction of influences.

3.3 Indicative Value Comparisons

- 3.3.1 As a basic premise, development is unlikely to proceed unless there is a positive residual land value which exceeds both any existing or alternative use value by a margin considered reasonable under prevailing market conditions. As mentioned previously, due to highly variable potential existing and alternative use values of sites, and in some cases particular "overbid" or incentive requirements, it is not possible to provide the Council with definitive "cut-off" points where viability will be compromised to the degree that development may not take place. However, it is possible to provide likely outcomes at varying levels. The results of this study are reviewed with reference not only to comparisons with existing and alternative use values but also through other indicators such as the ratio between the gross land value and gross revenue (GDV). By way of a basic example, a residual calculation that provides an output of zero value (i.e. RLV of 0% of GDV) after testing a particular policy requirement means that development on this site would not go ahead unless there was a special business case for pursuing it. Conversely, on a site where the RLV approaches 20% to 40% of GDV after the application of affordable housing policy it is likely (although not definitive) that land values are going to be high enough to absorb the impacts of the new policies. This is obviously not always the case and very high or very low values can skew the ratios.
- 3.3.2 Valuation Office statistics for industrial land in the South East² provided values between £425,000 and £800,000 per ha. The VOA provides no specific data for Canterbury but more locally industrial land values of around £600,000 per hectare are being achieved. The VOA data has now been updated as of January 2011 with a smaller dataset. However, it comments that industrial land values have remained relatively static since January 2009 across the country. We can therefore assume that those values are still valid and for the purposes of this report, we have used the figure as a level of comparison.
- 3.3.3 VOA data also suggests that agricultural land value is below £20,000 per ha (dependent on type). Although this is true for purely agricultural land, if the case arises in the Canterbury District that true Greenfield land comes forward for residential development (either through site allocations policy or other means) there is normally an associated uplift in value. While land value expectations and payments in those cases are likely to be very much lower than with many previously developed sites, there may well still be

² VOA Property Market Report July 2011

varying degrees of incentive required – taking comparative land value situations up to perhaps £100,000-£400,000 per hectare³. Again, this is necessarily purely indicative but adds a further layer or filter when comparing the RLVs of our notional site typologies with values created by alternative uses.

- 3.3.4 What this broadly indicates on a comparison basis with average data from the VOA, is that the value of our various housing schemes (at Value Point 3 with 30% affordable housing with £40/m²) exceeds typical commercial land values. At 40% affordable housing, however, we start to see the RLV drop below the upper indicative value for industrial land. However, were this to be a Greenfield scheme then our comparison may alter and we may be looking to see whether the RLV generated could exceed a figure somewhere in the range £100,000 to £400,000 per ha. In this case, at Value Point 3 we would see those figures exceeded up to and including 40% affordable housing.
- 3.3.5 At Value Point 4 we would see the value of the land for all our housing schemes exceed the range of industrial and upper end commercial use values at all proportions of affordable housing compared to the values shown in the VOA data.
- 3.3.6 We have noted that comparisons with other information such as provided by the VOA on land values for various uses, is purely indicative. The purpose is to reinforce the relevance of considering the issue of other land use values, and that those might impact on what becomes of a site - or on what a site is able to provide. The values relating to sites (whether for existing or alternative/potential uses) will be highly specific. Where we have been able to gather any further information or indications from agents on land values locally, details have been added to Appendix 8 as the study has progressed. Looking across a wide range of similar studies, this has typically been very limited, because the feedback echoes our points about the site-specific nature of comparisons. Recent and current market conditions, for residential and commercial property and development, have meant very low activity and transactions levels and resulted in such information being hard to come by.
- 3.3.7 As stated previously, comparisons on this sort of basis are difficult to make with any real certainty or confidence. Again, there will be no substitute for consideration of site-specifics where viability issues arise, but we consider it helpful to make some cross reference between our results and this sort of information on land values.

³ HCA Area Wide Viability Model Annex 1 "Transparent Viability Assumptions" (August 2010) Consultation Version suggests a benchmark of between 10 and 20 times agricultural value

3.4 Results Trends

3.4.1 The overall trend of results shows a decrease in RLV for all site sizes and types in all cases as:

- Market property values decrease.
- The proportion of affordable housing increases.
- Developer's profit is increased.
- Planning obligations/infrastructure requirements are increased, and
- Other costs are added to the scheme (for example, through increased Code for Sustainable Homes attainment, but potentially through a wide range of matters).

3.4.2 A reduction in RLV would be seen if any of the costs within the appraisals are increased or the affordable housing revenue to the developer reduced, whilst maintaining the same private market sales values. These are all normal trends encountered in any such study (or indeed site-specific appraisal). They demonstrate the dynamic nature of the development process and the fluid nature of any appraisal modelling that endeavours to understand or demonstrate it.

3.4.3 The above will all have an impact on development viability because the sums of money remaining to purchase land after all costs are met (i.e. the RLVs) reduce as development costs increase (including increasing affordable housing requirements, in the context of this study). The importance of strong sales values to viability, particularly as development costs (again including affordable housing) increase, can clearly be seen.

3.4.4 A combination that includes multiple, or all, of the factors which decrease RLV (as per the examples listed above) will have the greatest impact on the viability of a scenario.

3.5 Schemes of seven or more dwellings

3.5.1 The impact of affordable housing proportion on development viability has been tested on all scheme sizes at 25%, 30%, 35% and 40%. This range of proportions has been tested to enable us to consider options around the Council's proposed policy scenarios.

3.5.2 The lowest RLVs occur where the property values are lowest whilst the affordable housing proportion, and social rented tenure content of that, is highest. The following is based on our base appraisal assumptions. The impact of varying tenure, varying profit, higher infrastructure costs, higher sustainable design and construction standards are discussed later.

- 3.5.3 We have looked at a variety of sites including schemes with a mix of flats and houses, flats only and houses only. The density of these schemes has also been varied depending on the type. In the examples below we have shown the results at a medium density for the area.
- 3.5.4 Given the development cost levels and base assumptions as set out previously, at Value Point 1 and 2 there is little or no residual land value (RLV) generated on most of the schemes appraised except where we look at 0% affordable housing, and occasionally with low proportions of affordable housing (also see Appendices for full results). This means essentially that, on this basis, there is insufficient value in schemes to overcome their costs whilst still creating sufficient development profit and a meaningful land value. As such, it would not be practical to expect such schemes to deliver affordable housing in any substantial proportions based on these assumptions, unless they were promoted on inherently low value sites – or where land did not have to be purchased (e.g. Council/public-owned land).
- 3.5.5 By Value Point 3, we start to see residual land values generated that could exceed industrial/commercial alternative use values and still provide an element of affordable housing.
- 3.5.6 By Value Point 4 much stronger RLVs are generated more often. In all cases we see that with 30% affordable housing, all alternative use values are exceeded, often significantly so. At 40% affordable housing this becomes more marginal in relation to alternative industrial/commercial values at Value Point 4.
- 3.5.7 By Value Point 5 at the upper end of the range of values most regularly seen locally, the indicative land values generated by our appraisals reach levels likely to be in excess of most potential existing/alternative use values where there is a requirement for 40% affordable housing.
- 3.5.8 As with all study locations, there will be variations within, and exceptions to, these types of trends.

3.6 Schemes below seven units

- 3.6.1 The overall impact of a range of potential affordable housing policies also needs to be judged with reference to the scheme size (principally number of dwellings) at which policy requirements could take effect. These scheme sizes, or trigger points for policy, are known as thresholds.
- 3.6.2 The wider evidence beyond this study points to lowered thresholds being necessary and justified to optimise progress towards meeting affordable housing needs. In the past, small sites have played a major part in

housing supply in Canterbury with a large amount of housing delivery from sites that do not qualify to make affordable housing contributions (<15).

- 3.6.3 The study brief therefore extended to cover wider potential options including the review of a lowered or no threshold (i.e. where a wider range of smaller sites, or perhaps all sites, would contribute in some way towards meeting affordable housing needs).
- 3.6.4 To reflect schemes of fewer dwellings, i.e. falling outside the scope of the current approach, schemes of 2 units and 5 units were tested with 0% affordable housing on those smaller sites.
- 3.6.5 The results show that at Value Point 3 the RLV per hectare easily exceed the industrial/commercial values.
- 3.6.6 It also shows that the range of RLVs as a % of GDV is between 20 and 25%
- 3.6.7 These results show that scheme size is not a determinant of viability in itself. This is a consistent finding common to all of our studies. There is nothing within the appraisal maths which suggests that smaller or larger sites tend to be any more or less viable than each other. It really does come down to site specifics – the nature of sites and the proposals for them relative to existing use, specific costs, etc, all as discussed.
- 3.6.8 On a scheme that would already be “captured” by the policy scope (i.e. 15 or more dwellings or 0.5ha) it must be assumed that there has been, and is already, a land value expectation adjustment in process. In other words, there is a growing acceptance more generally of the affordable housing requirements which affect those sites already within policy scope, and of the need for those to be factored in to early stages scheme discussions.
- 3.6.9 However, for sites falling beneath current policy scope, this is not the case (that expectation has not been in place). We do envisage, therefore, that there will be many cases initially where the developer/landowner will not have taken this into account and that there will be an increase in scheme-specific viability cases being submitted.

3.7 Approach to Seeking Affordable Housing Financial Contributions

- 3.7.1 The Council required the study to include consideration of the collection of financial contributions on smaller development sites. The thinking behind this is the need to optimise overall contributions towards meeting affordable housing needs by seeking some level of provision from the numerous smaller sites which typically make up a significant proportion of the authority’s housing delivery pattern.

- 3.7.2 In all of our calculations for such studies we find no reason for stating that smaller sites are more or less financially viable than larger ones. Hence there is no viability reason why smaller sites should not make an appropriate, carefully judged, level of contribution towards meeting affordable housing needs.
- 3.7.3 The approach could reduce the inevitable abrupt step in requirements once the on-site affordable housing threshold takes effect. While specific thresholds are arbitrary, we consider that this type of approach could also have the potential to respect the practicalities that can sometimes be experienced in seeking to provide successful small developments that incorporate on-site affordable housing.
- 3.7.4 This approach, if implemented, would effectively mean an effective removal of thresholds but with financial payments being made (in lieu of on-site affordable housing requirements) from schemes within the size range of 1 to 6 units.
- 3.7.5 The range covered in this instance relates to the potential viability of requesting financial contribution payments for affordable housing from schemes of fewer than 7 dwellings.
- 3.7.6 Adams Integra's approach to financial contributions for affordable housing (regardless of scheme size) is set out in detail below. This is used to test the potential for the collection of carefully judged financial contributions from schemes below any on-site threshold. It does not preclude the use of any other methodology or calculation.
- 3.7.7 At the time of writing, Adams Integra is aware that many authorities are looking at, or pursuing, the idea of all sites making some form of contribution. Other local authorities, particularly in the South, are exploring the scope for, and issues with, lower thresholds and/or financial contributions linked to smaller sites in a similar way.
- 3.7.8 We are asked to review these areas, in terms of viability, in many of our studies.
- 3.7.9 Compared with previous national advice under Circular 6/98 and PPG3 (now rescinded), the Government's previous statement on planning for housing (PPS3) gave more scope for the consideration of thresholds, related to local circumstances "where viable and practicable" and this is continued in the NPPF.
- 3.7.10 Ours is by no means the definitive or only approach that could or should be taken in the collection of financial contributions. As far as establishing or indicating payment levels is concerned, local authorities adopt a number

of calculation methods. In most cases it means considering a methodology which either:

- Relates to the build cost of the affordable homes, or
- Relates to the land cost element – allied to a nil-cost land approach to on site affordable housing, or
- Considers the difference between the open market sale revenue and the affordable housing revenue for the relevant homes which would have formed the on-site quota.

3.7.11 Our suggested route is purely a mechanism to allow us to calculate a reasonable contribution and test the impact on development viability of collecting those sums of money in lieu of on-site affordable housing provision. It is an approach that has been applied usefully and successfully in negotiations, outside of the Canterbury District. We have selected it because it relates to land value, and so shares thinking with the study basis. In our experience this also usually makes it better understood by landowners and developers compared with potentially complex and highly variable affordable housing funding related mechanisms. A commuted sums methodology based on land value links well to market reality and processes, and should be simpler to take account of in the early stages of site feasibility.

3.7.12 In essence, the methodology involves calculating how much it would cost, approximately, to go off-site and replace the land on which the affordable housing would have been provided on-site. This is the basis we have assumed, and we allow for indicative costs associated with land purchase and getting the site ready for development (aspects which would usually be provided or assumed within the arrangements and calculations for on-site affordable housing).

3.7.13 We are assuming here a straightforward payment being made by the landowner (who may be the developer) under the terms of a Section 106 agreement in much the same way as occurs with planning obligations for aspects such as highways/transport, open space, education, etc. The calculation should not (and this way it does not) look at the benefit to the developer of moving the affordable housing contribution off-site. The Government's previous statement on planning for housing (PPS3) requires the contribution secured to be "of broadly equivalent value" to that which would have been secured through on-site provision.

3.7.14 Adams Integra's suggested route involves a formulaic approach to approximating the land value that needs to be replaced elsewhere, and then allowing also for the cost of acquiring and servicing that land – as above. In practice, the Council might not look to buy another site, but

should have a strategy for monitoring, managing, allocating and committing these contributions. That strategy could include providing a variety of more creative affordable housing funding assistance to other local schemes, addressing priority needs and contributing to sustainable communities aims - again as envisaged by NPPF.

3.7.15 The methodology used to calculate the financial contributions involves taking a pre-affordable housing land (plot) value, calculated as a percentage of the market sale value of a property and taking account of other planning obligations and development cost assumptions. For this study this percentage reflects the pre-affordable housing RLV results, as taken from this study. We take the view that an allowance should be added to this base sum (bearing in mind that as well as land value there would be acquisition and (potentially) site preparation and servicing costs to bear). We are envisaging being able to replace the land elsewhere as the broadly equivalent benefit being secured.

3.7.16 The financial contribution is calculated via the following steps:

- a. Gross development value of each house type.
- b. Multiply by the RLV percentage. In Canterbury's case, we have used 20%, derived as per 3.7.15 above.
- c. Add 15% of the result of [a x b] to reflect (as an estimate) site acquisition and preparation/servicing costs.
- d. Apply to the relevant dwelling numbers and types, and to the equivalent affordable housing policy proportion – 30%.

3.7.17 To further illustrate the principle, the following is a worked example:

Example – Scheme of 3 x 3 bed houses

| | |
|--|----------|
| 1. OMV of 3 bed house at Value Point 3 | £185,000 |
| 2. Multiply by the RLV percentage (20%) | £37,000 |
| 3. Add 15% on-costs | £42,550 |
| 4. Apply affordable housing equivalent proportion 30% = £12,765 | |
| 5. Multiply by no. of units (3) | |
| 6. Financial contribution payable | £38,295 |

- 3.7.18 The results suggest that seeking to collect financial contributions driven by these sums in areas or instances that fall within Value Points 1 to 2 will have a significant impact on viability – again reflective of the on-site affordable housing results. At Value Point 3 value levels and above, RLVs improve to the point where, with the normal caveats applying (with regard to scheme specifics, being allied to a target approach as with on-site provision, etc), viability should be workable subject to a negotiated approach. So we see a similar pattern, as would be expected, to the on-site affordable housing results.
- 3.7.19 Whilst, as with other results, there can be no single right answer or definitive cut-off point. The results suggest that a 30% affordable equivalent based financial contribution could be workable on this basis.
- 3.7.20 This also has to be viewed in the context of site-specifics. In pure viability terms, similar considerations apply as with on-site situations. What one landowner finds acceptable as a payment for their land will be different from another. This is especially true on small sites where we could be considering garden plots, etc. In real monetary terms, the residual value of land may reduce to the point whereby landowners of small plots do not feel there is sufficient recompense to sell. Equally, where existing residential units are bought up and demolished to make way for a larger number of units, viability issues may occur. This is due to the high value of the existing residential properties that usually needs to be overcome before the new development can become viable. The approach needs to respect the market-driven basis that it would be reliant upon, not be too rigid, and be sensitive to these factors.
- 3.7.21 Having set out a formulaic approach for schemes below the on-site provision threshold, we suggest that the same basis could also be applied for larger sites or schemes in higher value areas where (exceptionally) it is agreed that the most appropriate solution for meeting balanced communities and wider planning objectives is through a financial contributions route. This would promote consistency within the overall approach. In all cases the relevant per unit (dwelling) sums would be apportioned depending on the scheme details and relevant affordable housing equivalent proportion. In any event, it could play a role as an additional tool for the Council – for example, in moving affordable housing subsidy to support higher priority schemes, or (if a mix of on-site homes and part contributions is applied) to cross-subsidise a reduced number of priority needs affordable rented homes within the same scheme.
- 3.7.22 Policy development should include this financial contributions aspect if it is to be pursued, so as to make clear to landowners and developers the essence of its approach and at least on what general basis calculations would be made. It is an area of the Council's potential approach that may need to be developed in further detail through a separate SPD or DPD.

3.8 Social Housing Grant and other Subsidy

- 3.8.1 Given the potential viability constraints discussed so far at Value Point 1 and Value Point 2 it is likely that social housing grant or other public subsidy will need to continue be brought into the District to support delivery. On lower value schemes, it should be possible for the Council and its partners to readily demonstrate the “additionality” achieved through grant input where that is available, in accordance with the type of HCA principles that have been applied to date.
- 3.8.2 We have looked generically at the intermediate tenure, since what counts for financial viability is the level of revenue it produces for the developer. This reflects the increased likelihood that it will be seen in varied forms and combinations within schemes. This is purely for the purposes of fixing assumptions and reviewing financial viability, whereby we are looking at increased payments to the developer compared with affordable rented tenure (particularly with no grant). It does not prevent the Council and its range of partners from considering and perhaps trialling a range of tenure models, or from varying the assumptions we have applied. Indeed such an approach is to be encouraged – we expect that there will be a role for a wider menu of tenure options.
- 3.8.3 Whilst (in line with the HCA’s “additionality” approach), the Council’s starting point has to be to consider what affordable housing can be achieved without grant, our view is that grant or some other form of subsidy such as money raised from financial contributions is likely to have an important role to play in balanced housing delivery locally that would continue to include genuinely affordable housing options including affordable (social) rented tenure or some other equivalent package/housing offer. This may well be the case, particularly in supporting varied and appropriate tenure provision, and perhaps especially on lower value schemes or in other situations where viability may be more marginal. We understand that the Council’s general approach will be to seek a tenure mix of 70%/30%, although as a guide and starting point – so that site-specifics will prevail. The HCA have been contacted previously and Adams Integra were provided with the following information and default position which reflects our understanding:

“The Homes and Communities Agency works on a basis of additionality on s.106 sites whereby any social housing grant going into a scheme is to purchase outcomes above and beyond those that can be delivered through the s.106 agreement itself. The starting position is to assume no grant goes into an s.106 site as the s.106 itself should be securing affordable housing outcomes. Grant input would then be required to improve the affordable housing outputs (e.g. secure a greater percentage of social rented homes).”

- 3.8.4 The levels of local needs still point towards a significant bias to social rented tenure as a target position, or to an alternative offer/package of measures which continues to offer an equivalent level of affordability.
- 3.8.5 In our experience, an approximately balanced affordable tenure mix (e.g. approximately equal proportions of affordable (social/equivalent) rent and intermediate) can be achieved with little or no grant, providing the overall affordable housing proportions sought (and other planning obligations requirements) are not too high. However, as above, we consider that there is a role for grant or other subsidy which is as a result of financial contributions.

3.9 Sustainable Design and Construction Standards

- 3.9.1 Further sensitivity analysis has been carried out on the impact of applying likely additional development costs to schemes as the requirement to meet higher sustainable construction and design criteria increases over time. There are various interpretations of how the requirements will progress and be laid out at a national level, but it is likely that they will be achieved through increasing Building Regulations requirements, with the Code potentially used as a tool or mode for achieving carbon reduction measures and other criteria. For the purposes of this study we have used the attainment of varying levels of the Code for Sustainable Homes as our cost measure. All (base) appraisals have been carried out assuming that Code Level 4 is achieved. In addition, on a sample of site types we have also carried out appraisals that assume Code Level 5 and 6 attainment.
- 3.9.2 The sensitivity analysis has been carried out on all the schemes for all Value Points. The tables in Appendix 4 show the impact a requirement to meet Code for Sustainable Homes Level 5 has on RLVs when taking into account the other base assumptions in this study.
- 3.9.3 The tables in Appendix 5 show the impact a requirement to meet Code for Sustainable Homes Level 6 has on RLVs when taking into account the other base assumptions in this study.
- 3.9.4 The tables in Appendix 6 show the impact a requirement to meet Code for Sustainable Homes Level 3 has on RLVs when taking into account the other base assumptions in this study.
- 3.9.5 The effect of the above on viability mean that the overall percentage can be maintained for Code Level 4. However, the increased costs associated with Code Level 5 mean that the affordable housing requirement would need to be reduced to an overall provision of around 10% and for Code Level 6 mean that the affordable housing requirement would need to be reduced to an overall provision of 0%.

- 3.9.6 Decreasing the requirement to Code for Sustainable Homes Level 3 would have a beneficial impact on the overall viability and would be a useful tool in negotiating with developers that had site-specific viability issues.
- 3.9.7 There are potentially cost savings to be made over time as the likelihood of meeting the Code for Sustainable Homes requirements becomes cheaper (potentially as technologies and their supply improve and cost savings are made through future innovations in this area). We cannot assume those and so do not build in any such savings from developments in this area.
- 3.9.8 There will be a trade-off that may be required in some instances in order to meet these requirements and still provide profitable residential development.

3.10 Implications of the National Planning Policy Framework (NPPF)

3.10.1 This study was mainly carried out when the Government's previous statement on planning for housing (PPS3) was extant but following the recent introduction of the NPPF this work has been reviewed in light of it and remains relevant.

3.10.2 The extracts below from the NPPF outline the way in which policy and development management decisions should take account of viability issues. The critical phrases are outlined for emphasis.

3.10.3 **Aims of NPPF** - To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, Local Planning Authorities should:

- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes),
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- Where they have identified that affordable housing is needed, set policies for meeting this need on-site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example, to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies

should be sufficiently flexible to take account of changing market conditions over time.

- 3.10.4 **SHLAA** - Authorities should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
- 3.10.5 The NPPF goes on to indicate that pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. 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 landowner and willing developer to enable the development to be deliverable.
- 3.10.6 The NPPF goes on to indicate that Local Planning Authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, 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. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.
- 3.10.7 **CIL** - Where practical, Community Infrastructure Levy charges should be worked up and tested alongside the Local Plan. The Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place.
- 3.10.8 The NPPF goes on to indicate that where safeguards are necessary to make a particular development acceptable in planning terms (such as environmental mitigation or compensation), the development should not be approved if the measures required cannot be secured through appropriate conditions or agreements. The need for such safeguards should be clearly justified through discussions with the applicant, and the options for keeping such costs to a minimum fully explored, so that development is not inhibited unnecessarily.

3.10.9 The NPPF goes on to indicate that it is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that Local Planning Authorities understand District-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan. Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan-making stage, where possible, and kept under review.

4 CONCLUSIONS & RECOMMENDATIONS

4.1 Canterbury City Council values and headlines for affordable housing proportions.

4.1.1. Typical current new build value levels in Canterbury (and to a degree, looking ahead at a potentially improving market) are best represented by our Value Points 2 to 5 from within the wider range we studied given the strategic context of this work.

4.1.2 Within that part of our overall range of values assumptions, we consider that Value Points 3 and 4 are most relevant to the District and for the consideration of policy – not just now, but also looking ahead through scenario testing (with the acknowledgement that it is impossible to predict long-term market performance), but also allowing for a wide variety of scheme and location types. As appropriate to long-term policy formulation, the methodology employed in this study (whereby a range of value levels (Value Points) is reviewed and appraised) ensures that the results of the study cover not just short-term market conditions but also potential market fluctuations.

4.1.3 It follows that the results represent a wide range of scenarios and a mixed overall picture of scheme viability for the District, which we must be mindful of by not underpinning our thinking and recommendations based on new build value levels which may not be seen frequently enough in the areas most likely to deliver significant housing numbers in the Canterbury context.

4.1.4 The following subsection will develop this finding from the key base appraisal results. We have explored the wider potential options for the pitching of the headline policy in terms of higher target proportions.

4.1.5

Recommendation 1:

An appropriate headline policy target applicable to Canterbury City Council would be to seek 30% affordable housing on sites of 7 or more dwellings.

Aside from the positioning of the policies, we consider there to be a key role for the Council in monitoring its local property market through regular/ongoing information reviews, i.e. keeping familiar with local development activity, pricing and trends; regular capturing of agents' views, developers' and RPs' feedback and the like, Land Registry house price and other indicator trends and other locally relevant information.

- 4.1.6 This is the type of information we have gathered and reviewed and could very usefully be kept “live” and topical. We feel that this would be very beneficial in providing expanded and local context for, and links with, the wider monitoring the Council carries out (it could also be related to local incomes and other economic trends, housing supply data, etc). If this is kept up-to-date, it will lead to a good base level of familiarity with values levels and other aspects likely to be relevant for ongoing site-specific discussions.
- 4.1.7 The 30% target takes account of the collective impacts on schemes with regard to the general direction of increasing planning obligations, build enhancements through increasing Building Regulations/Code for Sustainable Homes, etc. This study has tested Code Level 4 standards all the positive recommendations put forward here show the achievability of reasonable sustainable construction standards alongside market delivery of affordable housing.
- 4.1.8 In coming to this recommendation we are also bearing in mind that affordable housing is not just about numbers, but also about dwelling types and mix, tenure, affordability, quality and choice.
- 4.1.9 The above policy scope relates primarily to scenarios of 7 or more dwellings, rather than any smaller site releases.
- 4.1.10 The study has also investigated the scope for the Council to consider lowering the threshold for affordable housing contributions given the high frequency of schemes of fewer than 7 dwellings. We consider that a widened scope of affordable housing policy – including a greater range of, smaller, sites - could have the potential to be a more equitable approach overall. It is our opinion that the lowering of thresholds District-wide would be more likely to enhance the planning-led delivery of affordable housing than looking to increase target proportions (e.g. to 35%) in the two typically higher Value Point areas.
- 4.1.11 Given the level of affordable housing need as identified within the Council’s Strategic Housing Market Assessment (SHMA) we consider that a more equitable overall approach could well result from a lowered threshold for seeking affordable housing from market-led housing developments.
- 4.1.12 We consider that there is a range of mainly practical (integration, design, affordability and management) and sustainability reasons pointing away from a requirement for on-site affordable housing on developments of fewer than 7 dwellings. Our experience with RPs is that do not like to see less than 2 units on-site.

Recommendation 2:

We consider it to be appropriate for the Council to lower the affordable housing policy thresholds (retaining 30% affordable housing) to all new housing. Unless compelling local factors and evidence point to the workability and sustainability of potentially highly dispersed single unit affordable homes, our view is that schemes of fewer than 7 dwellings should not be expected to provide on-site affordable housing as a general rule **but should provide a financial contribution as per Recommendation 3 below at an amount equivalent to 30% affordable housing.**

4.1.13 In addition to the first-time impact effect on smaller sites, we also acknowledge the need to bear in mind that the residual land value produced by a residential development may be increasingly marginal compared with an existing or alternative use value (in terms of monetary (£ sum) rather than in £/Ha value).

4.1.14 There may be various workable options open to the Council to consider for an approach to targets and providing clarity, allied to lowered thresholds – as per the principles/alternatives indicated in the following recommendations:

Recommendation 3:

On sites in the range of 1-6 an alternative to on-site affordable housing provision (for example, the use of a financial contributions strategy) would be appropriate. Financial contributions can be related to the exact affordable housing equivalent produced by a calculation – numbers rounding need not affect their use.

4.1.15 Given the profile of housing needs in the District, in common with many other areas, the Council will be obliged to seek to optimise the rented tenure provision in the particular circumstances relevant to specific schemes.

4.1.16 Intermediate forms of affordable tenure have the capacity to contribute to improving scheme viability.

Recommendation 4:

The starting point for negotiation will generally be to expect 70% social rent and 30% intermediate tenure in line with the recommendations of the Council's existing policy.

- 4.1.17 Affordable housing tenure mix should be related to evidenced needs and high level strategy rather than applied rigidly from site to site; much will depend on the specific circumstances.
- 4.1.18 All outcomes will be dependent on site-specifics, notwithstanding the certainty of expectations that is required alongside an appropriate balance between affordable housing need and viability.
- 4.1.19 Some flexibility may well be needed on the application of affordable housing targets particularly in the short-term (noting the ongoing market uncertainties) and especially if the collective costs burden on schemes is to rise significantly.
- 4.1.20 In all cases the policy positions should be set out as clear targets, to help inform land value expectations and form the basis for a continued practical, negotiated approach. Precise wording of policy is an important aspect, particularly in relation to the terms associated with the targets. It needs to create clarity.

Recommendation 5:

Policy should be clearly worded so as to set out genuine targets (but not by reference to ranges, minimums or other variables) with the approach acknowledging the role of viability and application of flexibility where required.

- 4.1.21 Policy wording will need to acknowledge the relevance of considering development viability on case specifics.
- 4.1.22 The cost of assessing the validity of a financial viability argument should be borne by the developer making the application.

Recommendation 6:

Where a developer considers a site has particular viability issues then the developer should put forward a case which will then be subject to independent assessment to enable full consideration by the Council. (The cost of any scheme-specific viability assessment should be funded by the applicant).

4.2 Canterbury City Council headlines for CIL rates

- 4.2.1 Given CIL's nature as a fixed tariff, it is important that the Council selects rates that are not on the limit of viability. The Council could in principle set a higher rate for residential schemes as the level of affordable housing could be adjusted in the case of marginally viable schemes. However, this approach runs the risk of frustrating one of the Council's other key

objectives of delivering affordable housing. Consequently, sensitive CIL rate setting for residential schemes is vital.

4.2.2 Our core recommendations on CIL levels are summarised as follows:

4.2.3 The ability of residential schemes to make CIL contributions varies significantly depending on size and type of scheme, area and the current use of the site.

Recommendation 7:

Having regard to these variations, our opinion is that the majority of residential schemes in the District should be able to absorb a CIL rate of £40 per m² leaving a margin for site-specific factors that might affect viability. We recommend the Council consider this rate.

5 WIDER DISCUSSION

- 5.1 The “National indicative minimum” (site size) threshold for affordable housing is regarded as 15 dwellings, as set out by the Government’s previous statement on planning for housing (PPS3). It goes on to say, however, that local authorities can set lower thresholds “where viable and practicable”. The results discussed in this study show that lower thresholds could be considered, provided that the affordable housing target proportion is not viewed in isolation and rigidly and this is continued in the NPPF.
- 5.2 Where we have mentioned negotiation, that does not necessarily mean an overall reduction in affordable housing – it could mean changes to the tenure mix to provide an element of cross-subsidy into a scheme. Similarly, there may need to be a compromise position achievable rather than moving straight to an assumption that leaves a site contributing nothing to affordable housing needs, but that allows the affordable housing delivery on particular sites to react to changing viability and funding circumstances as more certainty is created with scheme progression.
- 5.3 If the policy targets cannot be met, then landowners and developers will need to clearly demonstrate why. In our view the final judgement on exactly where this element of the policy proposals will settle should be based on all the factors viewed together, i.e. alongside the viability outcomes. Included in these will be the key elements of forecasting of increased affordable housing units delivery based on the size and number of sites coming forward (site capture), local housing needs and practical thinking on the consequences of having small numbers of affordable homes distributed widely across a higher number of schemes.
- 5.4 Crucially, and regardless of detail, the policies should be worded in clear terms. They should not be expressed as a minimum level of provision or be capable of interpretation in an ambiguous way.
- 5.5 It is important that a flexible and negotiated approach to policy application is adopted to ensure the continued supply of residential development land, notwithstanding the very high priority that will be given to addressing affordable housing need. The policy or supporting text would need to make this flexible approach clear. The aim is to provide clear and robust targets for guidance to developers and landowners in appraising and bringing forward sites.
- 5.6 As part of providing clarity of expectations and to aid the smooth working of the approach, the Council will need to be clear about whether any new policy positions will be applied to the gross (total, irrespective of any

dwellings existing prior to the scheme) number or net (i.e. deducting for any such dwellings) number of dwellings being provided by a development scheme.

- 5.7 It may be particularly relevant to clarify this in respect of the very smallest schemes including single dwellings, replacement dwellings, conversions, etc. In our experience, Examination Inspectors have been nervous about gross policies universally applied – particularly to the smallest schemes, because there can be such a significant difference in implications compared with a net new dwellings application.
- 5.8 We expect that in site-specific viability discussions, where necessary, the use of a toolkit (including but not limited to the HCA’s “Economic Appraisal Tool” –or developer’s own workings) will be encouraged. Developers will be encouraged to work closely with their RP partners, who will increasingly be using that type of appraisal work to support their decisions and approaches for social housing grant in conjunction with the Council.
- 5.9 The key factors influencing policy should be kept under review - including housing affordability and needs, site supply, economic trends/housing market and viability. Our recommendations are considered to be sound for the current stage of policy development, which is set in a strategic context. Their impact and the delivery resulting from them will need to be monitored with a view to longer-term future direction.
- 5.10 Where the Council collects financial contributions in lieu of affordable housing these monies may be ring-fenced and used to meet the Council’s affordable housing objectives in partnership with RPs. The contributions should be used to provide affordable housing locally and within a predefined timescale (usually within 5 years). The Council will need to record the contributions collected and where those contributions have been allocated or spent.
- 5.11 The Council will expect developers and landowners to come to the table and be prepared to explain and justify why, in any relevant cases, the affordable housing targets and/or other planning obligations requirements cannot be met given other demands on a scheme. The onus will be on developers to clearly and fully demonstrate the issues, with evidence to back-up costs associated with abnormal site complexities and the like.
- 5.12 It is expected that a methodology similar to one we have used will be appropriate for this process, to explore the relationship between development costs and values. Again, however, we reiterate that whilst this methodology is generally accepted, and the assumptions we have used might guide the Council on starting/indicative parameters, there will

be no substitute for site-specific appraisal work of this type. Such work would take into account appropriate specific assumptions.

- 5.13 Issues may arise on those sites which have already changed hands or are committed through option or similar arrangements, where figures may simply not work when set against the proposed policy requirements. In the same way, there will be some previous planning consents capable of implementation (where previous policy positions would have determined requirements).
- 5.14 Similarly, a degree of difficulty with increasing planning-led affordable housing supply may be experienced during the adjustment process where there may be issues whilst developers/landowners get accustomed to the new policies and expectations are modified.
- 5.15 Good practice points to bringing to life through appropriate Supplementary Planning Documents and/or Development Plan Documents the type of negotiated approach envisaged and supported by Government guidance.
- 5.16 This study has considered planning-led affordable housing in the context of integrated provision within market-led schemes, secured through planning obligations usually embodied in a Section 106 agreement. The Council, along with its partners, should also continue to consider the wider routes to affordable housing provision.
- 5.17 Housing Association or contractor/developer-led schemes can be successful in significantly bolstering local provision – sometimes on lower value, more difficult sites, for example as a part of removing non-conforming uses from older residential areas, recycling unviable former commercial land or making better use of existing estates.
- 5.18 The various supply sources of affordable housing need to be considered and encouraged. The use and role of local authority or other publicly owned land might also be very valuable in this sense. Affordable housing proportions and provision details sought on any Council-owned land could well be different to the headlines proposed in this study – using the landowner’s right to control the bidding and disposal terms. There is also an emerging role for local authorities as key developers of housing again.
- 5.19 In addition, the role of exception to policy sites and specific allocations processes could be considered for rural affordable housing provision – as distinct extra tools.

- 5.20 RPs and others should be encouraged to be proactive in these areas, and supported by the Council where possible.

**End of main – Final Report Study Text
Appendices follow
December 2012**

Appendices

Appendix 1 - Table of Housing Mixes.

Appendix 2 - Shows a Summary of Residual Land Value (£) Appraisals for All Value Points; 0%, 25%, 30%, 35% and 40% Affordable Housing; 70% Social Rent/30% Shared Ownership; **CIL Level £0** at Low Density, Medium Density and High Density. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.

Appendix 2a - Is as per Appendix 2 but for schemes of flats only.

Appendix 2b - Is as per Appendix 2 but for schemes of houses only.

Appendix 3 - Shows a Summary of Residual Land Value (£) Appraisals for All Value Points; 0%, 25%, 30%, 35% and 40% Affordable Housing; 70% Social Rent/30% Shared Ownership; **CIL Level £40 and £60** at Low Density, Medium Density and High Density. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.

Appendix 3i - Shows a Summary of Residual Land Value (£) Appraisals for All Value Points; 0%, 25%, 30%, 35% and 40% Affordable Housing; 70% Social Rent/30% Shared Ownership; **CIL Level £80 and £100** at Low Density, Medium Density and High Density. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.

Appendix 3a - Is as per Appendix 3 but for schemes of flats only.

Appendix 3a-i - Is as per Appendix 3i but for schemes of flats only.

Appendix 3b - Is as per Appendix 3 but for schemes of houses only.

Appendix 3b-i - Is as per Appendix 3i but for schemes of houses only.

Appendices 4, 4i, 4ii, 4a, 4a-i, 4a-ii, 4b, 4b-i, 4b-ii - Are the same as Appendix 3 but at Code for Sustainable Homes Level 5.

Appendices 5, 5i, 5ii, 5a, 5a-i, 5a-ii, 5b, 5b-i, 5b-ii - Are the same as Appendix 3 but at Code for Sustainable Homes Level 6.

Appendices 6, 6i, 6ii, 6a, 6a-i, 6a-ii, 6b, 6b-i, 6b-ii - Are the same as Appendix 3 but at Code for Sustainable Homes Level 3.

Appendix 7 - Shows Commuted Sums Residual Land Value (£) Appraisals for All Value Points.

Appendix 8 - Contains a summary of our property values and market research.

Appendix 9 - Details of Stakeholder Consultation.

Appendix 10 - Provides a Glossary of technical terms used throughout this study.

Appendix 1

Table of housing mixes. All market housing

Densities:

| Assume : | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | 20.24 |

| No units | Density | Land area | land area | 1 b flat | | 2 b flat | | 2 b hse | | 3 b hse | | 4 b hse | | 5 b hse | | Total No. | Total Area | Area/ha |
|----------|---------|-----------|-----------|----------|----------|----------|----------|---------|----------|---------|----------|---------|----------|---------|----------|-----------|------------|---------|
| | | ha | ac | number | Area sqm | number | Area sqm | number | Area sqm | number | Area sqm | number | Area sqm | number | Area sqm | | | |
| 2 | Low | 0.05 | 0.12 | | 47 | | 61 | | 70 | 2 | 85 | | 100 | | 158 | 2 | 170 | 3400.00 |
| | Medium | 0.04 | 0.11 | | 47 | | 61 | 2 | 70 | | 85 | | 100 | | 158 | 2 | 140 | 3150.00 |
| | High | 0.04 | 0.10 | | 47 | 2 | 61 | | 70 | | 85 | | 100 | | 158 | 2 | 122 | 3050.00 |
| 5 | Low | 0.13 | 0.31 | | 47 | | 61 | | 70 | 2 | 85 | 3 | 100 | | 158 | 5 | 470 | 3760.00 |
| | Medium | 0.11 | 0.27 | | 47 | | 61 | 2 | 70 | 3 | 85 | | 100 | | 158 | 5 | 395 | 3555.00 |
| | High | 0.10 | 0.25 | | 47 | | 61 | 3 | 70 | 2 | 85 | | 100 | | 158 | 5 | 380 | 3800.00 |
| 10 | Low | 0.25 | 0.62 | | 47 | | 61 | | 70 | 3 | 85 | 4 | 100 | 3 | 158 | 10 | 1129 | 4516.00 |
| | Medium | 0.22 | 0.55 | | 47 | | 61 | 2 | 70 | 5 | 85 | 3 | 100 | | 158 | 10 | 865 | 3892.50 |
| | High | 0.20 | 0.49 | | 47 | 4 | 61 | 3 | 70 | 3 | 85 | | 100 | | 158 | 10 | 709 | 3545.00 |
| 15 | Low | 0.38 | 0.93 | | 47 | | 61 | | 70 | 5 | 85 | 5 | 100 | 5 | 158 | 15 | 1715 | 4573.33 |
| | Medium | 0.33 | 0.82 | | 47 | | 61 | 2 | 70 | 5 | 85 | 8 | 100 | | 158 | 15 | 1365 | 4095.00 |
| | High | 0.30 | 0.74 | 2 | 47 | 4 | 61 | 6 | 70 | 3 | 85 | | 100 | | 158 | 15 | 1013 | 3376.67 |
| 20 | Low | 0.50 | 1.24 | | 47 | | 61 | | 70 | 6 | 85 | 8 | 100 | 6 | 158 | 20 | 2258 | 4516.00 |
| | Medium | 0.44 | 1.10 | | 47 | | 61 | | 70 | 13 | 85 | 7 | 100 | | 158 | 20 | 1805 | 4061.25 |
| | High | 0.40 | 0.99 | 2 | 47 | 4 | 61 | 10 | 70 | 4 | 85 | | 100 | | 158 | 20 | 1378 | 3445.00 |
| 50 | Low | 1.25 | 3.09 | | 47 | | 61 | | 70 | 20 | 85 | 15 | 100 | 15 | 158 | 50 | 5570 | 4456.00 |
| | Medium | 1.11 | 2.74 | | 47 | 4 | 61 | 6 | 70 | 25 | 85 | 15 | 100 | | 158 | 50 | 4289 | 3860.10 |
| | High | 1.00 | 2.47 | 5 | 47 | 5 | 61 | 25 | 70 | 15 | 85 | | 100 | | 158 | 50 | 3565 | 3565.00 |
| 100 | Low | 2.50 | 6.18 | | 47 | | 61 | | 70 | 40 | 85 | 30 | 100 | 30 | 158 | 100 | 11140 | 4456.00 |
| | Medium | 2.22 | 5.49 | 14 | 47 | 4 | 61 | 12 | 70 | 40 | 85 | 30 | 100 | | 158 | 100 | 8142 | 3663.90 |
| | High | 2.00 | 4.94 | 10 | 47 | 10 | 61 | 50 | 70 | 30 | 85 | | 100 | | 158 | 100 | 7130 | 3565.00 |
| 500 | Low | 12.50 | 30.88 | | 47 | | 61 | 60 | 70 | 130 | 85 | 200 | 100 | 110 | 158 | 500 | 52630 | 4210.40 |
| | Medium | 11.11 | 27.44 | 50 | 47 | 30 | 61 | 50 | 70 | 130 | 85 | 210 | 100 | 30 | 158 | 500 | 44470 | 4002.30 |
| | High | 10.00 | 24.70 | 60 | 47 | 70 | 61 | 90 | 70 | 100 | 85 | 180 | 100 | | 158 | 500 | 39890 | 3989.00 |

Table of housing mixes. 25% affordable

Densities:

| Assume : | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | 20.24 |

| No units | Density | Land area | | 1 b flat | | | 1 b hse | | | 2 b flat | | | 2 b hse | | | 3 b hse | | | 4 b hse | | | 5 b hse | | | Total No. | Total Area | Area/ha sq m | | | | |
|----------|---------|-----------|-------|----------|----|--------|----------|--------|------------|----------|---------|----|---------|----------|---------|---------|--------|----------|---------|----|--------|----------|--------|----------|-----------|------------|-----------------|--------|----------|---------|---------|
| | | ha | ac | AF Rent | SO | Market | Area sqm | Market | Affordable | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | Market | Area sqm | | | | Market | Area sqm | | |
| 10 | Low | 0.25 | 0.62 | | | | 47 | | | | | | 61 | | | | 70 | 1 | 1 | 1 | 85 | 1 | | 3 | 100 | 3 | 158 | 10 | 1129 | 4516.00 | |
| | Medium | 0.22 | 0.55 | | | | 47 | | | | | 61 | 1 | | 1 | 70 | 1 | 1 | 3 | 85 | | | 3 | 100 | | 158 | 10 | 865 | 3892.50 | | |
| | High | 0.20 | 0.49 | | | | 47 | | | | | 4 | 61 | 1 | | 2 | 70 | 1 | 1 | 1 | 85 | | | | 100 | | 158 | 10 | 709 | 3545.00 | |
| 15 | Low | 0.38 | 0.93 | | | | 47 | | | | | | 61 | | | | 70 | 2 | 1 | 2 | 85 | 1 | | 4 | 100 | 5 | 158 | 15 | 1715 | 4573.33 | |
| | Medium | 0.33 | 0.82 | | | | 47 | | | | | | 61 | 1 | | 1 | 70 | 1 | 1 | 3 | 85 | 1 | | 7 | 100 | | 158 | 15 | 1365 | 4095.00 | |
| | High | 0.30 | 0.74 | 1 | | 1 | 47 | | | | | | 4 | 61 | 1 | | 5 | 70 | 1 | 1 | 1 | 85 | | | | 100 | | 158 | 15 | 1013 | 3376.67 |
| 20 | Low | 0.50 | 1.24 | | | | 47 | | | | | | 61 | | | | 70 | 3 | 1 | 2 | 85 | 1 | | 7 | 100 | 6 | 158 | 20 | 2258 | 4516.00 | |
| | Medium | 0.44 | 1.10 | | | | 47 | | | | | | 61 | | | | 70 | 3 | 1 | 9 | 85 | 1 | | 6 | 100 | | 158 | 20 | 1805 | 4061.25 | |
| | High | 0.40 | 0.99 | 1 | | 1 | 47 | | | | | | 4 | 61 | 1 | | 9 | 70 | 2 | 1 | 1 | 85 | | | | 100 | | 158 | 20 | 1378 | 3445.00 |
| 50 | Low | 1.25 | 3.09 | | | | 47 | | | | | | 61 | | | | 70 | 8 | 3 | 9 | 85 | 1 | 1 | 13 | 100 | 15 | 158 | 50 | 5570 | 4456.00 | |
| | Medium | 1.11 | 2.74 | | | | 47 | | | | | | 61 | 2 | 1 | 3 | 70 | 6 | 2 | 17 | 85 | 1 | 1 | 13 | 100 | | 158 | 50 | 4289 | 3860.10 | |
| | High | 1.00 | 2.47 | 2 | | 1 | 2 | 47 | | | | | 5 | 61 | 2 | 1 | 22 | 70 | 5 | 2 | 8 | 85 | | | | 100 | | 158 | 50 | 3565 | 3565.00 |
| 100 | Low | 2.50 | 6.18 | | | | 47 | | | | | | 61 | | | | 70 | 14 | 6 | 20 | 85 | 4 | 1 | 25 | 100 | 30 | 158 | 100 | 11140 | 4456.00 | |
| | Medium | 2.22 | 5.49 | 4 | 2 | 8 | 47 | | | | | | 61 | 3 | 2 | 7 | 70 | 9 | 3 | 28 | 85 | 2 | | 28 | 100 | | 158 | 100 | 8142 | 3663.90 | |
| | High | 2.00 | 4.94 | 5 | 2 | 3 | 47 | | | | | | 10 | 61 | 4 | 1 | 45 | 70 | 9 | 4 | 17 | 85 | | | | 100 | | 158 | 100 | 7130 | 3565.00 |
| 500 | Low | 12.50 | 30.88 | | | | 47 | | | | | | 61 | 23 | 10 | 27 | 70 | 53 | 22 | 55 | 85 | 12 | 5 | 183 | 100 | 110 | 158 | 500 | 52630 | 4210.40 | |
| | Medium | 11.11 | 27.44 | 20 | 9 | 21 | 47 | | | | | | 30 | 61 | 18 | 7 | 25 | 70 | 40 | 17 | 73 | 85 | 10 | 4 | 196 | 100 | 30 | 158 | 500 | 44470 | 4002.30 |
| | High | 10.00 | 24.70 | 20 | 9 | 31 | 47 | | | | | | 70 | 61 | 18 | 7 | 65 | 70 | 40 | 17 | 43 | 85 | 10 | 4 | 166 | 100 | 158 | 500 | 39890 | 3989.00 | |

Table of housing mixes. 30% affordable

Densities:

| Assume : | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | |

| No units | Density | Land area ha | land area ac | 1 b flat | | | Area sqm | 1 b hse | | | 2 b flat | | | 2 b hse | | | 3 b hse | | | 4 b hse | | | 5 b hse | | | Total No. | Total Area | Area/ha sq m | | | | | |
|----------|---------|-----------------|-----------------|----------|----|--------|----------|---------|------------|----------|----------|----|--------|----------|---------|----|---------|----------|---------|---------|--------|----------|---------|----|--------|-----------|------------|-----------------|----------|--------|----------|---------|--|
| | | | | AF Rent | SO | Market | | Market | Affordable | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | | | | Area sqm | Market | Area sqm | | |
| 10 | Low | 0.25 | 0.62 | | | | 47 | | | | | | 61 | | | | | | | | | | | | | | | | | | | | |
| | Medium | 0.22 | 0.55 | | | | 47 | | | | | | 61 | 1 | | 1 | | 70 | 1 | 1 | 1 | 85 | 1 | | 3 | 100 | 3 | 158 | 10 | 1129 | 4516.00 | | |
| | High | 0.20 | 0.49 | | | | 47 | | | | | | 61 | 1 | | 2 | | 70 | 1 | 1 | 1 | 85 | | | 3 | 100 | 3 | 158 | 10 | 865 | 3892.50 | | |
| | | | | | | | | | | | | | 61 | 1 | | 2 | | 70 | 1 | 1 | 1 | 85 | | | 3 | 100 | 3 | 158 | 10 | 709 | 3545.00 | | |
| 15 | Low | 0.38 | 0.93 | | | | 47 | | | | | | 61 | | | | | 70 | 3 | 1 | 1 | 85 | 1 | | 4 | 100 | 5 | 158 | 15 | 1715 | 4573.33 | | |
| | Medium | 0.33 | 0.82 | | | | 47 | | | | | | 61 | 1 | | 1 | | 70 | 2 | 1 | 2 | 85 | 1 | | 7 | 100 | 5 | 158 | 15 | 1365 | 4095.00 | | |
| | High | 0.30 | 0.74 | 1 | | 1 | 47 | | | | | | 61 | 1 | | 5 | | 70 | 2 | 1 | 1 | 85 | | | 7 | 100 | 5 | 158 | 15 | 1013 | 3376.67 | | |
| | | | | | | | | | | | | | 61 | 1 | | 5 | | 70 | 2 | 1 | 1 | 85 | | | 7 | 100 | 5 | 158 | 15 | 1013 | 3376.67 | | |
| 20 | Low | 0.50 | 1.24 | | | | 47 | | | | | | 61 | | | | | 70 | 3 | 2 | 1 | 85 | 1 | | 7 | 100 | 6 | 158 | 20 | 2258 | 4516.00 | | |
| | Medium | 0.44 | 1.10 | | | | 47 | | | | | | 61 | | | | | 70 | 3 | 2 | 8 | 85 | 1 | | 6 | 100 | 6 | 158 | 20 | 1805 | 4061.25 | | |
| | High | 0.40 | 0.99 | 1 | | 1 | 47 | | | | | | 61 | 1 | | 9 | | 70 | 2 | 1 | 1 | 85 | | | 6 | 100 | 6 | 158 | 20 | 1378 | 3445.00 | | |
| | | | | | | | | | | | | | 61 | 1 | | 9 | | 70 | 2 | 1 | 1 | 85 | | | 6 | 100 | 6 | 158 | 20 | 1378 | 3445.00 | | |
| 50 | Low | 1.25 | 3.09 | | | | 47 | | | | | | 61 | | | | | 70 | 8 | 4 | 8 | 85 | 3 | | 12 | 100 | 15 | 158 | 50 | 5570 | 4456.00 | | |
| | Medium | 1.11 | 2.74 | | | | 47 | | | | | | 61 | 3 | 1 | 2 | | 70 | 6 | 3 | 16 | 85 | 2 | | 13 | 100 | 15 | 158 | 50 | 4289 | 3860.10 | | |
| | High | 1.00 | 2.47 | 3 | | 1 | 47 | | | | | | 61 | 2 | 1 | 22 | | 70 | 6 | 2 | 7 | 85 | | | 13 | 100 | 15 | 158 | 50 | 3565 | 3565.00 | | |
| | | | | | | | | | | | | | 61 | 2 | 1 | 22 | | 70 | 6 | 2 | 7 | 85 | | | 13 | 100 | 15 | 158 | 50 | 3565 | 3565.00 | | |
| 100 | Low | 2.50 | 6.18 | | | | 47 | | | | | | 61 | | | | | 70 | 17 | 7 | 16 | 85 | 4 | | 2 | 24 | 100 | 30 | 158 | 100 | 11140 | 4456.00 | |
| | Medium | 2.22 | 5.49 | 5 | | 2 | 47 | | | | | | 61 | 4 | 2 | 6 | | 70 | 10 | 4 | 26 | 85 | 2 | | 1 | 27 | 100 | 30 | 158 | 100 | 8142 | 3663.90 | |
| | High | 2.00 | 4.94 | 6 | | 2 | 47 | | | | | | 61 | 4 | 2 | 44 | | 70 | 11 | 5 | 14 | 85 | | | 1 | 27 | 100 | 30 | 158 | 100 | 7130 | 3565.00 | |
| | | | | | | | | | | | | | 61 | 4 | 2 | 44 | | 70 | 11 | 5 | 14 | 85 | | | 1 | 27 | 100 | 30 | 158 | 100 | 7130 | 3565.00 | |
| 500 | Low | 12.50 | 30.88 | | | | 47 | | | | | | 61 | 27 | 12 | 21 | | 70 | 63 | 27 | 40 | 85 | 15 | | 6 | 179 | 100 | 110 | 158 | 500 | 52630 | 4210.40 | |
| | Medium | 11.11 | 27.44 | 25 | | 10 | 47 | | | | | | 61 | 21 | 9 | 20 | | 70 | 48 | 21 | 61 | 85 | 11 | | 5 | 194 | 100 | 30 | 158 | 500 | 44470 | 4002.30 | |
| | High | 10.00 | 24.70 | 25 | | 10 | 47 | | | | | | 61 | 21 | 9 | 60 | | 70 | 48 | 21 | 31 | 85 | 11 | | 5 | 164 | 100 | 30 | 158 | 500 | 39890 | 3989.00 | |

Table of housing mixes, 35% affordable

Densities:

| Assume : | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | 20.24 |

| No units | Density | Land area | | 1 b flat | | | 1 b hse | | | 2 b flat | | | 2 b hse | | | 3 b hse | | | 4 b hse | | | 5 b hse | | | Total No. | Total Area | Area/ha | | | |
|----------|---------|-----------|-------|----------|----|--------|----------|--------|------------|----------|---------|----|---------|----------|---------|---------|--------|----------|---------|----|--------|----------|--------|----------|-----------|------------|---------|-------|---------|---------|
| | | ha | ac | AF Rent | SO | Market | Area sqm | Market | Affordable | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | Market | Area sqm | | | | | | |
| 10 | Low | 0.25 | 0.62 | | | | 47 | | | | | | 61 | | | 70 | 2 | 1 | | 85 | 1 | | 3 | 100 | 3 | 158 | 10 | 1129 | 4516.00 | |
| | Medium | 0.22 | 0.55 | | | | 47 | | | | | | 61 | 1 | | 1 | 70 | 1 | 1 | 3 | 85 | 1 | | 2 | 100 | | 158 | 10 | 865 | 3892.50 |
| | High | 0.20 | 0.49 | | | | 47 | | | | | 4 | 61 | 1 | | 2 | 70 | 2 | 1 | | 85 | | | | 100 | | 158 | 10 | 709 | 3545.00 |
| 15 | Low | 0.38 | 0.93 | | | | 47 | | | | | | 61 | | | 70 | 3 | 1 | 1 | 85 | 1 | | 4 | 100 | 5 | 158 | 15 | 1715 | 4573.33 | |
| | Medium | 0.33 | 0.82 | | | | 47 | | | | | | 61 | 1 | | 1 | 70 | 2 | 1 | 2 | 85 | 1 | | 7 | 100 | | 158 | 15 | 1365 | 4095.00 |
| | High | 0.30 | 0.74 | 1 | | 1 | 47 | | | | | 4 | 61 | 1 | | 5 | 70 | 2 | 1 | | 85 | | | | 100 | | 158 | 15 | 1013 | 3376.67 |
| 20 | Low | 0.50 | 1.24 | | | | 47 | | | | | | 61 | | | 70 | 4 | 2 | | 85 | 1 | | 7 | 100 | 6 | 158 | 20 | 2258 | 4516.00 | |
| | Medium | 0.44 | 1.10 | | | | 47 | | | | | | 61 | | | 70 | 4 | 2 | 7 | 85 | 1 | | 6 | 100 | | 158 | 20 | 1805 | 4061.25 | |
| | High | 0.40 | 0.99 | 1 | | 1 | 47 | | | | | 4 | 61 | 1 | | 9 | 70 | 3 | 1 | | 85 | | | | 100 | | 158 | 20 | 1378 | 3445.00 |
| 50 | Low | 1.25 | 3.09 | | | | 47 | | | | | | 61 | | | 70 | 11 | 4 | 5 | 85 | 2 | 1 | 12 | 100 | 15 | 158 | 50 | 5570 | 4456.00 | |
| | Medium | 1.11 | 2.74 | | | | 47 | | | | | 4 | 61 | 3 | 2 | 1 | 70 | 8 | 3 | 14 | 85 | 2 | | 13 | 100 | | 158 | 50 | 4289 | 3860.10 |
| | High | 1.00 | 2.47 | 3 | | 1 | 47 | | | | | 5 | 61 | 4 | 1 | 20 | 70 | 6 | 3 | 6 | 85 | | | | 100 | | 158 | 50 | 3565 | 3565.00 |
| 100 | Low | 2.50 | 6.18 | | | | 47 | | | | | | 61 | | | 70 | 20 | 8 | 12 | 85 | 5 | 2 | 23 | 100 | 30 | 158 | 100 | 11140 | 4456.00 | |
| | Medium | 2.22 | 5.49 | 6 | | 2 | 47 | | | | | 4 | 61 | 5 | 2 | 5 | 70 | 11 | 5 | 24 | 85 | 3 | 1 | 26 | 100 | | 158 | 100 | 8142 | 3663.90 |
| | High | 2.00 | 4.94 | 6 | | 3 | 47 | | | | | 10 | 61 | 6 | 2 | 42 | 70 | 13 | 5 | 12 | 85 | | | | 100 | | 158 | 100 | 7130 | 3565.00 |
| 500 | Low | 12.50 | 30.88 | | | | 47 | | | | | | 61 | 32 | 14 | 14 | 70 | 74 | 31 | 25 | 85 | 17 | 7 | 176 | 100 | 110 | 158 | 500 | 52630 | 4210.40 |
| | Medium | 11.11 | 27.44 | 28 | | 12 | 47 | | | | | 30 | 61 | 24 | 11 | 15 | 70 | 57 | 24 | 49 | 85 | 14 | 5 | 191 | 100 | 30 | 158 | 500 | 44470 | 4002.30 |
| | High | 10.00 | 24.70 | 28 | | 12 | 47 | | | | | 70 | 61 | 24 | 11 | 55 | 70 | 57 | 24 | 19 | 85 | 14 | 5 | 161 | 100 | | 158 | 500 | 39890 | 3989.00 |

Table of housing mixes, 40% affordable

Densities:

| Assume: | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | |

| No units | Density | Land area ha | land area ac | 1 b flat | | | Area sqm | 1 b hse | | | Area sqm | 2 b flat | | | Area sqm | 2 b hse | | | Area sqm | 3 b hse | | | Area sqm | 4 b hse | | | Area sqm | 5 b hse | | | Total No. | Total Area | Area/ha sq m |
|----------|---------|-----------------|-----------------|----------|----|--------|----------|---------|------------|---------|----------|----------|--------|---------|----------|---------|--------|---------|----------|---------|--------|---------|----------|---------|--------|---------|----------|---------|--------|---------|-----------|------------|-----------------|
| | | | | AF Rent | SO | Market | | Market | Affordable | AF Rent | | SO | Market | AF Rent | | SO | Market | AF Rent | | SO | Market | AF Rent | | SO | Market | AF Rent | | SO | Market | AF Rent | | | |
| 10 | Low | 0.25 | 0.62 | | | | 47 | | | | | | | 61 | | | | 70 | 2 | 1 | | 85 | 1 | | | 3 | 100 | 3 | 158 | 10 | 1129 | 4516.00 | |
| | Medium | 0.22 | 0.55 | | | | 47 | | | | | | | 61 | 1 | | 1 | 70 | 1 | 1 | 3 | 85 | 1 | | 2 | 100 | | 158 | 10 | 865 | 3892.50 | | |
| | High | 0.20 | 0.49 | | | | 47 | | | | | | 4 | 61 | 1 | | 2 | 70 | 2 | 1 | | 85 | | | | 100 | | 158 | 10 | 709 | 3545.00 | | |
| 15 | Low | 0.38 | 0.93 | | | | 47 | | | | | | | 61 | | | | 70 | 3 | 2 | | 85 | 1 | | 4 | 100 | 5 | 158 | 15 | 1715 | 4573.33 | | |
| | Medium | 0.33 | 0.82 | | | | 47 | | | | | | | 61 | 1 | | 1 | 70 | 2 | 2 | 1 | 85 | 1 | | 7 | 100 | | 158 | 15 | 1365 | 4095.00 | | |
| | High | 0.30 | 0.74 | 1 | 1 | | 47 | | | | | | 4 | 61 | 1 | | 5 | 70 | 2 | 1 | | 85 | | | | 100 | | 158 | 15 | 1013 | 3376.67 | | |
| 20 | Low | 0.50 | 1.24 | | | | 47 | | | | | | | 61 | | | | 70 | 4 | 2 | | 85 | 2 | | 6 | 100 | 6 | 158 | 20 | 2258 | 4516 | | |
| | Medium | 0.44 | 1.10 | | | | 47 | | | | | | | 61 | | | | 70 | 4 | 2 | 7 | 85 | 2 | | 5 | 100 | | 158 | 20 | 1805 | 4061 | | |
| | High | 0.40 | 0.99 | 1 | 1 | | 47 | | | | | | 4 | 61 | 2 | | 8 | 70 | 3 | 1 | | 85 | | | | 100 | | 158 | 20 | 1378 | 3445 | | |
| 50 | Low | 1.25 | 3.09 | | | | 47 | | | | | | | 61 | | | | 70 | 11 | 5 | 4 | 85 | 3 | 1 | 11 | 100 | 15 | 158 | 50 | 5570 | 4456 | | |
| | Medium | 1.11 | 2.74 | | | | 47 | | | | | | 4 | 61 | 3 | 2 | 1 | 70 | 8 | 4 | 13 | 85 | 3 | | 12 | 100 | | 158 | 50 | 4289 | 3860 | | |
| | High | 1.00 | 2.47 | 2 | 3 | | 47 | | | | | | 5 | 61 | 3 | 1 | 21 | 70 | 8 | 3 | 4 | 85 | | | | 100 | | 158 | 50 | 3565 | 3565 | | |
| 100 | Low | 2.50 | 6.18 | | | | 47 | | | | | | | 61 | | | | 70 | 22 | 10 | 8 | 85 | 6 | 2 | 22 | 100 | 30 | 158 | 100 | 11140 | 4456 | | |
| | Medium | 2.22 | 5.49 | 6 | 3 | 5 | 47 | | | | | | 4 | 61 | 6 | 2 | 4 | 70 | 13 | 6 | 21 | 85 | 3 | 1 | 26 | 100 | | 158 | 100 | 8142 | 3664 | | |
| | High | 2.00 | 4.94 | 3 | 7 | | 47 | | | | | | 10 | 61 | 6 | 3 | 41 | 70 | 15 | 6 | 9 | 85 | | | | 100 | | 158 | 100 | 7130 | 3565 | | |
| 500 | Low | 12.50 | 30.88 | | | | 47 | | | | | | | 61 | 36 | 16 | 8 | 70 | 84 | 36 | 10 | 85 | 20 | 8 | 172 | 100 | 110 | 158 | 500 | 52630 | 4210.40 | | |
| | Medium | 11.11 | 27.44 | 32 | 14 | 4 | 47 | | | | | | 30 | 61 | 28 | 12 | 10 | 70 | 64 | 28 | 38 | 85 | 16 | 6 | 188 | 100 | 30 | 158 | 500 | 44470 | 4002.30 | | |
| | High | 10.00 | 24.70 | 32 | 14 | 14 | 47 | | | | | | 70 | 61 | 28 | 12 | 50 | 70 | 64 | 28 | 8 | 85 | 16 | 6 | 158 | 100 | 158 | 500 | 36890 | 1989.00 | | | |

**Table of housing mixes. All market housing
Flats only schemes**

Densities:

| Assume : | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | |

| No units | Density | Land area ha | land area ac | 1 b flat | | 2 b flat | | 2 b hse | | 3 b hse | | 4 b hse | | 5 b hse | | Total No. | Total Area | Area/ha sq m |
|----------|---------|-----------------|-----------------|----------|----------|----------|----------|---------|----------|---------|----------|---------|----------|---------|----------|-----------|------------|-----------------|
| | | | | number | Area sqm | number | Area sqm | number | Area sqm | number | Area sqm | number | Area sqm | number | Area sqm | | | |
| 10 | Low | 0.25 | 0.62 | 4 | 47 | 6 | 61 | | 70 | | 85 | | 100 | | 158 | 10 | 554 | 2216.00 |
| | Medium | 0.22 | 0.55 | 5 | 47 | 5 | 61 | | 70 | | 85 | | 100 | | 158 | 10 | 540 | 2430.00 |
| | High | 0.20 | 0.49 | 6 | 47 | 4 | 61 | | 70 | | 85 | | 100 | | 158 | 10 | 526 | 2630.00 |
| 20 | Low | 0.50 | 1.24 | 8 | 47 | 12 | 61 | | 70 | | 85 | | 100 | | 158 | 20 | 1108 | 2216.00 |
| | Medium | 0.44 | 1.10 | 10 | 47 | 10 | 61 | | 70 | | 85 | | 100 | | 158 | 20 | 1080 | 2430.00 |
| | High | 0.40 | 0.99 | 12 | 47 | 8 | 61 | | 70 | | 85 | | 100 | | 158 | 20 | 1052 | 2630.00 |
| 50 | Low | 1.25 | 3.09 | 20 | 47 | 30 | 61 | | 70 | | 85 | | 100 | | 158 | 50 | 2770 | 2216.00 |
| | Medium | 1.11 | 2.74 | 25 | 47 | 25 | 61 | | 70 | | 85 | | 100 | | 158 | 50 | 2700 | 2430.00 |
| | High | 1.00 | 2.47 | 30 | 47 | 20 | 61 | | 70 | | 85 | | 100 | | 158 | 50 | 2630 | 2630.00 |

Table of housing mixes. 25% affordable
Flats only schemes

Densities:

| Assume : | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | 20.24 |

| No units | Density | Land area | | 1 b flat | | | 1 b hse | | | 2 b flat | | | 2 b hse | | | 3 b hse | | | 4 b hse | | | 5 b hse | | | Total No. | Total Area | Area/ha | | | | |
|----------|---------|-----------|------|----------|----|--------|----------|--------|------------|----------|---------|----|---------|----------|---------|---------|--------|----------|---------|----|--------|----------|--------|----------|-----------|------------|---------|--------|----------|------|---------|
| | | ha | ac | AF Rent | SO | Market | Area sqm | Market | Affordable | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | Market | Area sqm | | | | Market | Area sqm | | |
| 10 | Low | 0.25 | 0.62 | 2 | 1 | 1 | 47 | | | | | | 6 | 61 | | | | | | | | | | | | 100 | | 158 | 10 | 554 | 2216.00 |
| | Medium | 0.22 | 0.55 | 2 | 1 | 2 | 47 | | | | | | 5 | 61 | | | | | | | | | | | | 100 | | 158 | 10 | 540 | 2430.00 |
| | High | 0.20 | 0.49 | 2 | 1 | 3 | 47 | | | | | | 4 | 61 | | | | | | | | | | | | 100 | | 158 | 10 | 526 | 2630.00 |
| 20 | Low | 0.50 | 1.24 | 4 | 1 | 3 | 47 | | | | | | 12 | 61 | | | | | | | | | | | | 100 | | 158 | 20 | 1108 | 2216.00 |
| | Medium | 0.44 | 1.10 | 4 | 1 | 5 | 47 | | | | | | 10 | 61 | | | | | | | | | | | | 100 | | 158 | 20 | 1080 | 2430.00 |
| | High | 0.40 | 0.99 | 4 | 1 | 7 | 47 | | | | | | 8 | 61 | | | | | | | | | | | | 100 | | 158 | 20 | 1052 | 2630.00 |
| 50 | Low | 1.25 | 3.09 | 9 | 4 | 7 | 47 | | | | | | 30 | 61 | | | | | | | | | | | | 100 | | 158 | 50 | 2770 | 2216.00 |
| | Medium | 1.11 | 2.74 | 9 | 4 | 12 | 47 | | | | | | 25 | 61 | | | | | | | | | | | | 100 | | 158 | 50 | 2700 | 2430.00 |
| | High | 1.00 | 2.47 | 9 | 4 | 17 | 47 | | | | | | 20 | 61 | | | | | | | | | | | | 100 | | 158 | 50 | 2630 | 2630.00 |

Table of housing mixes. 30% affordable
Flats only schemes

Densities:

| Assume : | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | 20.24 |

| No units | Density | Land area | | 1 b flat | | | Area sqm | 1 b hse | | | 2 b flat | | | Area sqm | 2 b hse | | | 3 b hse | | | 4 b hse | | | 5 b hse | | | Total No. | Total Area | Area/ha | |
|----------|---------|-----------|------|----------|----|--------|----------|---------|------------|----------|----------|----|--------|----------|----------|---------|----|---------|----------|---------|---------|--------|----------|---------|----------|--------|-----------|------------|---------|----------|
| | | ha | ac | AF Rent | SO | Market | | Market | Affordable | Area sqm | AF Rent | SO | Market | | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | Market | Area sqm | Market | | | | Area sqm |
| 10 | Low | 0.25 | 0.62 | 2 | 1 | 1 | 47 | | | | | 6 | 61 | | | | 70 | | | | 85 | | | | 100 | | 158 | 10 | 554 | 2216.00 |
| | Medium | 0.22 | 0.55 | 2 | 1 | 2 | 47 | | | | | 5 | 61 | | | | 70 | | | | 85 | | | | 100 | | 158 | 10 | 540 | 2430.00 |
| | High | 0.20 | 0.49 | 2 | 1 | 3 | 47 | | | | | 4 | 61 | | | | 70 | | | | 85 | | | | 100 | | 158 | 10 | 526 | 2630.00 |
| 20 | Low | 0.50 | 1.24 | 4 | 2 | 2 | 47 | | | | | 12 | 61 | | | | 70 | | | | 85 | | | | 100 | | 158 | 20 | 1108 | 2216.00 |
| | Medium | 0.44 | 1.10 | 4 | 2 | 4 | 47 | | | | | 10 | 61 | | | | 70 | | | | 85 | | | | 100 | | 158 | 20 | 1080 | 2430.00 |
| | High | 0.40 | 0.99 | 4 | 2 | 6 | 47 | | | | | 8 | 61 | | | | 70 | | | | 85 | | | | 100 | | 158 | 20 | 1052 | 2630.00 |
| 50 | Low | 1.25 | 3.09 | 11 | 4 | 5 | 47 | | | | | 30 | 61 | | | | 70 | | | | 85 | | | | 100 | | 158 | 50 | 2770 | 2216.00 |
| | Medium | 1.11 | 2.74 | 11 | 4 | 10 | 47 | | | | | 25 | 61 | | | | 70 | | | | 85 | | | | 100 | | 158 | 50 | 2700 | 2430.00 |
| | High | 1.00 | 2.47 | 11 | 4 | 15 | 47 | | | | | 20 | 61 | | | | 70 | | | | 85 | | | | 100 | | 158 | 50 | 2630 | 2630.00 |

Table of housing mixes. 35% affordable
Flats only schemes

Densities:

| Assume : | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | 20.24 |

| No units | Density | Land area | | 1 b flat | | | 1 b hse | | | 2 b flat | | | 2 b hse | | | 3 b hse | | | 4 b hse | | | 5 b hse | | | Total No. | Total Area | Area/ha | | | | | | | | | | |
|----------|---------|-----------|------|----------|----|--------|----------|--------|------------|----------|---------|----|---------|----------|---------|---------|--------|----------|---------|----|--------|----------|--------|----------|-----------|------------|---------|--------|----------|--|--|--|--|--|--|--|--|
| | | ha | ac | AF Rent | SO | Market | Area sqm | Market | Affordable | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | Market | Area sqm | | | | Market | Area sqm | | | | | | | | |
| 10 | Low | 0.25 | 0.62 | 3 | 1 | | 47 | | | | | 6 | 61 | | | | | | | | | | | | | | | | | | | | | | | | |
| | Medium | 0.22 | 0.55 | 3 | 1 | 1 | 47 | | | | | 5 | 61 | | | | | | | | | | | | | | | | | | | | | | | | |
| | High | 0.20 | 0.49 | 3 | 1 | 2 | 47 | | | | | 4 | 61 | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | Low | 0.50 | 1.24 | 5 | 2 | 1 | 47 | | | | | 12 | 61 | | | | | | | | | | | | | | | | | | | | | | | | |
| | Medium | 0.44 | 1.10 | 5 | 2 | 3 | 47 | | | | | 10 | 61 | | | | | | | | | | | | | | | | | | | | | | | | |
| | High | 0.40 | 0.99 | 5 | 2 | 5 | 47 | | | | | 8 | 61 | | | | | | | | | | | | | | | | | | | | | | | | |
| 50 | Low | 1.25 | 3.09 | 13 | 5 | 2 | 47 | | | | | 30 | 61 | | | | | | | | | | | | | | | | | | | | | | | | |
| | Medium | 1.11 | 2.74 | 13 | 5 | 7 | 47 | | | | | 25 | 61 | | | | | | | | | | | | | | | | | | | | | | | | |
| | High | 1.00 | 2.47 | 13 | 5 | 12 | 47 | | | | | 20 | 61 | | | | | | | | | | | | | | | | | | | | | | | | |

Table of housing mixes. 40% affordable
Flats only schemes

Densities:

| Assume : | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | 20.24 |

| No units | Density | Land area | | 1 b flat | | | Area sqm | 1 b hse | | | 2 b flat | | | Area sqm | 2 b hse | | | 3 b hse | | | Area sqm | 4 b hse | | | Area sqm | 5 b hse | | | Total No. | Total Area | Area/ha sq m |
|----------|---------|-----------|------|----------|----|--------|----------|---------|------------|----------|----------|----|--------|----------|----------|---------|----|---------|----------|---------|----------|---------|--------|----------|----------|---------|----------|--------|-----------|------------|--------------|
| | | ha | ac | AF Rent | SO | Market | | Market | Affordable | Area sqm | AF Rent | SO | Market | | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | | SO | Market | Area sqm | | Market | Area sqm | Market | | | |
| 10 | Low | 0.25 | 0.62 | 3 | 1 | | 47 | | | | | 6 | 61 | | | 70 | | | | | 85 | | | | 100 | | | 158 | 10 | 554 | 2216.00 |
| | Medium | 0.22 | 0.55 | 3 | 1 | 1 | 47 | | | | | 5 | 61 | | | 70 | | | | | 85 | | | | 100 | | | 158 | 10 | 540 | 2430.00 |
| | High | 0.20 | 0.49 | 3 | 1 | 2 | 47 | | | | | 4 | 61 | | | 70 | | | | | 85 | | | | 100 | | | 158 | 10 | 526 | 2630.00 |
| 20 | Low | 0.50 | 1.24 | 6 | 2 | | 47 | | | | | 12 | 61 | | | 70 | | | | | 85 | | | | 100 | | | 158 | 20 | 1108 | 2216.00 |
| | Medium | 0.44 | 1.10 | 6 | 2 | 2 | 47 | | | | | 10 | 61 | | | 70 | | | | | 85 | | | | 100 | | | 158 | 20 | 1080 | 2430.00 |
| | High | 0.40 | 0.99 | 6 | 2 | 4 | 47 | | | | | 8 | 61 | | | 70 | | | | | 85 | | | | 100 | | | 158 | 20 | 1052 | 2630.00 |
| 50 | Low | 1.25 | 3.09 | 14 | 6 | | 47 | | | | | 30 | 61 | | | 70 | | | | | 85 | | | | 100 | | | 158 | 50 | 2770 | 2216.00 |
| | Medium | 1.11 | 2.74 | 14 | 6 | 5 | 47 | | | | | 25 | 61 | | | 70 | | | | | 85 | | | | 100 | | | 158 | 50 | 2700 | 2430.00 |
| | High | 1.00 | 2.47 | 14 | 6 | 10 | 47 | | | | | 20 | 61 | | | 70 | | | | | 85 | | | | 100 | | | 158 | 50 | 2630 | 2630.00 |

**Table of housing mixes. All market housing
Houses only schemes**

Densities:

| Assume : | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | 20.24 |

| | | | | 1 b flat | | | 2 b flat | | | 2 b hse | | | 3 b hse | | | 4 b hse | | | 5 b hse | | | Total No. | Total Area | Area/ha |
|----------|---------|-----------------|-----------------|----------|----------|--------|----------|--------|----------|---------|----------|--------|----------|--------|----------|---------|----------|--------|----------|-----------|------------|-----------|------------|---------|
| No units | Density | Land area ha | land area ac | number | Area sqm | number | Area sqm | number | Area sqm | number | Area sqm | number | Area sqm | number | Area sqm | number | Area sqm | number | Area sqm | Total No. | Total Area | Area/ha | sq m | |
| 10 | Low | 0.25 | 0.62 | | 47 | | 61 | | 70 | | 85 | | 100 | | 158 | | 10 | | 1129 | 4516.00 | | | | |
| | Medium | 0.22 | 0.55 | | 47 | | 61 | 2 | 70 | | 85 | | 100 | | 158 | | 10 | | 865 | 3892.50 | | | | |
| | High | 0.20 | 0.49 | | 47 | | 61 | 3 | 70 | | 85 | | 100 | | 158 | | 10 | | 805 | 4025.00 | | | | |
| 20 | Low | 0.50 | 1.24 | | 47 | | 61 | | 70 | | 85 | | 100 | | 158 | | 20 | | 2258 | 4516.00 | | | | |
| | Medium | 0.44 | 1.10 | | 47 | | 61 | | 70 | | 85 | | 100 | | 158 | | 20 | | 1805 | 4061.25 | | | | |
| | High | 0.40 | 0.99 | | 47 | | 61 | 6 | 70 | | 85 | | 100 | | 158 | | 20 | | 1610 | 4025.00 | | | | |
| 50 | Low | 1.25 | 3.09 | | 47 | | 61 | | 70 | | 85 | | 100 | | 158 | | 50 | | 5570 | 4456.00 | | | | |
| | Medium | 1.11 | 2.74 | | 47 | | 61 | 10 | 70 | | 85 | | 100 | | 158 | | 50 | | 4325 | 3892.50 | | | | |
| | High | 1.00 | 2.47 | | 47 | | 61 | 35 | 70 | | 85 | | 100 | | 158 | | 50 | | 3725 | 3725.00 | | | | |

Table of housing mixes. 25% affordable
Houses only schemes

Densities:

| Assume : | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | 20.24 |

| No units | Density | Land area | | 1 b flat | | | 1 b hse | | | 2 b flat | | | 2 b hse | | | 3 b hse | | | 4 b hse | | | 5 b hse | | | Total No. | Total Area | Area/ha | | |
|----------|---------|-----------|------|----------|----|--------|----------|--------|------------|----------|---------|----|---------|----------|---------|---------|--------|----------|---------|----|--------|----------|--------|----------|-----------|------------|---------|--------|----------|
| | | ha | ac | AF Rent | SO | Market | Area sqm | Market | Affordable | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | Market | Area sqm | | | | Market | Area sqm |
| 10 | Low | 0.25 | 0.62 | | | | 47 | | | | | | 61 | | | 70 | 1 | 1 | 1 | 85 | 1 | | 3 | 100 | 3 | 158 | 10 | 1129 | 4516.00 |
| | Medium | 0.22 | 0.55 | | | | 47 | | | | | | 61 | 1 | | 70 | 1 | 1 | 3 | 85 | | | 3 | 100 | | 158 | 10 | 865 | 3892.50 |
| | High | 0.20 | 0.49 | | | | 47 | | | | | | 61 | 1 | | 70 | 1 | 1 | 5 | 85 | | | | 100 | | 158 | 10 | 805 | 4025.00 |
| 20 | Low | 0.50 | 1.24 | | | | 47 | | | | | | 61 | | | 70 | 3 | 1 | 2 | 85 | 1 | | 7 | 100 | 6 | 158 | 20 | 2258 | 4516.00 |
| | Medium | 0.44 | 1.10 | | | | 47 | | | | | | 61 | | | 70 | 3 | 1 | 9 | 85 | 1 | | 6 | 100 | | 158 | 20 | 1805 | 4061.25 |
| | High | 0.40 | 0.99 | | | | 47 | | | | | | 61 | 1 | | 70 | 3 | 1 | 10 | 85 | | | | 100 | | 158 | 20 | 1610 | 4025.00 |
| 50 | Low | 1.25 | 3.09 | | | | 47 | | | | | | 61 | | | 70 | 8 | 3 | 9 | 85 | 1 | 1 | 13 | 100 | 15 | 158 | 50 | 5570 | 4456.00 |
| | Medium | 1.11 | 2.74 | | | | 47 | | | | | | 61 | 2 | 1 | 70 | 6 | 2 | 17 | 85 | 1 | 1 | 13 | 100 | | 158 | 50 | 4325 | 3892.50 |
| | High | 1.00 | 2.47 | | | | 47 | | | | | | 61 | 3 | 1 | 70 | 6 | 3 | 6 | 85 | | | | 100 | | 158 | 50 | 3725 | 3725.00 |

Table of housing mixes. 30% affordable
Houses only schemes

Densities:

| Assume : | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | 20.24 |

| No units | Density | Land area | | 1 b flat | | | 1 b hse | | | 2 b flat | | | 2 b hse | | | 3 b hse | | | 4 b hse | | | 5 b hse | | | Total No. | Total Area | Area/ha | | | |
|----------|---------|-----------|------|----------|----|--------|----------|--------|------------|----------|---------|----|---------|----------|---------|---------|--------|----------|---------|----|--------|----------|--------|----------|-----------|------------|---------|--------|----------|---------|
| | | ha | ac | AF Rent | SO | Market | Area sqm | Market | Affordable | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | Market | Area sqm | | | | Market | Area sqm | |
| 10 | Low | 0.25 | 0.62 | | | | 47 | | | | | | 61 | | | | 70 | 1 | 1 | 1 | 85 | 1 | | 3 | 100 | 3 | 158 | 10 | 1129 | 4516.00 |
| | Medium | 0.22 | 0.55 | | | | 47 | | | | | | 61 | 1 | | 1 | 70 | 1 | 1 | 3 | 85 | | 3 | 100 | | 158 | 10 | 865 | 3892.50 | |
| | High | 0.20 | 0.49 | | | | 47 | | | | | | 61 | 1 | | 2 | 70 | 1 | 1 | 5 | 85 | | | 100 | | 158 | 10 | 805 | 4025.00 | |
| 20 | Low | 0.50 | 1.24 | | | | 47 | | | | | | 61 | | | | 70 | 3 | 2 | 1 | 85 | 1 | | 7 | 100 | 6 | 158 | 20 | 2258 | 4516.00 |
| | Medium | 0.44 | 1.10 | | | | 47 | | | | | | 61 | | | | 70 | 3 | 2 | 8 | 85 | 1 | | 6 | 100 | | 158 | 20 | 1805 | 4061.25 |
| | High | 0.40 | 0.99 | | | | 47 | | | | | | 61 | 1 | 1 | 4 | 70 | 3 | 1 | 10 | 85 | | | 100 | | 158 | 20 | 1610 | 4025.00 | |
| 50 | Low | 1.25 | 3.09 | | | | 47 | | | | | | 61 | | | | 70 | 8 | 4 | 8 | 85 | 3 | | 12 | 100 | 15 | 158 | 50 | 5570 | 4456.00 |
| | Medium | 1.11 | 2.74 | | | | 47 | | | | | | 61 | 3 | 1 | 6 | 70 | 6 | 3 | 16 | 85 | 2 | | 13 | 100 | | 158 | 50 | 4325 | 3892.50 |
| | High | 1.00 | 2.47 | | | | 47 | | | | | | 61 | 3 | 1 | 31 | 70 | 8 | 3 | 4 | 85 | | | 100 | | 158 | 50 | 3725 | 3725.00 | |

Table of housing mixes. 35% affordable
Houses only schemes

Densities:

| Assume : | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | 20.24 |

| No units | Density | Land area | | 1 b flat | | | 1 b hse | | | 2 b flat | | | 2 b hse | | | 3 b hse | | | 4 b hse | | | 5 b hse | | | Total No. | Total Area | Area/ha | | | |
|----------|---------|-----------|------|----------|----|--------|----------|--------|------------|----------|---------|----|---------|----------|---------|---------|--------|----------|---------|----|--------|----------|--------|----------|-----------|------------|---------|--------|----------|---------|
| | | ha | ac | AF Rent | SO | Market | Area sqm | Market | Affordable | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | Market | Area sqm | | | | Market | Area sqm | |
| 10 | Low | 0.25 | 0.62 | | | | 47 | | | | | | 61 | | | | 70 | 2 | 1 | | 85 | 1 | | 3 | 100 | 3 | 158 | 10 | 1129 | 4516.00 |
| | Medium | 0.22 | 0.55 | | | | 47 | | | | | | 61 | 1 | | 1 | 70 | 1 | 1 | 3 | 85 | 1 | | 2 | 100 | | 158 | 10 | 865 | 3892.50 |
| | High | 0.20 | 0.49 | | | | 47 | | | | | | 61 | 1 | | 2 | 70 | 2 | 1 | 4 | 85 | | | | 100 | | 158 | 10 | 805 | 4025.00 |
| 20 | Low | 0.50 | 1.24 | | | | 47 | | | | | | 61 | | | | 70 | 4 | 2 | | 85 | 1 | | 7 | 100 | 6 | 158 | 20 | 2258 | 4516.00 |
| | Medium | 0.44 | 1.10 | | | | 47 | | | | | | 61 | | | | 70 | 4 | 2 | 7 | 85 | 1 | | 6 | 100 | | 158 | 20 | 1805 | 4061.25 |
| | High | 0.40 | 0.99 | | | | 47 | | | | | | 61 | 2 | | 4 | 70 | 3 | 2 | 9 | 85 | | | | 100 | | 158 | 20 | 1610 | 4025.00 |
| 50 | Low | 1.25 | 3.09 | | | | 47 | | | | | | 61 | | | | 70 | 11 | 4 | 5 | 85 | 2 | 1 | 12 | 100 | 15 | 158 | 50 | 5570 | 4456.00 |
| | Medium | 1.11 | 2.74 | | | | 47 | | | | | | 61 | 3 | 2 | 5 | 70 | 8 | 3 | 14 | 85 | 2 | | 13 | 100 | | 158 | 50 | 4325 | 3892.50 |
| | High | 1.00 | 2.47 | | | | 47 | | | | | | 61 | 4 | 1 | 30 | 70 | 9 | 4 | 2 | 85 | | | | 100 | | 158 | 50 | 3725 | 3725.00 |

Table of housing mixes. 40% affordable
Houses only schemes

Densities:

| Assume : | per ha | per acre |
|------------|--------|----------|
| Rural | 40 | 16.19 |
| Urban edge | 45 | 18.22 |
| Town | 50 | 20.24 |

| No units | Density | Land area | | 1 b flat | | | 1 b hse | | | 2 b flat | | | 2 b hse | | | 3 b hse | | | 4 b hse | | | 5 b hse | | | Total No. | Total Area | Area/ha | | | |
|----------|---------|-----------|------|----------|----|--------|----------|--------|------------|----------|---------|----|---------|----------|---------|---------|--------|----------|---------|----|--------|----------|--------|----------|-----------|------------|---------|--------|----------|---------|
| | | ha | ac | AF Rent | SO | Market | Area sqm | Market | Affordable | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | AF Rent | SO | Market | Area sqm | Market | Area sqm | | | | Market | Area sqm | |
| 10 | Low | 0.25 | 0.62 | | | | 47 | | | | | | 61 | | | | 70 | 2 | 1 | | 85 | 1 | | 3 | 100 | 3 | 158 | 10 | 1129 | 4516.00 |
| | Medium | 0.22 | 0.55 | | | | 47 | | | | | | 61 | 1 | | 1 | 70 | 1 | 1 | 3 | 85 | 1 | | 2 | 100 | | 158 | 10 | 865 | 3892.50 |
| | High | 0.20 | 0.49 | | | | 47 | | | | | | 61 | 1 | | 2 | 70 | 2 | 1 | 4 | 85 | | | | 100 | | 158 | 10 | 805 | 4025.00 |
| 20 | Low | 0.50 | 1.24 | | | | 47 | | | | | | 61 | | | | 70 | 4 | 2 | | 85 | 2 | | 6 | 100 | 6 | 158 | 20 | 2258 | 4516.00 |
| | Medium | 0.44 | 1.10 | | | | 47 | | | | | | 61 | | | | 70 | 4 | 2 | 7 | 85 | 2 | | 5 | 100 | | 158 | 20 | 1805 | 4061.25 |
| | High | 0.40 | 0.99 | | | | 47 | | | | | | 61 | 2 | | 4 | 70 | 4 | 2 | 8 | 85 | | | | 100 | | 158 | 20 | 1610 | 4025.00 |
| 50 | Low | 1.25 | 3.09 | | | | 47 | | | | | | 61 | | | | 70 | 11 | 5 | 4 | 85 | 3 | 1 | 11 | 100 | 15 | 158 | 50 | 5570 | 4456.00 |
| | Medium | 1.11 | 2.74 | | | | 47 | | | | | | 61 | 4 | 1 | 5 | 70 | 8 | 4 | 13 | 85 | 2 | 1 | 12 | 100 | | 158 | 50 | 4325 | 3892.50 |
| | High | 1.00 | 2.47 | | | | 47 | | | | | | 61 | 4 | 2 | 29 | 70 | 10 | 4 | 1 | 85 | | | | 100 | | 158 | 50 | 3725 | 3725.00 |

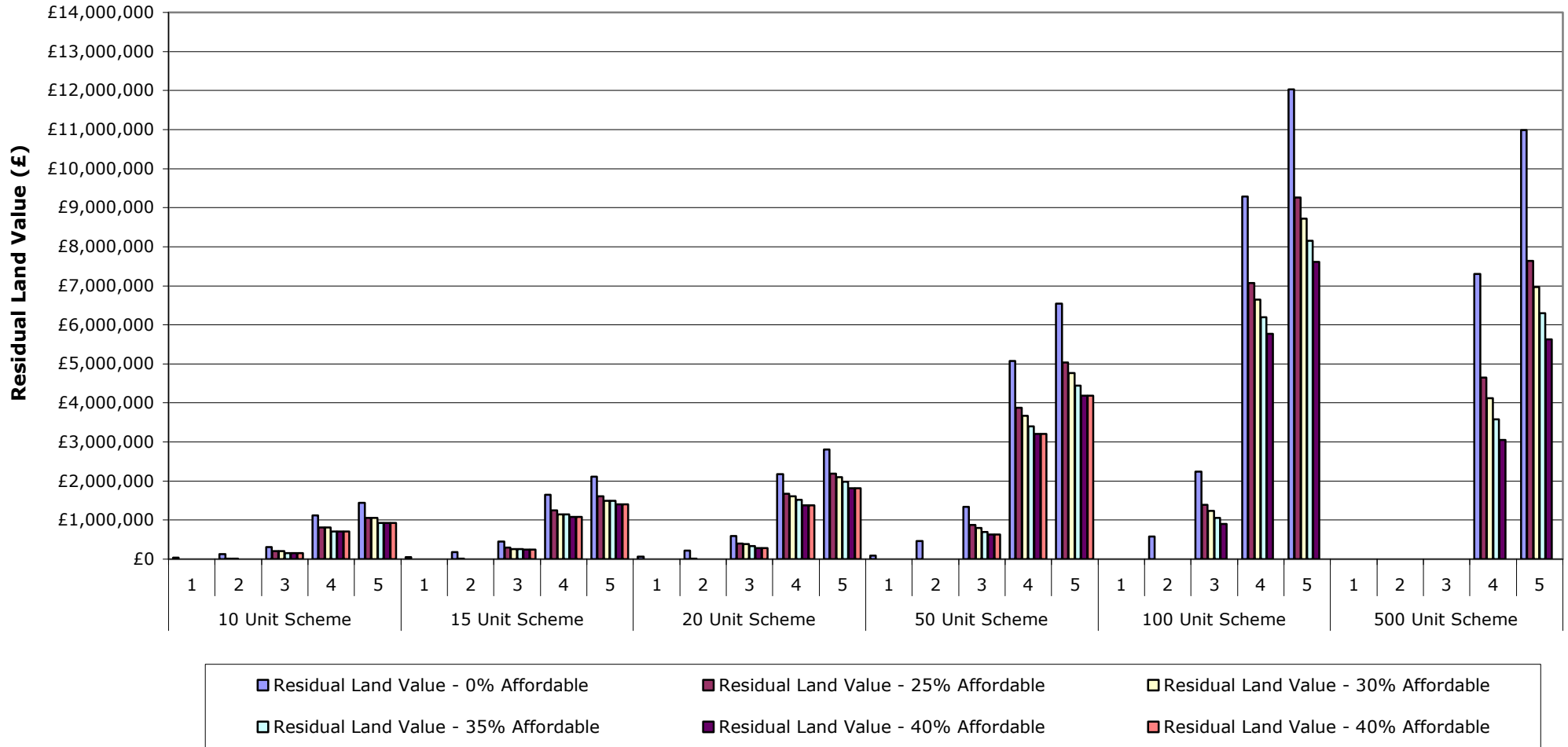
Appendix 2

**Table 1: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £41,621 | £0 | £0 | £0 | £0 |
| | 2 | £124,283 | £6,531 | £6,531 | £0 | £0 |
| | 3 | £311,311 | £202,901 | £202,901 | £158,722 | £158,722 |
| | 4 | £1,114,499 | £812,458 | £812,458 | £712,760 | £712,760 |
| | 5 | £1,438,884 | £1,054,012 | £1,054,012 | £932,913 | £932,913 |
| 15 Unit Scheme | 1 | £48,897 | £0 | £0 | £0 | £0 |
| | 2 | £174,831 | £13,451 | £0 | £0 | £0 |
| | 3 | £455,328 | £299,721 | £255,376 | £255,376 | £247,344 |
| | 4 | £1,647,791 | £1,250,503 | £1,151,911 | £1,151,911 | £1,084,310 |
| | 5 | £2,116,467 | £1,616,103 | £1,496,346 | £1,496,346 | £1,407,581 |
| 20 Unit Scheme | 1 | £61,391 | £0 | £0 | £0 | £0 |
| | 2 | £221,726 | £18,808 | £0 | £0 | £0 |
| | 3 | £586,313 | £393,588 | £380,632 | £336,536 | £282,948 |
| | 4 | £2,172,302 | £1,679,200 | £1,611,979 | £1,513,938 | £1,382,179 |
| | 5 | £2,810,288 | £2,193,640 | £2,105,373 | £1,986,287 | £1,815,165 |
| 50 Unit Scheme | 1 | £86,284 | £0 | £0 | £0 | £0 |
| | 2 | £462,486 | £0 | £0 | £0 | £0 |
| | 3 | £1,341,121 | £881,890 | £797,355 | £690,651 | £626,648 |
| | 4 | £5,076,203 | £3,882,426 | £3,668,517 | £3,403,213 | £3,209,837 |
| | 5 | £6,537,235 | £5,041,969 | £4,769,354 | £4,442,691 | £4,190,609 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £580,469 | £0 | £0 | £0 | £0 |
| | 3 | £2,244,851 | £1,391,644 | £1,230,834 | £1,050,681 | £898,743 |
| | 4 | £9,281,961 | £7,072,359 | £6,640,270 | £6,188,838 | £5,765,621 |
| | 5 | £12,034,631 | £9,259,504 | £8,714,310 | £8,149,773 | £7,613,451 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £7,303,182 | £4,648,942 | £4,115,354 | £3,586,332 | £3,052,745 |
| | 5 | £10,983,881 | £7,639,293 | £6,964,748 | £6,299,582 | £5,625,037 |

Source: Adams Integra, August 2012

Graph 1: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Low Density

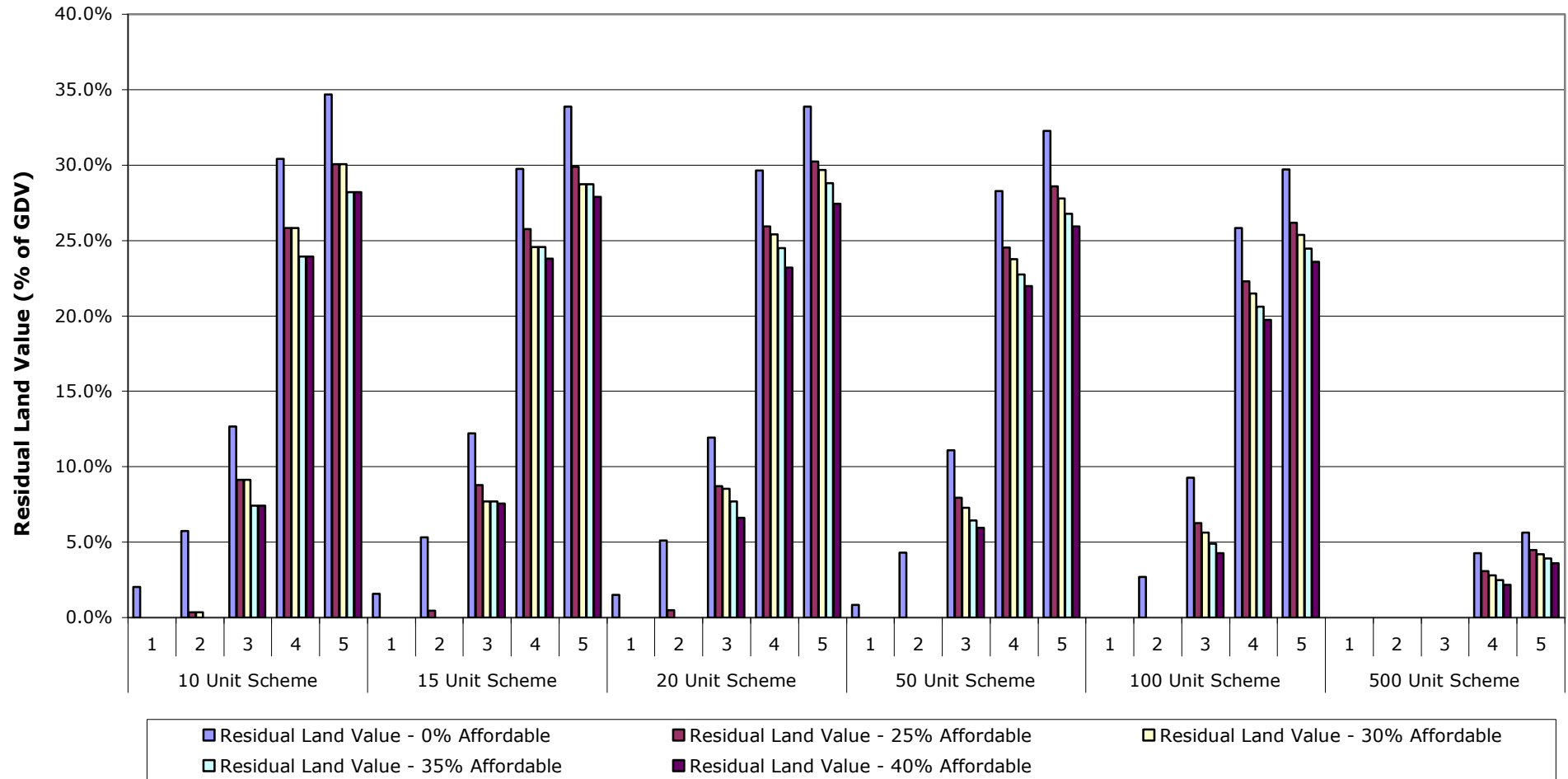


**Table 1a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 2.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.7% | 0.3% | 0.3% | 0.0% | 0.0% |
| | 3 | 12.7% | 9.1% | 9.1% | 7.4% | 7.4% |
| | 4 | 30.4% | 25.8% | 25.8% | 23.9% | 23.9% |
| | 5 | 34.7% | 30.0% | 30.0% | 28.2% | 28.2% |
| 15 Unit Scheme | 1 | 1.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.3% | 0.4% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.2% | 8.8% | 7.7% | 7.7% | 7.5% |
| | 4 | 29.7% | 25.8% | 24.6% | 24.6% | 23.8% |
| | 5 | 33.9% | 29.9% | 28.7% | 28.7% | 27.9% |
| 20 Unit Scheme | 1 | 1.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.1% | 0.5% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.9% | 8.7% | 8.5% | 7.7% | 6.6% |
| | 4 | 29.6% | 25.9% | 25.4% | 24.5% | 23.2% |
| | 5 | 33.9% | 30.2% | 29.7% | 28.8% | 27.4% |
| 50 Unit Scheme | 1 | 0.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.1% | 7.9% | 7.3% | 6.4% | 5.9% |
| | 4 | 28.3% | 24.5% | 23.8% | 22.7% | 22.0% |
| | 5 | 32.3% | 28.6% | 27.8% | 26.8% | 25.9% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.3% | 6.3% | 5.6% | 4.9% | 4.3% |
| | 4 | 25.8% | 22.3% | 21.5% | 20.6% | 19.7% |
| | 5 | 29.7% | 26.2% | 25.4% | 24.5% | 23.6% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 4.3% | 3.1% | 2.8% | 2.5% | 2.2% |
| | 5 | 5.6% | 4.5% | 4.2% | 3.9% | 3.6% |

Source: Adams Integra, August 2012

Graph 1a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Low Density

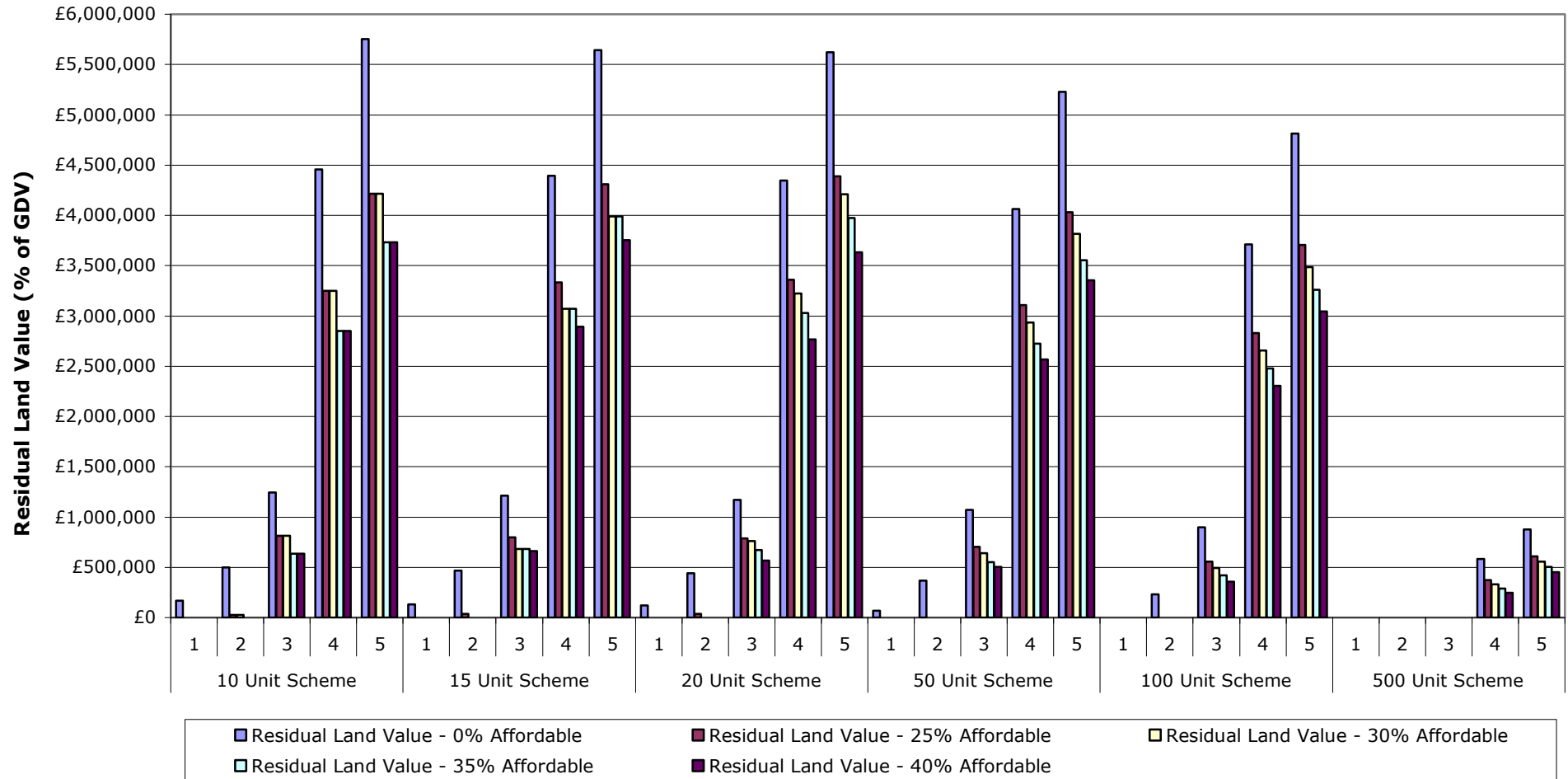


**Table 1b: Summary of Residual Land Value (value per Hectare) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £166,485 | £0 | £0 | £0 | £0 |
| | 2 | £497,130 | £26,125 | £26,125 | £0 | £0 |
| | 3 | £1,245,245 | £811,602 | £811,602 | £634,887 | £634,887 |
| | 4 | £4,457,998 | £3,249,831 | £3,249,831 | £2,851,042 | £2,851,042 |
| | 5 | £5,755,535 | £4,216,046 | £4,216,046 | £3,731,651 | £3,731,651 |
| 15 Unit Scheme | 1 | £130,393 | £0 | £0 | £0 | £0 |
| | 2 | £466,217 | £35,871 | £0 | £0 | £0 |
| | 3 | £1,214,208 | £799,255 | £681,002 | £681,002 | £659,583 |
| | 4 | £4,394,109 | £3,334,676 | £3,071,762 | £3,071,762 | £2,891,494 |
| | 5 | £5,643,913 | £4,309,607 | £3,990,255 | £3,990,255 | £3,753,550 |
| 20 Unit Scheme | 1 | £122,782 | £0 | £0 | £0 | £0 |
| | 2 | £443,452 | £37,617 | £0 | £0 | £0 |
| | 3 | £1,172,625 | £787,176 | £761,264 | £673,071 | £565,897 |
| | 4 | £4,344,605 | £3,358,400 | £3,223,957 | £3,027,876 | £2,764,357 |
| | 5 | £5,620,576 | £4,387,281 | £4,210,746 | £3,972,574 | £3,630,330 |
| 50 Unit Scheme | 1 | £69,027 | £0 | £0 | £0 | £0 |
| | 2 | £369,989 | £0 | £0 | £0 | £0 |
| | 3 | £1,072,897 | £705,512 | £637,884 | £552,521 | £501,319 |
| | 4 | £4,060,962 | £3,105,940 | £2,934,814 | £2,722,571 | £2,567,870 |
| | 5 | £5,229,788 | £4,033,575 | £3,815,483 | £3,554,153 | £3,352,487 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £232,187 | £0 | £0 | £0 | £0 |
| | 3 | £897,941 | £556,658 | £492,333 | £420,272 | £359,497 |
| | 4 | £3,712,785 | £2,828,944 | £2,656,108 | £2,475,535 | £2,306,248 |
| | 5 | £4,813,853 | £3,703,802 | £3,485,724 | £3,259,909 | £3,045,380 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £584,255 | £371,915 | £329,228 | £286,907 | £244,220 |
| | 5 | £878,710 | £611,143 | £557,180 | £503,967 | £450,003 |

Source: Adams Integra, August 2012

**Graph 1b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Low Density**

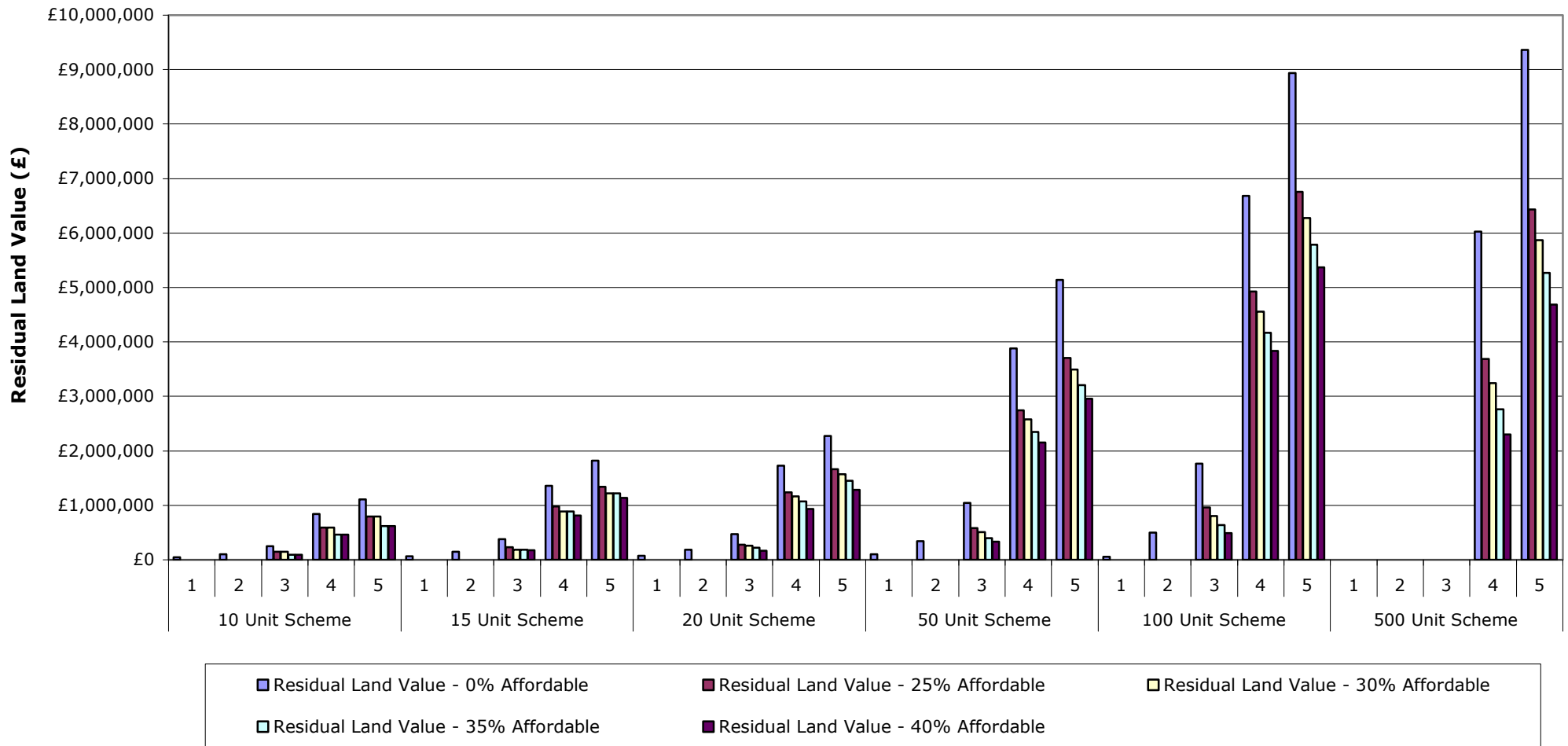


**Table 2: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £44,240 | £0 | £0 | £0 | £0 |
| | 2 | £98,340 | £0 | £0 | £0 | £0 |
| | 3 | £247,171 | £150,422 | £150,422 | £94,244 | £94,244 |
| | 4 | £842,290 | £590,981 | £590,981 | £461,755 | £461,755 |
| | 5 | £1,108,554 | £794,855 | £794,855 | £620,841 | £620,841 |
| 15 Unit Scheme | 1 | £63,209 | £0 | £0 | £0 | £0 |
| | 2 | £147,635 | £0 | £0 | £0 | £0 |
| | 3 | £379,298 | £229,914 | £184,655 | £184,655 | £173,088 |
| | 4 | £1,362,274 | £981,248 | £882,655 | £882,655 | £815,055 |
| | 5 | £1,823,509 | £1,341,200 | £1,221,443 | £1,221,443 | £1,132,678 |
| 20 Unit Scheme | 1 | £77,041 | £0 | £0 | £0 | £0 |
| | 2 | £186,174 | £0 | £0 | £0 | £0 |
| | 3 | £473,872 | £275,040 | £262,084 | £222,483 | £169,485 |
| | 4 | £1,727,245 | £1,234,143 | £1,166,922 | £1,068,881 | £937,122 |
| | 5 | £2,276,377 | £1,659,729 | £1,571,462 | £1,452,376 | £1,281,254 |
| 50 Unit Scheme | 1 | £97,871 | £0 | £0 | £0 | £0 |
| | 2 | £342,340 | £0 | £0 | £0 | £0 |
| | 3 | £1,046,254 | £578,856 | £504,960 | £400,618 | £335,949 |
| | 4 | £3,880,800 | £2,745,582 | £2,580,158 | £2,351,402 | £2,158,026 |
| | 5 | £5,134,087 | £3,702,582 | £3,497,986 | £3,209,606 | £2,957,524 |
| 100 Unit Scheme | 1 | £57,485 | £0 | £0 | £0 | £0 |
| | 2 | £498,908 | £0 | £0 | £0 | £0 |
| | 3 | £1,762,823 | £956,876 | £807,638 | £639,057 | £491,539 |
| | 4 | £6,678,064 | £4,930,424 | £4,558,920 | £4,168,073 | £3,831,444 |
| | 5 | £8,935,922 | £6,751,601 | £6,277,758 | £5,784,574 | £5,370,160 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £6,022,881 | £3,691,550 | £3,240,807 | £2,763,685 | £2,300,782 |
| | 5 | £9,359,107 | £6,434,763 | £5,867,774 | £5,269,668 | £4,688,171 |

Source: Adams Integra, August 2012

Graph 2: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Medium Density

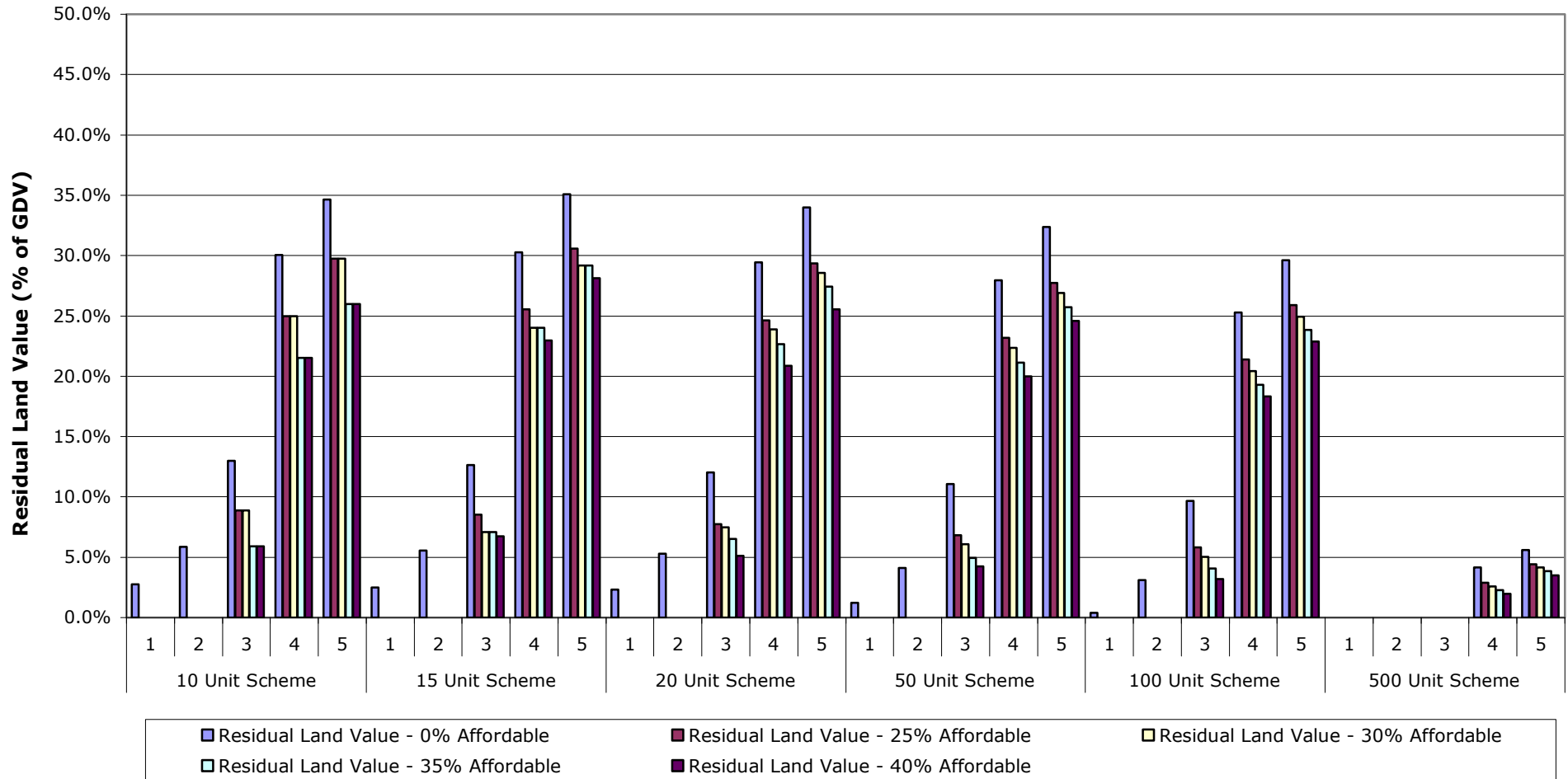


**Table 2a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 2.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 13.0% | 8.9% | 8.9% | 5.9% | 5.9% |
| | 4 | 30.1% | 25.0% | 25.0% | 21.5% | 21.5% |
| | 5 | 34.6% | 29.8% | 29.8% | 26.0% | 26.0% |
| 15 Unit Scheme | 1 | 2.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.6% | 8.5% | 7.1% | 7.1% | 6.7% |
| | 4 | 30.3% | 25.5% | 24.0% | 24.0% | 23.0% |
| | 5 | 35.1% | 30.6% | 29.2% | 29.2% | 28.1% |
| 20 Unit Scheme | 1 | 2.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.0% | 7.8% | 7.5% | 6.5% | 5.1% |
| | 4 | 29.5% | 24.6% | 23.9% | 22.7% | 20.9% |
| | 5 | 34.0% | 29.3% | 28.6% | 27.4% | 25.5% |
| 50 Unit Scheme | 1 | 1.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.1% | 6.8% | 6.1% | 5.0% | 4.2% |
| | 4 | 27.9% | 23.2% | 22.3% | 21.1% | 20.0% |
| | 5 | 32.4% | 27.7% | 26.9% | 25.7% | 24.6% |
| 100 Unit Scheme | 1 | 0.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.7% | 5.8% | 5.0% | 4.1% | 3.2% |
| | 4 | 25.3% | 21.4% | 20.4% | 19.3% | 18.3% |
| | 5 | 29.6% | 25.9% | 24.9% | 23.8% | 22.9% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 4.1% | 2.9% | 2.6% | 2.3% | 1.9% |
| | 5 | 5.6% | 4.4% | 4.1% | 3.8% | 3.5% |

Source: Adams Integra, August 2012

Graph 2a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Medium Density

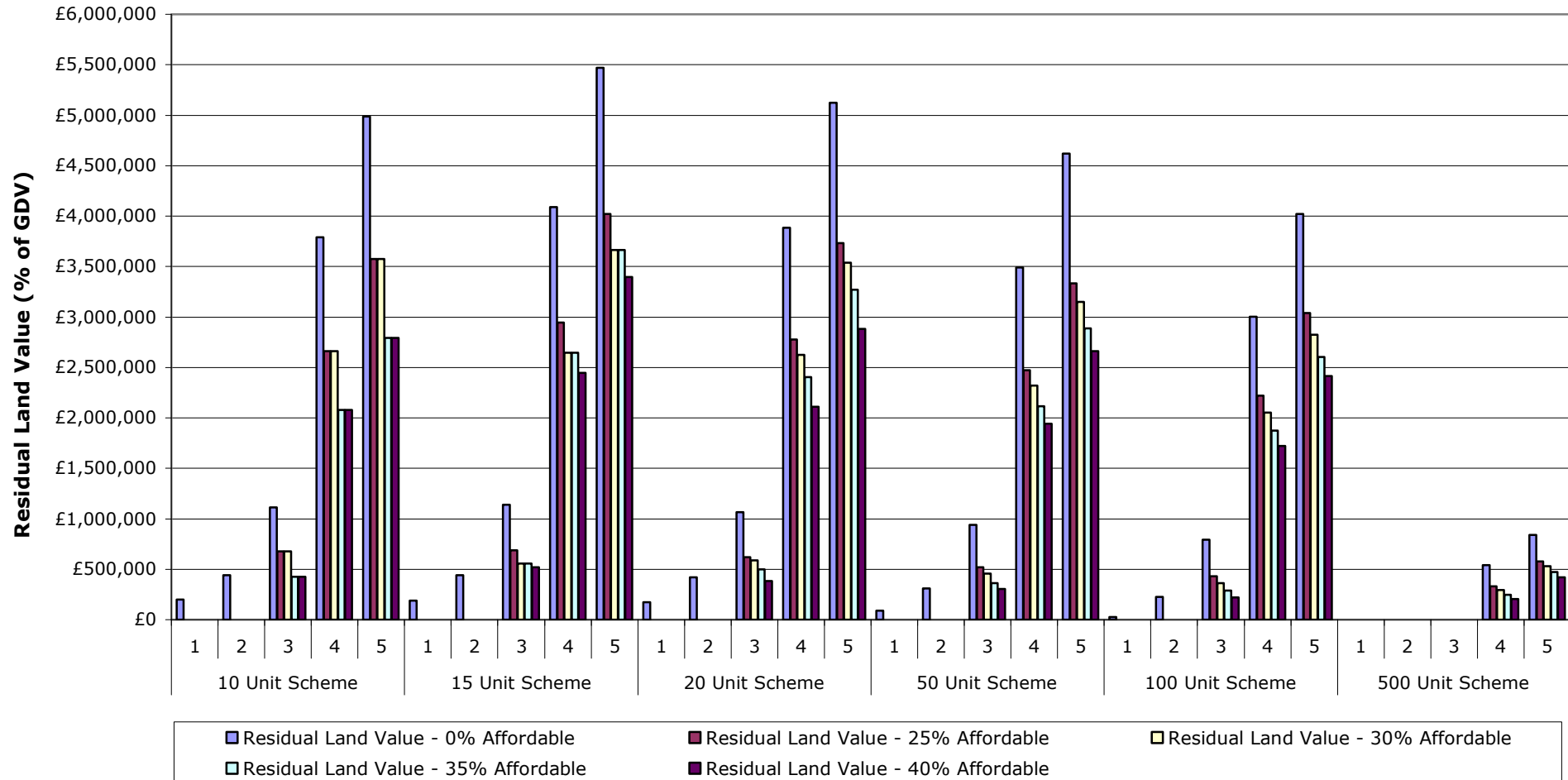


**Table 2b: Summary of Residual Land Value (value per Hectare) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £199,079 | £0 | £0 | £0 | £0 |
| | 2 | £442,528 | £0 | £0 | £0 | £0 |
| | 3 | £1,112,271 | £676,901 | £676,901 | £424,098 | £424,098 |
| | 4 | £3,790,305 | £2,659,414 | £2,659,414 | £2,077,896 | £2,077,896 |
| | 5 | £4,988,493 | £3,576,849 | £3,576,849 | £2,793,785 | £2,793,785 |
| 15 Unit Scheme | 1 | £189,628 | £0 | £0 | £0 | £0 |
| | 2 | £442,904 | £0 | £0 | £0 | £0 |
| | 3 | £1,137,895 | £689,743 | £553,966 | £553,966 | £519,265 |
| | 4 | £4,086,822 | £2,943,743 | £2,647,965 | £2,647,965 | £2,445,164 |
| | 5 | £5,470,526 | £4,023,599 | £3,664,328 | £3,664,328 | £3,398,034 |
| 20 Unit Scheme | 1 | £173,342 | £0 | £0 | £0 | £0 |
| | 2 | £418,892 | £0 | £0 | £0 | £0 |
| | 3 | £1,066,213 | £618,841 | £589,689 | £500,586 | £381,342 |
| | 4 | £3,886,302 | £2,776,822 | £2,625,574 | £2,404,983 | £2,108,524 |
| | 5 | £5,121,849 | £3,734,391 | £3,535,790 | £3,267,846 | £2,882,821 |
| 50 Unit Scheme | 1 | £88,084 | £0 | £0 | £0 | £0 |
| | 2 | £308,106 | £0 | £0 | £0 | £0 |
| | 3 | £941,628 | £520,970 | £454,464 | £360,556 | £302,354 |
| | 4 | £3,492,720 | £2,471,024 | £2,322,142 | £2,116,262 | £1,942,224 |
| | 5 | £4,620,678 | £3,332,324 | £3,148,188 | £2,888,646 | £2,661,772 |
| 100 Unit Scheme | 1 | £25,868 | £0 | £0 | £0 | £0 |
| | 2 | £224,509 | £0 | £0 | £0 | £0 |
| | 3 | £793,270 | £430,594 | £363,437 | £287,576 | £221,193 |
| | 4 | £3,005,129 | £2,218,691 | £2,051,514 | £1,875,633 | £1,724,150 |
| | 5 | £4,021,165 | £3,038,220 | £2,824,991 | £2,603,058 | £2,416,572 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £542,059 | £332,240 | £291,673 | £248,732 | £207,070 |
| | 5 | £842,320 | £579,129 | £528,100 | £474,270 | £421,935 |

Source: Adams Integra, August 2012

**Graph 2b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Medium Density**

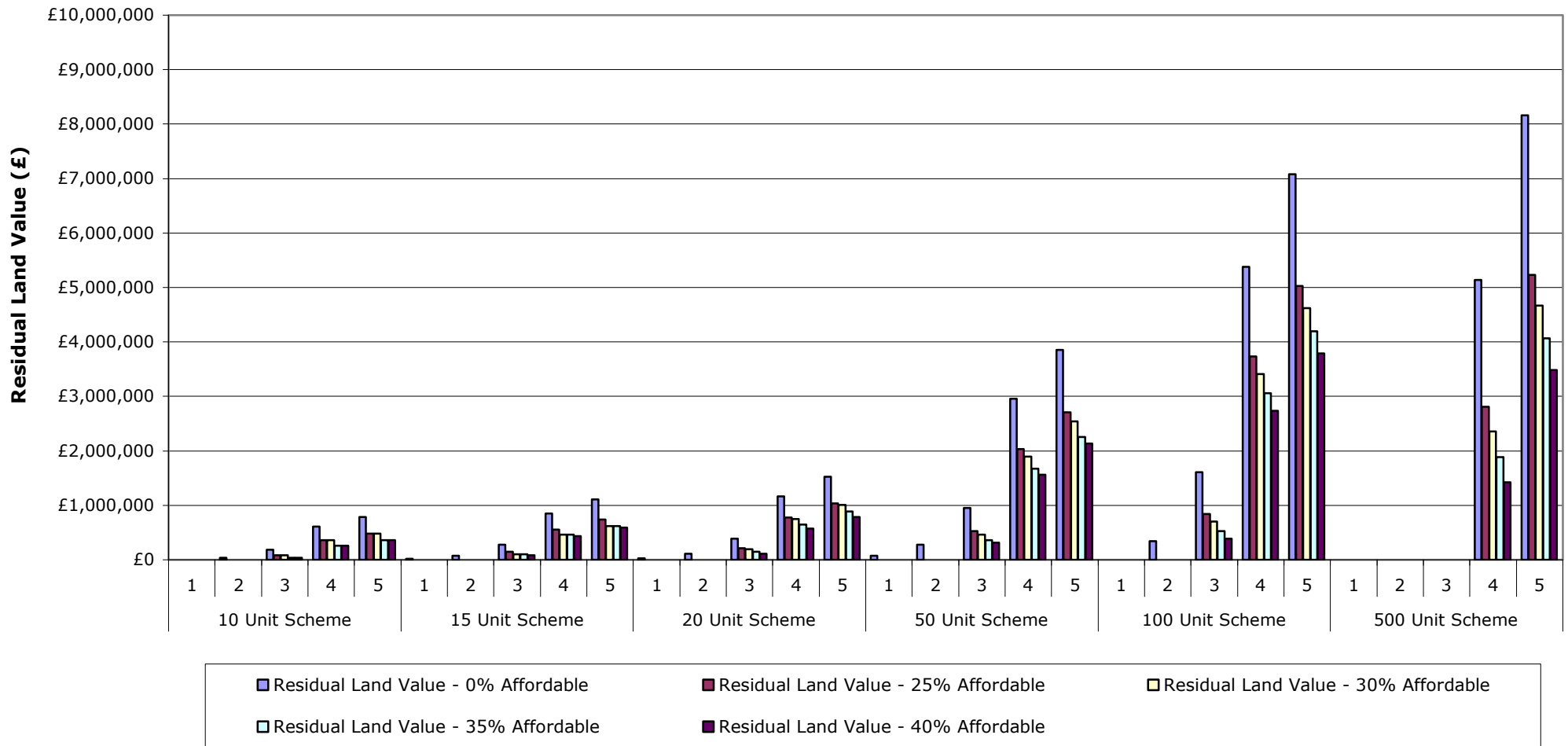


**Table 3: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £39,738 | £0 | £0 | £0 | £0 |
| | 3 | £185,171 | £82,647 | £82,647 | £36,419 | £36,419 |
| | 4 | £606,366 | £358,756 | £358,756 | £258,020 | £258,020 |
| | 5 | £787,769 | £479,009 | £479,009 | £356,648 | £356,648 |
| 15 Unit Scheme | 1 | £14,524 | £0 | £0 | £0 | £0 |
| | 2 | £76,615 | £0 | £0 | £0 | £0 |
| | 3 | £279,398 | £150,701 | £104,985 | £104,985 | £85,143 |
| | 4 | £849,747 | £552,919 | £459,059 | £459,059 | £436,166 |
| | 5 | £1,109,513 | £739,854 | £620,097 | £620,097 | £594,860 |
| 20 Unit Scheme | 1 | £23,532 | £0 | £0 | £0 | £0 |
| | 2 | £107,723 | £0 | £0 | £0 | £0 |
| | 3 | £385,431 | £213,169 | £193,635 | £150,131 | £106,290 |
| | 4 | £1,165,003 | £771,797 | £749,267 | £651,227 | £569,357 |
| | 5 | £1,521,404 | £1,034,731 | £1,009,635 | £890,548 | £789,417 |
| 50 Unit Scheme | 1 | £76,579 | £0 | £0 | £0 | £0 |
| | 2 | £281,231 | £0 | £0 | £0 | £0 |
| | 3 | £953,636 | £529,516 | £460,211 | £364,963 | £315,351 |
| | 4 | £2,955,019 | £2,035,389 | £1,893,430 | £1,668,974 | £1,560,871 |
| | 5 | £3,853,380 | £2,710,413 | £2,537,244 | £2,254,898 | £2,130,376 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £343,114 | £0 | £0 | £0 | £0 |
| | 3 | £1,611,888 | £845,250 | £701,523 | £527,213 | £387,481 |
| | 4 | £5,382,611 | £3,731,739 | £3,410,730 | £3,060,690 | £2,739,681 |
| | 5 | £7,075,174 | £5,030,291 | £4,623,712 | £4,197,521 | £3,790,943 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £5,142,909 | £2,811,578 | £2,360,834 | £1,883,712 | £1,420,810 |
| | 5 | £8,158,171 | £5,233,827 | £4,666,839 | £4,068,733 | £3,487,236 |

Source: Adams Integra, August 2012

Graph 3: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL High Density

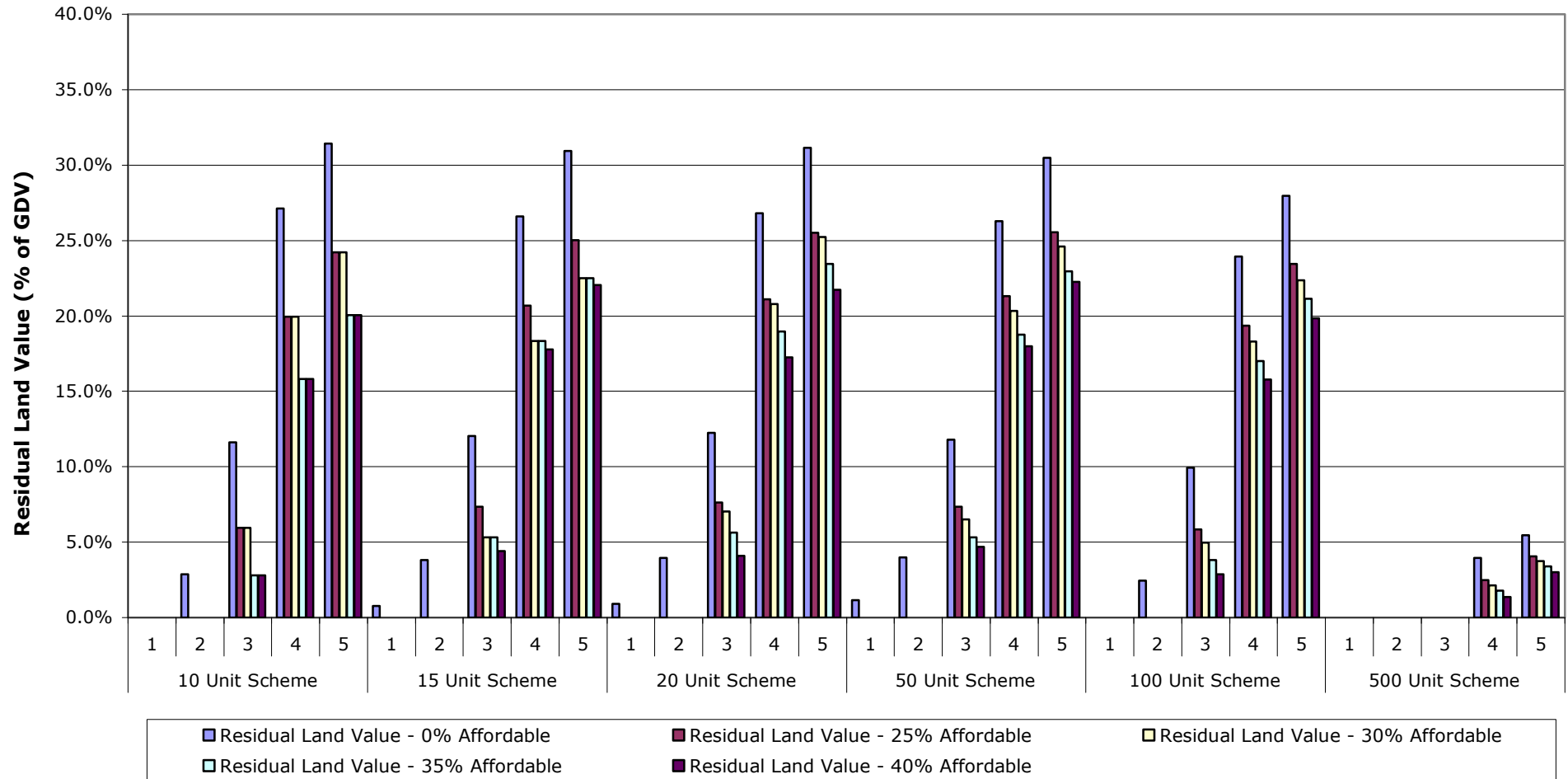


**Table 3a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.6% | 6.0% | 6.0% | 2.8% | 2.8% |
| | 4 | 27.1% | 19.9% | 19.9% | 15.8% | 15.8% |
| | 5 | 31.4% | 24.2% | 24.2% | 20.1% | 20.1% |
| 15 Unit Scheme | 1 | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.0% | 7.3% | 5.3% | 5.3% | 4.4% |
| | 4 | 26.6% | 20.7% | 18.3% | 18.3% | 17.8% |
| | 5 | 30.9% | 25.0% | 22.5% | 22.5% | 22.0% |
| 20 Unit Scheme | 1 | 0.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.2% | 7.6% | 7.0% | 5.6% | 4.1% |
| | 4 | 26.8% | 21.1% | 20.8% | 19.0% | 17.3% |
| | 5 | 31.1% | 25.5% | 25.2% | 23.4% | 21.7% |
| 50 Unit Scheme | 1 | 1.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.8% | 7.3% | 6.5% | 5.3% | 4.7% |
| | 4 | 26.3% | 21.3% | 20.3% | 18.8% | 18.0% |
| | 5 | 30.5% | 25.5% | 24.6% | 23.0% | 22.3% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.0% | 5.8% | 5.0% | 3.8% | 2.9% |
| | 4 | 24.0% | 19.4% | 18.3% | 17.0% | 15.8% |
| | 5 | 28.0% | 23.5% | 22.4% | 21.1% | 19.9% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 4.0% | 2.5% | 2.2% | 1.8% | 1.4% |
| | 5 | 5.5% | 4.1% | 3.8% | 3.4% | 3.0% |

Source: Adams Integra, August 2012

Graph 3a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL High Density

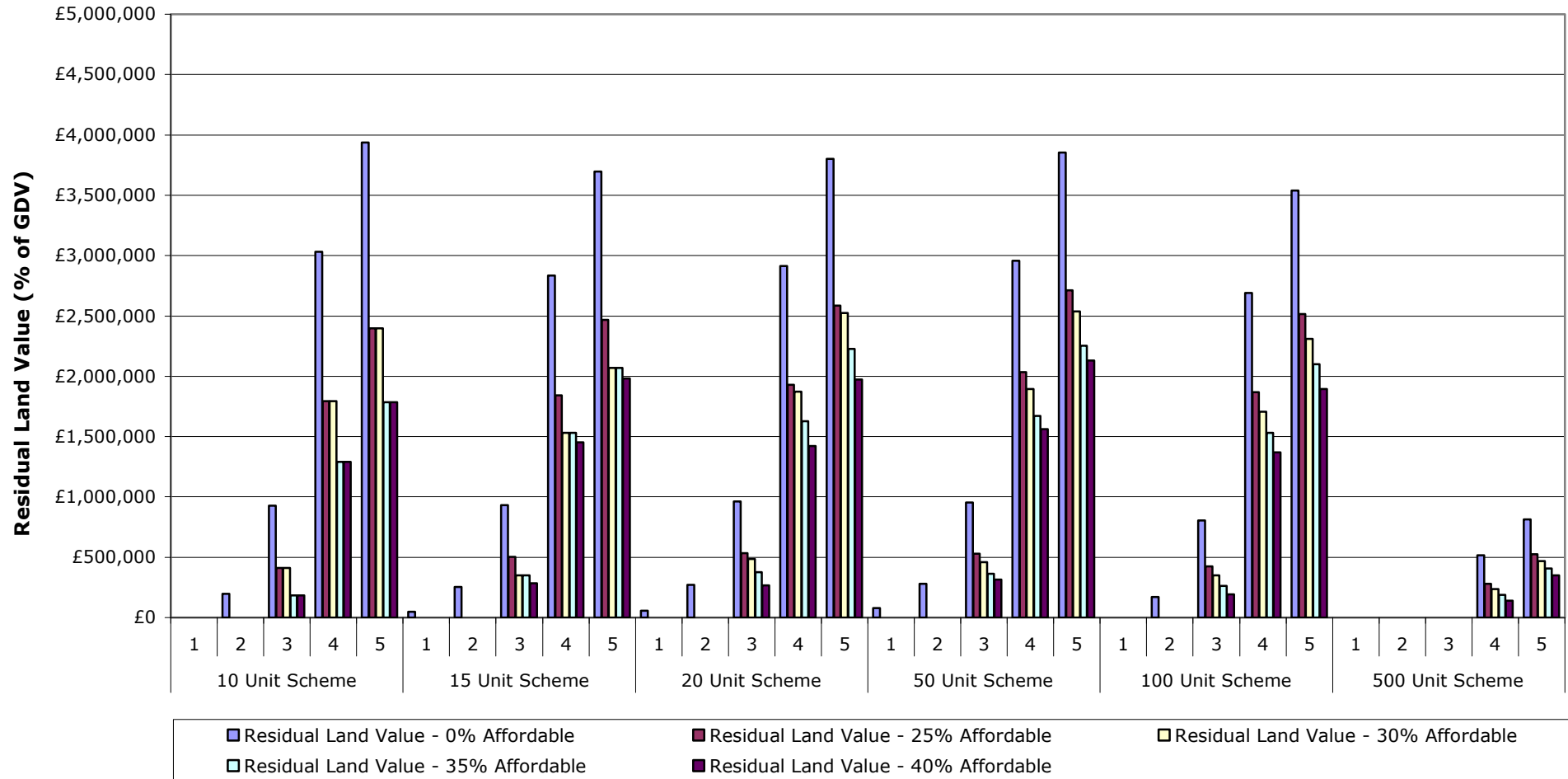


**Table 3b: Summary of Residual Land Value (value per Hectare) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £198,689 | £0 | £0 | £0 | £0 |
| | 3 | £925,853 | £413,237 | £413,237 | £182,096 | £182,096 |
| | 4 | £3,031,832 | £1,793,780 | £1,793,780 | £1,290,101 | £1,290,101 |
| | 5 | £3,938,846 | £2,395,044 | £2,395,044 | £1,783,242 | £1,783,242 |
| 15 Unit Scheme | 1 | £48,414 | £0 | £0 | £0 | £0 |
| | 2 | £255,383 | £0 | £0 | £0 | £0 |
| | 3 | £931,328 | £502,336 | £349,949 | £349,949 | £283,810 |
| | 4 | £2,832,490 | £1,843,063 | £1,530,195 | £1,530,195 | £1,453,887 |
| | 5 | £3,698,375 | £2,466,181 | £2,066,991 | £2,066,991 | £1,982,866 |
| 20 Unit Scheme | 1 | £58,829 | £0 | £0 | £0 | £0 |
| | 2 | £269,308 | £0 | £0 | £0 | £0 |
| | 3 | £963,577 | £532,922 | £484,089 | £375,329 | £265,724 |
| | 4 | £2,912,507 | £1,929,493 | £1,873,168 | £1,628,067 | £1,423,392 |
| | 5 | £3,803,511 | £2,586,827 | £2,524,086 | £2,226,371 | £1,973,542 |
| 50 Unit Scheme | 1 | £76,579 | £0 | £0 | £0 | £0 |
| | 2 | £281,231 | £0 | £0 | £0 | £0 |
| | 3 | £953,636 | £529,516 | £460,211 | £364,963 | £315,351 |
| | 4 | £2,955,019 | £2,035,389 | £1,893,430 | £1,668,974 | £1,560,871 |
| | 5 | £3,853,380 | £2,710,413 | £2,537,244 | £2,254,898 | £2,130,376 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £171,557 | £0 | £0 | £0 | £0 |
| | 3 | £805,944 | £422,625 | £350,762 | £263,607 | £193,741 |
| | 4 | £2,691,305 | £1,865,869 | £1,705,365 | £1,530,345 | £1,369,841 |
| | 5 | £3,537,587 | £2,515,145 | £2,311,856 | £2,098,761 | £1,895,472 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £514,291 | £281,158 | £236,083 | £188,371 | £142,081 |
| | 5 | £815,817 | £523,383 | £466,684 | £406,873 | £348,724 |

Source: Adams Integra, August 2012

**Graph 3b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
High Density**



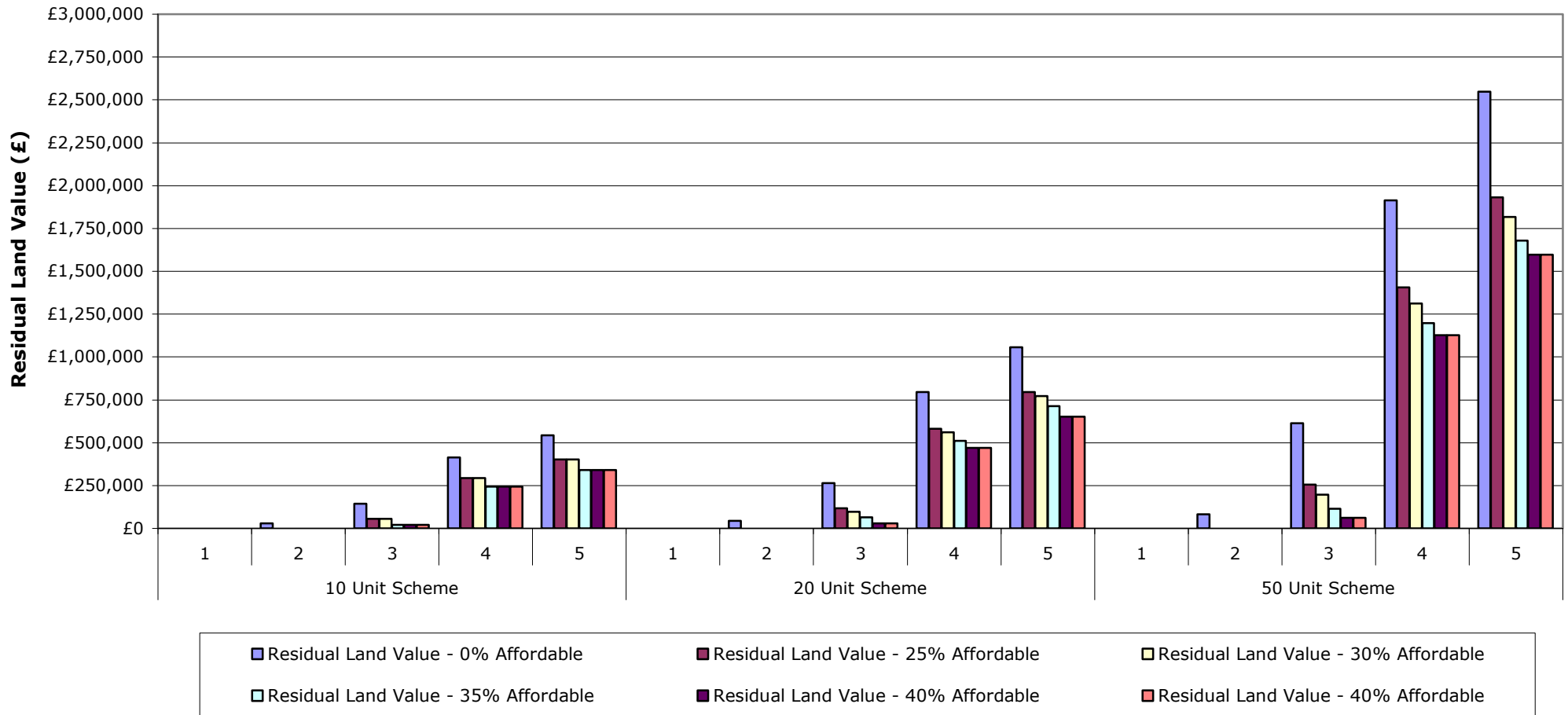
Appendix 2a

**Table 4: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £28,403 | £0 | £0 | £0 | £0 |
| | 3 | £144,456 | £55,423 | £55,423 | £20,939 | £20,939 |
| | 4 | £415,151 | £293,294 | £293,294 | £243,940 | £243,940 |
| | 5 | £543,553 | £401,974 | £401,974 | £341,247 | £341,247 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £43,981 | £0 | £0 | £0 | £0 |
| | 3 | £264,061 | £116,854 | £97,123 | £63,212 | £29,301 |
| | 4 | £796,678 | £582,016 | £559,486 | £511,453 | £468,247 |
| | 5 | £1,057,632 | £796,126 | £771,030 | £711,928 | £652,825 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £83,521 | £0 | £0 | £0 | £0 |
| | 3 | £612,542 | £256,821 | £196,864 | £113,767 | £61,636 |
| | 4 | £1,913,190 | £1,405,489 | £1,312,129 | £1,196,874 | £1,128,299 |
| | 5 | £2,547,199 | £1,932,704 | £1,817,829 | £1,678,564 | £1,596,737 |

Source: Adams Integra, August 2012

Graph 4: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Low Density Flats Only Schemes

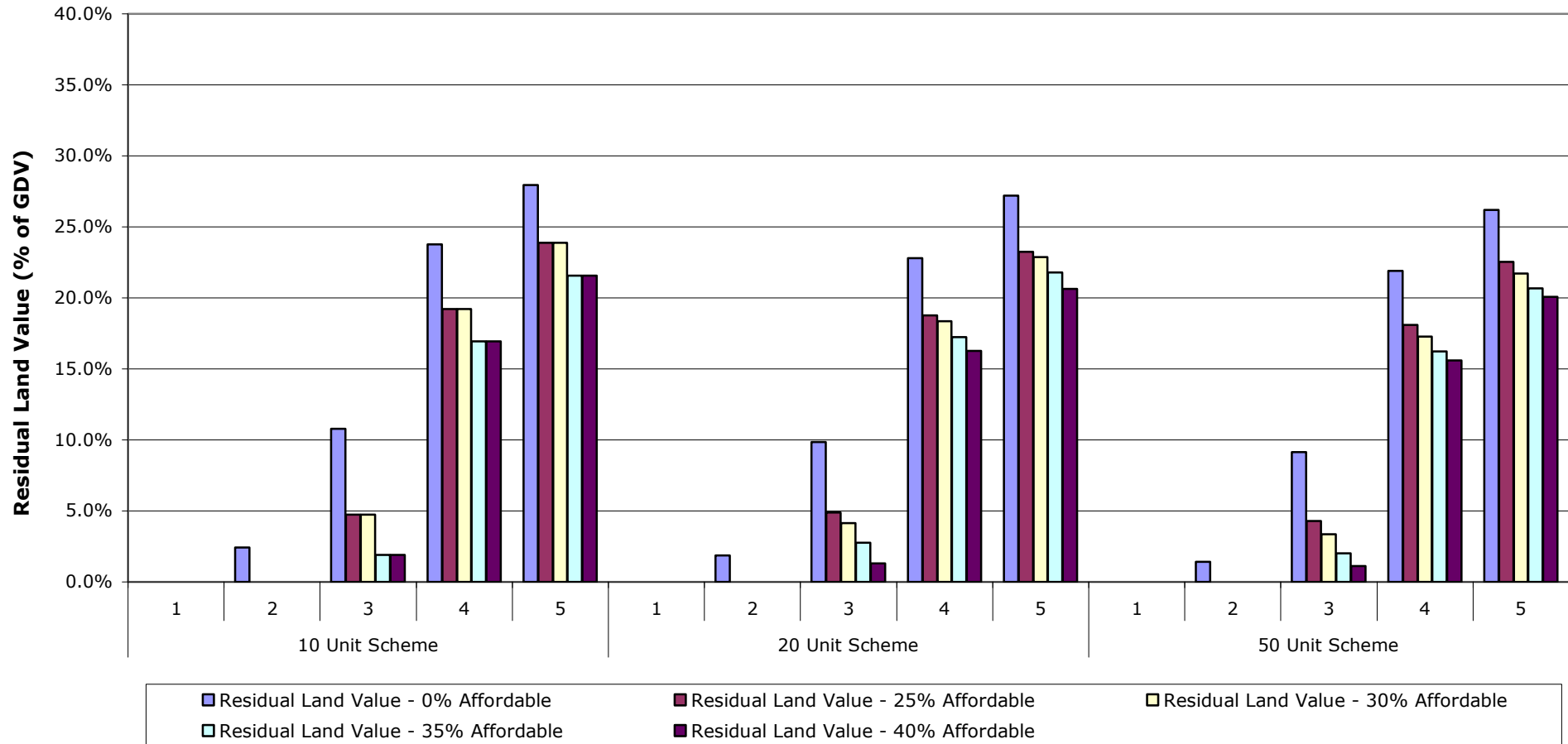


**Table 4a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.8% | 4.7% | 4.7% | 1.9% | 1.9% |
| | 4 | 23.8% | 19.2% | 19.2% | 16.9% | 16.9% |
| | 5 | 27.9% | 23.9% | 23.9% | 21.6% | 21.6% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.9% | 4.9% | 4.1% | 2.8% | 1.3% |
| | 4 | 22.8% | 18.8% | 18.3% | 17.2% | 16.3% |
| | 5 | 27.2% | 23.2% | 22.9% | 21.8% | 20.6% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.2% | 4.3% | 3.4% | 2.0% | 1.1% |
| | 4 | 21.9% | 18.1% | 17.3% | 16.2% | 15.6% |
| | 5 | 26.2% | 22.5% | 21.7% | 20.7% | 20.1% |

Source: Adams Integra, August 2012

Graph 4a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Low Density Flats Only Schemes

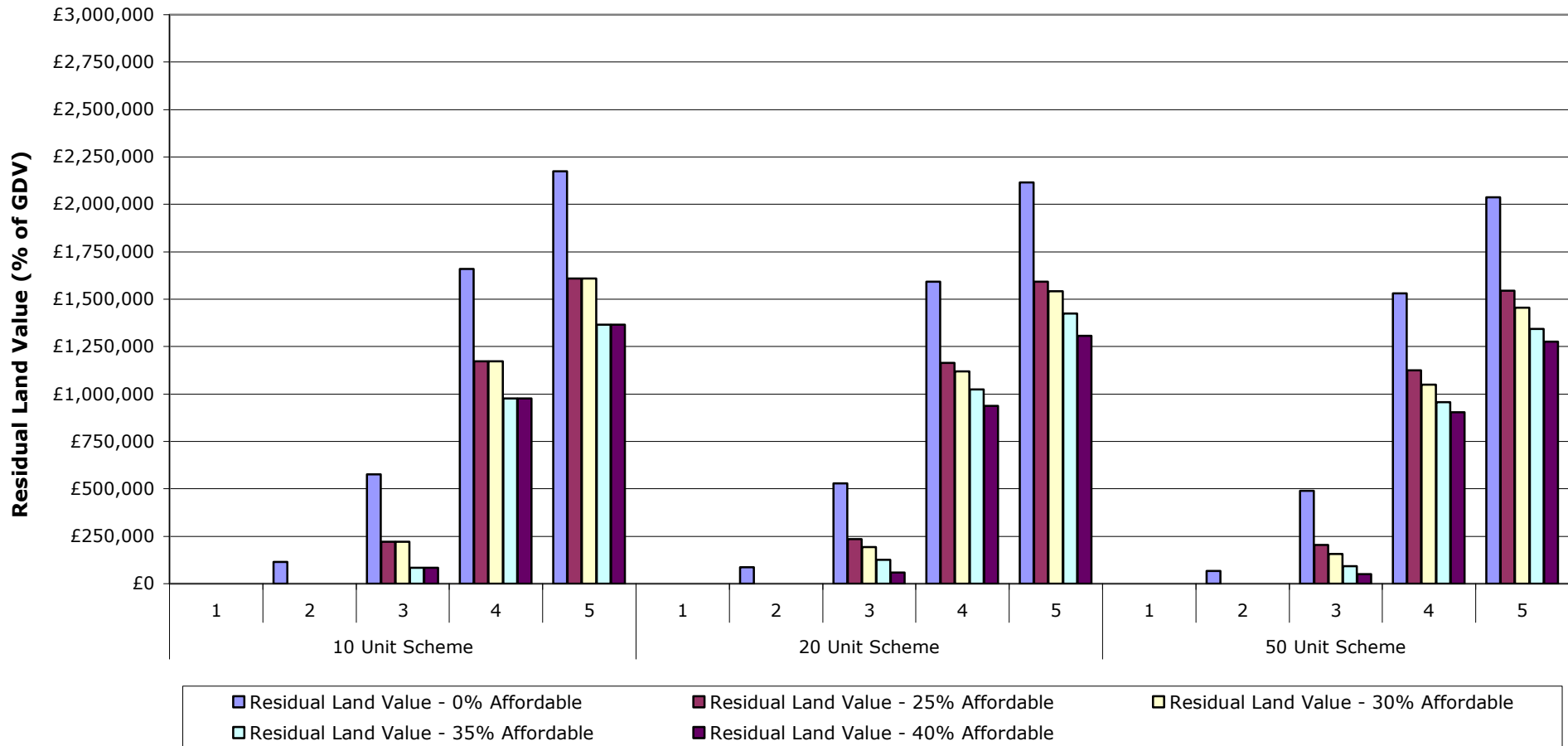


**Table 4b: Summary of Residual Land Value (value per Hectare) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £113,612 | £0 | £0 | £0 | £0 |
| | 3 | £577,822 | £221,693 | £221,693 | £83,757 | £83,757 |
| | 4 | £1,660,603 | £1,173,177 | £1,173,177 | £975,762 | £975,762 |
| | 5 | £2,174,213 | £1,607,897 | £1,607,897 | £1,364,988 | £1,364,988 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £87,962 | £0 | £0 | £0 | £0 |
| | 3 | £528,123 | £233,708 | £194,246 | £126,424 | £58,602 |
| | 4 | £1,593,356 | £1,164,032 | £1,118,973 | £1,022,906 | £936,495 |
| | 5 | £2,115,265 | £1,592,253 | £1,542,061 | £1,423,856 | £1,305,651 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £66,816 | £0 | £0 | £0 | £0 |
| | 3 | £490,034 | £205,457 | £157,491 | £91,013 | £49,309 |
| | 4 | £1,530,552 | £1,124,392 | £1,049,703 | £957,499 | £902,639 |
| | 5 | £2,037,759 | £1,546,163 | £1,454,263 | £1,342,851 | £1,277,390 |

Source: Adams Integra, August 2012

**Graph 4b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Low Density
Flats Only Schemes**

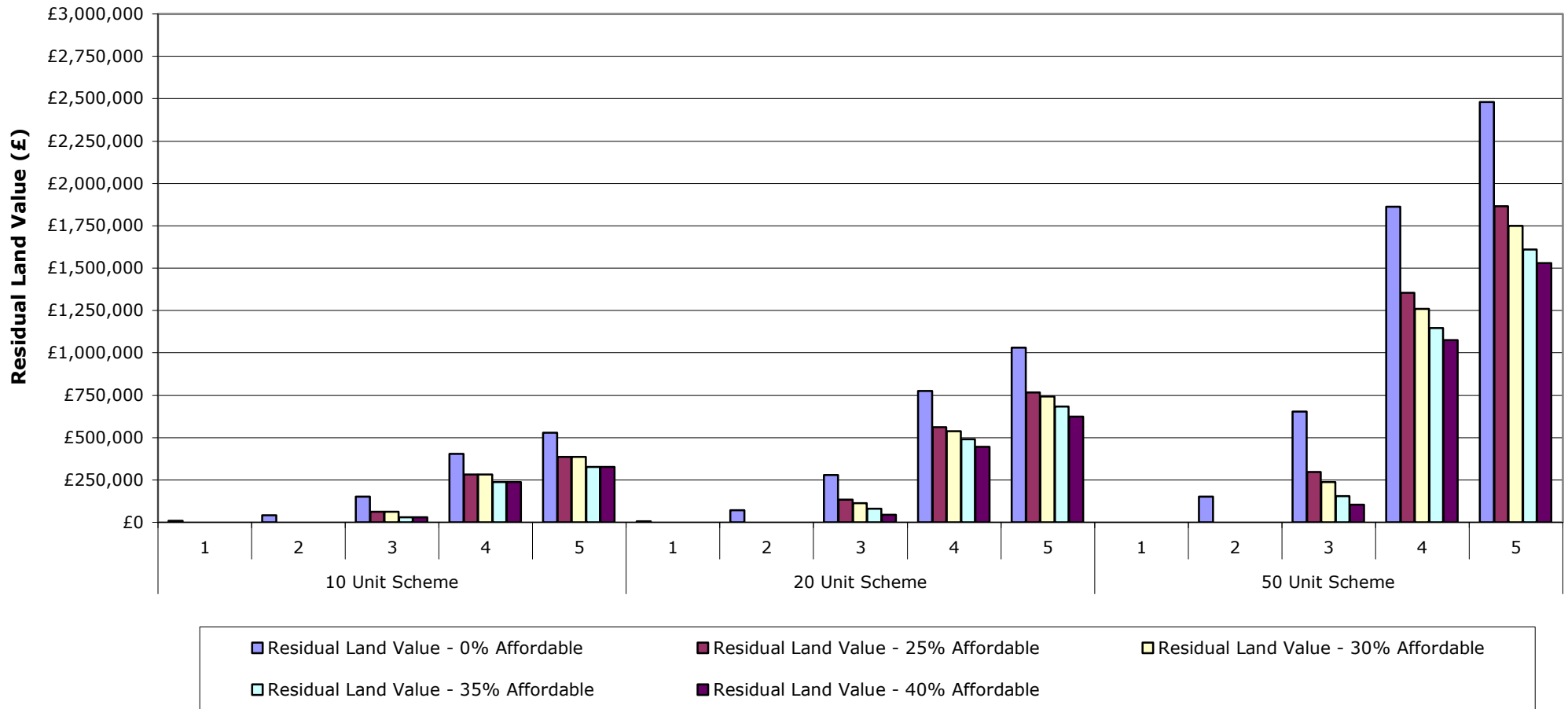


**Table 5: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £8,355 | £0 | £0 | £0 | £0 |
| | 2 | £42,407 | £0 | £0 | £0 | £0 |
| | 3 | £152,726 | £63,694 | £63,694 | £29,210 | £29,210 |
| | 4 | £403,842 | £281,985 | £281,985 | £237,428 | £237,428 |
| | 5 | £529,008 | £387,278 | £387,278 | £326,550 | £326,550 |
| 20 Unit Scheme | 1 | £4,824 | £0 | £0 | £0 | £0 |
| | 2 | £71,795 | £0 | £0 | £0 | £0 |
| | 3 | £280,103 | £133,392 | £113,661 | £79,750 | £45,839 |
| | 4 | £774,927 | £560,265 | £537,735 | £489,702 | £446,270 |
| | 5 | £1,029,287 | £767,781 | £742,685 | £683,582 | £624,480 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £152,199 | £0 | £0 | £0 | £0 |
| | 3 | £652,174 | £296,866 | £237,734 | £155,050 | £102,919 |
| | 4 | £1,861,402 | £1,353,701 | £1,260,341 | £1,145,086 | £1,076,511 |
| | 5 | £2,479,389 | £1,864,894 | £1,750,018 | £1,610,754 | £1,528,927 |

Source: Adams Integra, August 2012

Graph 5: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Medium Density Flats Only Schemes

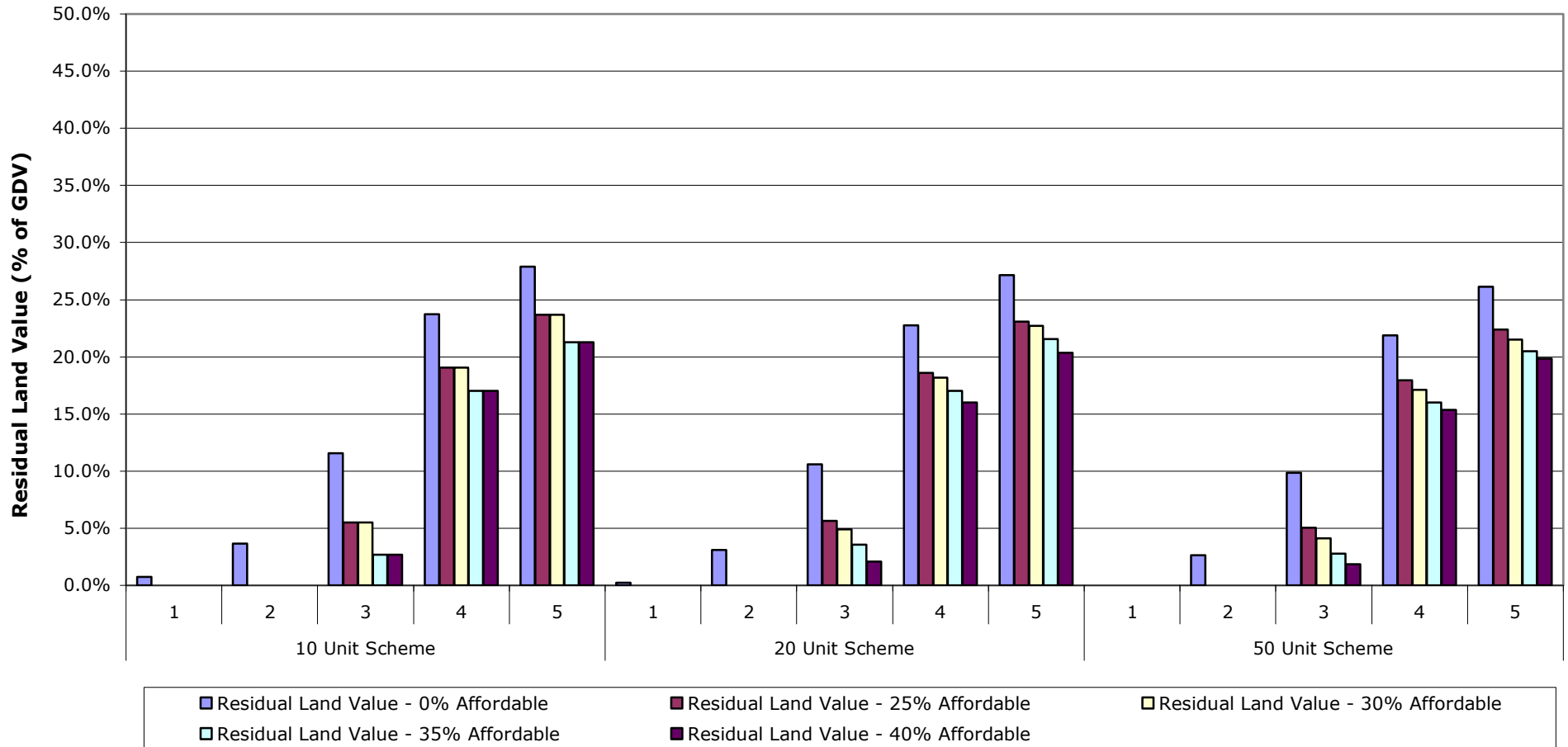


**Table 5a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.5% | 5.5% | 5.5% | 2.7% | 2.7% |
| | 4 | 23.7% | 19.0% | 19.0% | 17.0% | 17.0% |
| | 5 | 27.9% | 23.7% | 23.7% | 21.3% | 21.3% |
| 20 Unit Scheme | 1 | 0.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.6% | 5.7% | 4.9% | 3.5% | 2.1% |
| | 4 | 22.8% | 18.6% | 18.2% | 17.0% | 16.0% |
| | 5 | 27.1% | 23.1% | 22.7% | 21.6% | 20.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.9% | 5.0% | 4.1% | 2.8% | 1.9% |
| | 4 | 21.9% | 18.0% | 17.1% | 16.0% | 15.4% |
| | 5 | 26.2% | 22.4% | 21.5% | 20.5% | 19.8% |

Source: Adams Integra, August 2012

Graph 5a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Medium Density Flats Only Schemes

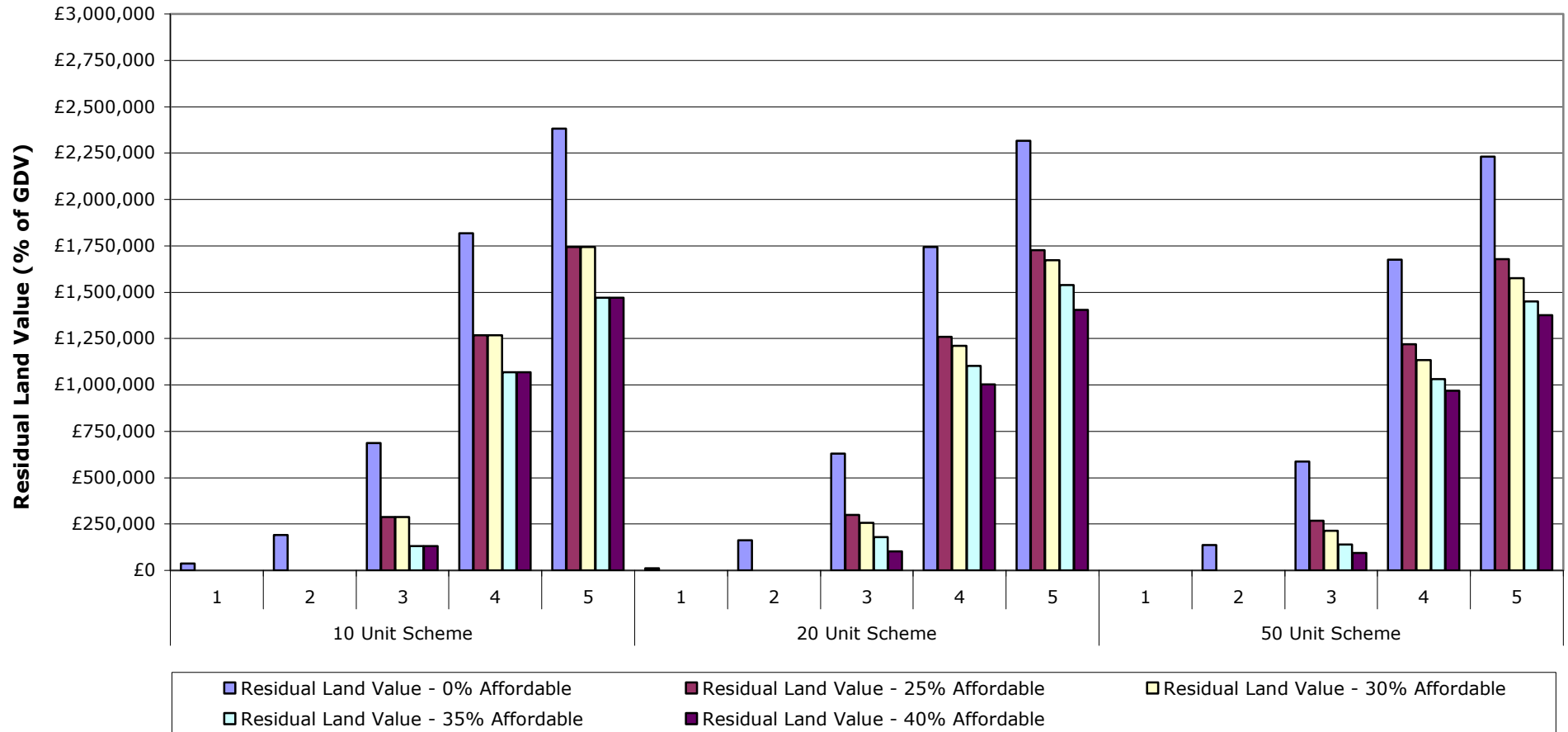


**Table 5b: Summary of Residual Land Value (value per Hectare) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £37,599 | £0 | £0 | £0 | £0 |
| | 2 | £190,830 | £0 | £0 | £0 | £0 |
| | 3 | £687,267 | £286,622 | £286,622 | £131,443 | £131,443 |
| | 4 | £1,817,289 | £1,268,934 | £1,268,934 | £1,068,427 | £1,068,427 |
| | 5 | £2,380,536 | £1,742,749 | £1,742,749 | £1,469,475 | £1,469,475 |
| 20 Unit Scheme | 1 | £10,854 | £0 | £0 | £0 | £0 |
| | 2 | £161,538 | £0 | £0 | £0 | £0 |
| | 3 | £630,232 | £300,132 | £255,738 | £179,438 | £103,139 |
| | 4 | £1,743,586 | £1,260,596 | £1,209,904 | £1,101,829 | £1,004,107 |
| | 5 | £2,315,895 | £1,727,507 | £1,671,040 | £1,538,060 | £1,405,079 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £136,979 | £0 | £0 | £0 | £0 |
| | 3 | £586,957 | £267,179 | £213,961 | £139,545 | £92,627 |
| | 4 | £1,675,262 | £1,218,331 | £1,134,307 | £1,030,577 | £968,860 |
| | 5 | £2,231,450 | £1,678,404 | £1,575,017 | £1,449,679 | £1,376,035 |

Source: Adams Integra, August 2012

**Graph 5b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Medium Density
Flats Only Schemes**

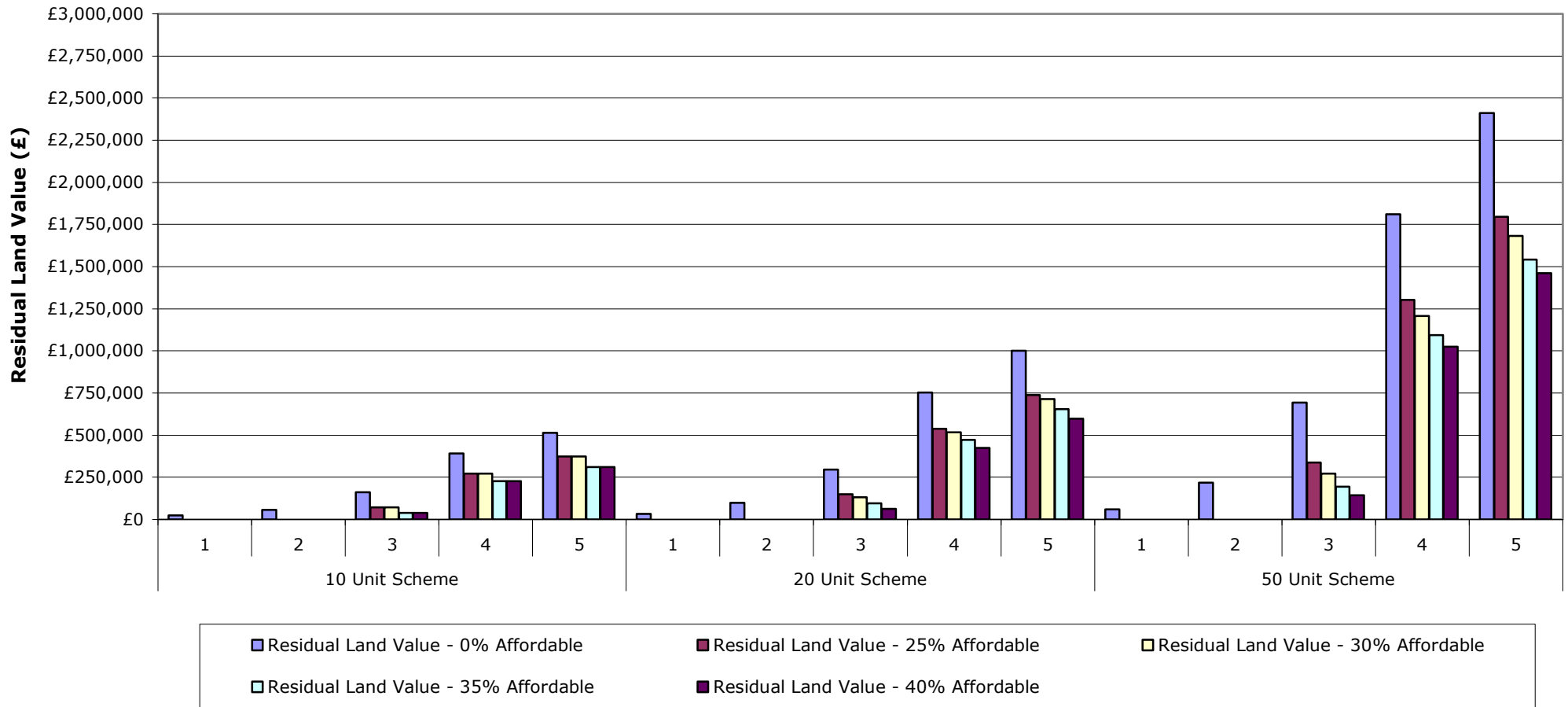


**Table 6: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £22,498 | £0 | £0 | £0 | £0 |
| | 2 | £56,410 | £0 | £0 | £0 | £0 |
| | 3 | £160,996 | £71,964 | £71,964 | £37,480 | £37,480 |
| | 4 | £392,533 | £270,676 | £270,676 | £225,886 | £225,886 |
| | 5 | £514,463 | £372,581 | £372,581 | £311,853 | £311,853 |
| 20 Unit Scheme | 1 | £32,911 | £0 | £0 | £0 | £0 |
| | 2 | £99,609 | £0 | £0 | £0 | £0 |
| | 3 | £296,145 | £149,930 | £130,199 | £96,288 | £62,378 |
| | 4 | £753,176 | £538,514 | £515,984 | £472,825 | £424,292 |
| | 5 | £1,000,941 | £739,435 | £714,339 | £655,236 | £596,134 |
| 50 Unit Scheme | 1 | £58,830 | £0 | £0 | £0 | £0 |
| | 2 | £218,668 | £0 | £0 | £0 | £0 |
| | 3 | £691,806 | £336,910 | £272,976 | £194,369 | £144,202 |
| | 4 | £1,809,614 | £1,301,913 | £1,208,553 | £1,093,298 | £1,024,723 |
| | 5 | £2,411,579 | £1,797,084 | £1,682,208 | £1,542,944 | £1,461,117 |

Source: Adams Integra, August 2012

**Graph 6: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
High Density
Flats Only Schemes**

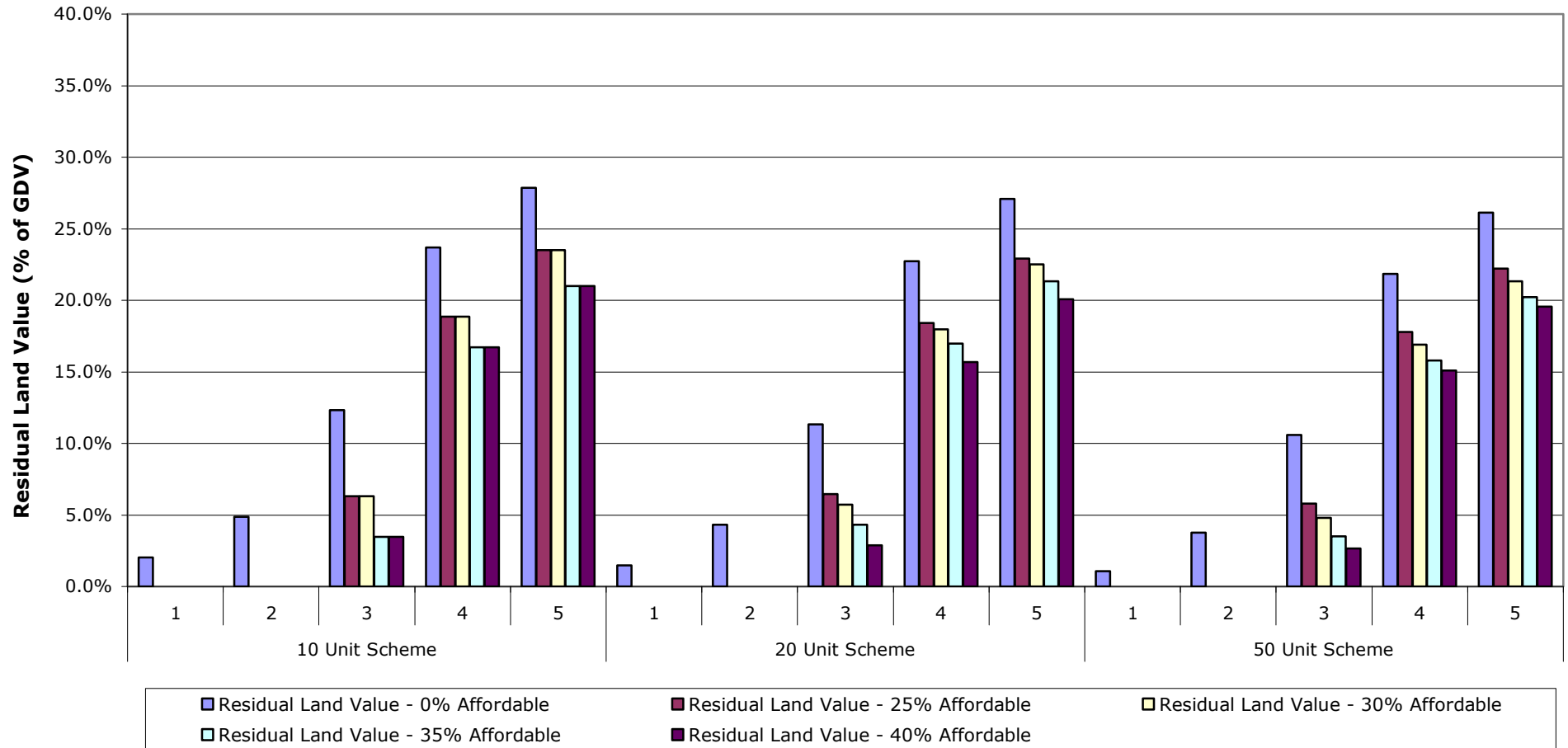


**Table 6a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 2.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.3% | 6.3% | 6.3% | 3.5% | 3.5% |
| | 4 | 23.7% | 18.8% | 18.8% | 16.7% | 16.7% |
| | 5 | 27.9% | 23.5% | 23.5% | 21.0% | 21.0% |
| 20 Unit Scheme | 1 | 1.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.3% | 6.4% | 5.7% | 4.3% | 2.9% |
| | 4 | 22.7% | 18.4% | 18.0% | 17.0% | 15.7% |
| | 5 | 27.1% | 22.9% | 22.5% | 21.3% | 20.1% |
| 50 Unit Scheme | 1 | 1.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.6% | 5.8% | 4.8% | 3.5% | 2.7% |
| | 4 | 21.8% | 17.8% | 16.9% | 15.8% | 15.1% |
| | 5 | 26.1% | 22.2% | 21.3% | 20.2% | 19.6% |

Source: Adams Integra, August 2012

Graph 6a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL High Density Flats Only Schemes

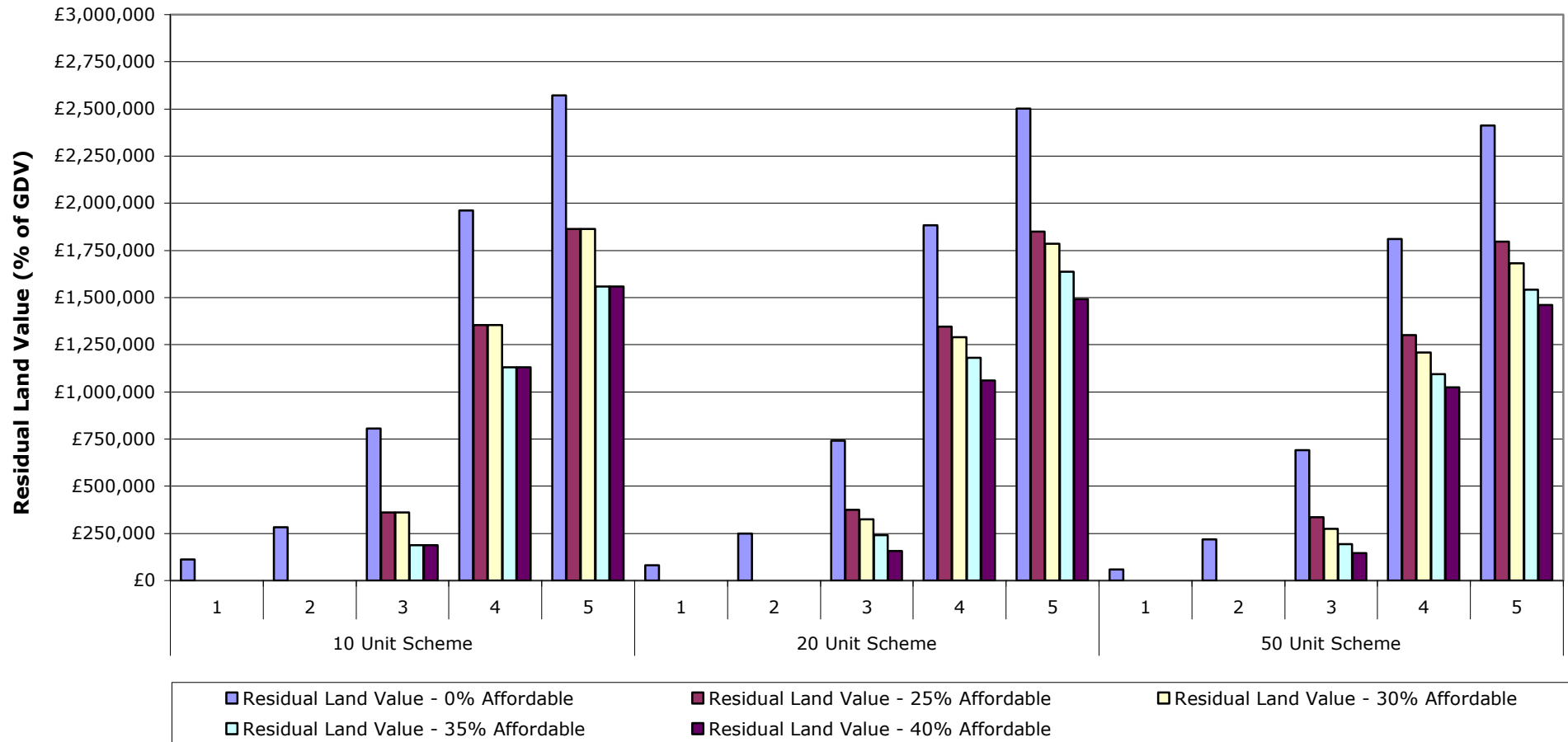


**Table 6b: Summary of Residual Land Value (value per Hectare) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £112,489 | £0 | £0 | £0 | £0 |
| | 2 | £282,051 | £0 | £0 | £0 | £0 |
| | 3 | £804,982 | £359,821 | £359,821 | £187,400 | £187,400 |
| | 4 | £1,962,665 | £1,353,382 | £1,353,382 | £1,129,430 | £1,129,430 |
| | 5 | £2,572,314 | £1,862,904 | £1,862,904 | £1,559,267 | £1,559,267 |
| 20 Unit Scheme | 1 | £82,278 | £0 | £0 | £0 | £0 |
| | 2 | £249,021 | £0 | £0 | £0 | £0 |
| | 3 | £740,363 | £374,825 | £325,498 | £240,721 | £155,944 |
| | 4 | £1,882,939 | £1,346,284 | £1,289,960 | £1,182,063 | £1,060,729 |
| | 5 | £2,502,353 | £1,848,588 | £1,785,847 | £1,638,091 | £1,490,335 |
| 50 Unit Scheme | 1 | £58,830 | £0 | £0 | £0 | £0 |
| | 2 | £218,668 | £0 | £0 | £0 | £0 |
| | 3 | £691,806 | £336,910 | £272,976 | £194,369 | £144,202 |
| | 4 | £1,809,614 | £1,301,913 | £1,208,553 | £1,093,298 | £1,024,723 |
| | 5 | £2,411,579 | £1,797,084 | £1,682,208 | £1,542,944 | £1,461,117 |

Source: Adams Integra, August 2012

**Graph 6b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
High Density
Flats Only Schemes**



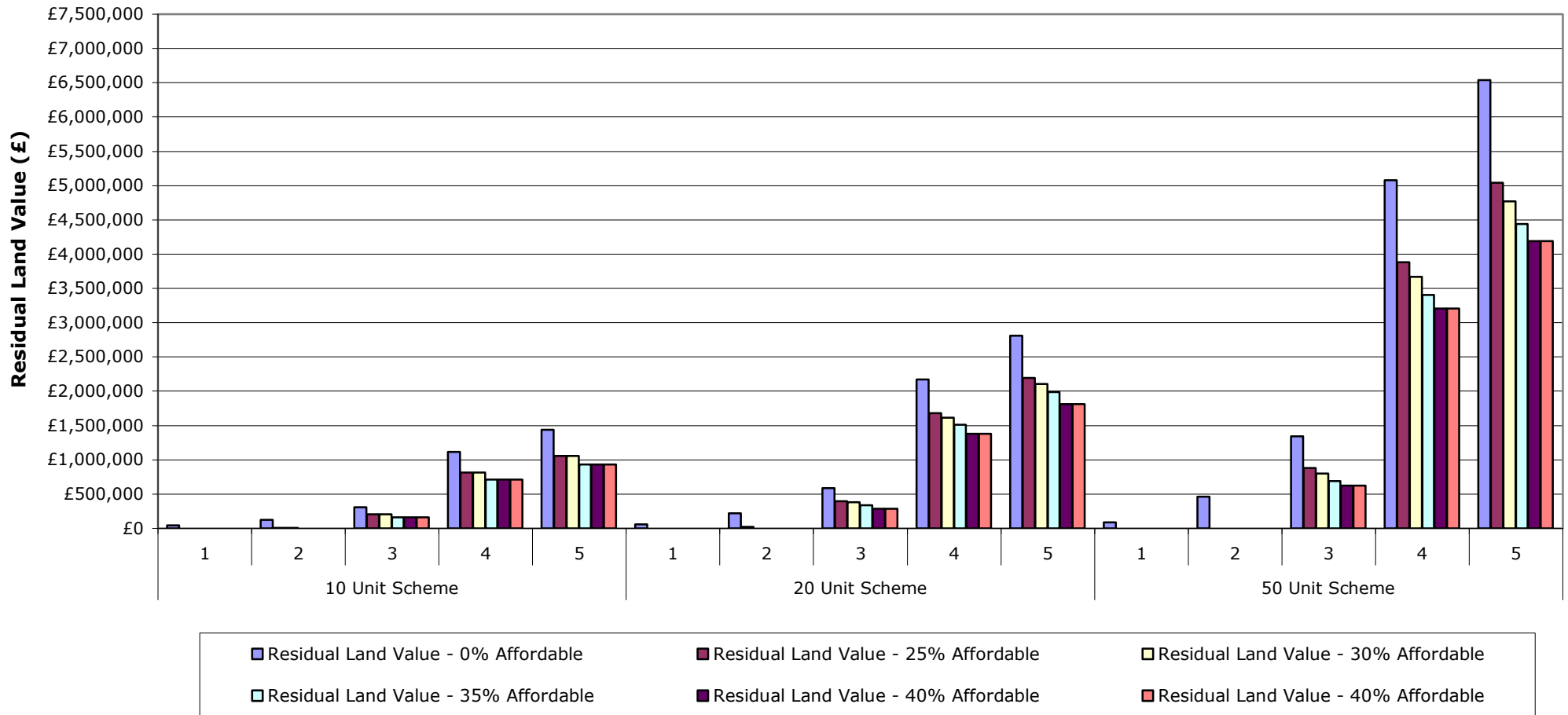
Appendix 2b

**Table 7: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £41,621 | £0 | £0 | £0 | £0 |
| | 2 | £124,283 | £6,531 | £6,531 | £0 | £0 |
| | 3 | £311,311 | £202,901 | £202,901 | £158,722 | £158,722 |
| | 4 | £1,114,499 | £812,458 | £812,458 | £712,760 | £712,760 |
| | 5 | £1,438,884 | £1,054,012 | £1,054,012 | £932,913 | £932,913 |
| 20 Unit Scheme | 1 | £61,391 | £0 | £0 | £0 | £0 |
| | 2 | £221,726 | £18,808 | £0 | £0 | £0 |
| | 3 | £586,313 | £393,588 | £380,632 | £336,536 | £282,948 |
| | 4 | £2,172,302 | £1,679,200 | £1,611,979 | £1,513,938 | £1,382,179 |
| | 5 | £2,810,288 | £2,193,640 | £2,105,373 | £1,986,287 | £1,815,165 |
| 50 Unit Scheme | 1 | £86,284 | £0 | £0 | £0 | £0 |
| | 2 | £462,486 | £0 | £0 | £0 | £0 |
| | 3 | £1,341,121 | £881,890 | £797,355 | £690,651 | £626,648 |
| | 4 | £5,076,203 | £3,882,426 | £3,668,517 | £3,403,213 | £3,209,837 |
| | 5 | £6,537,235 | £5,041,969 | £4,769,354 | £4,442,691 | £4,190,609 |

Source: Adams Integra, August 2012

**Graph 7: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Low Density
Houses Only Schemes**

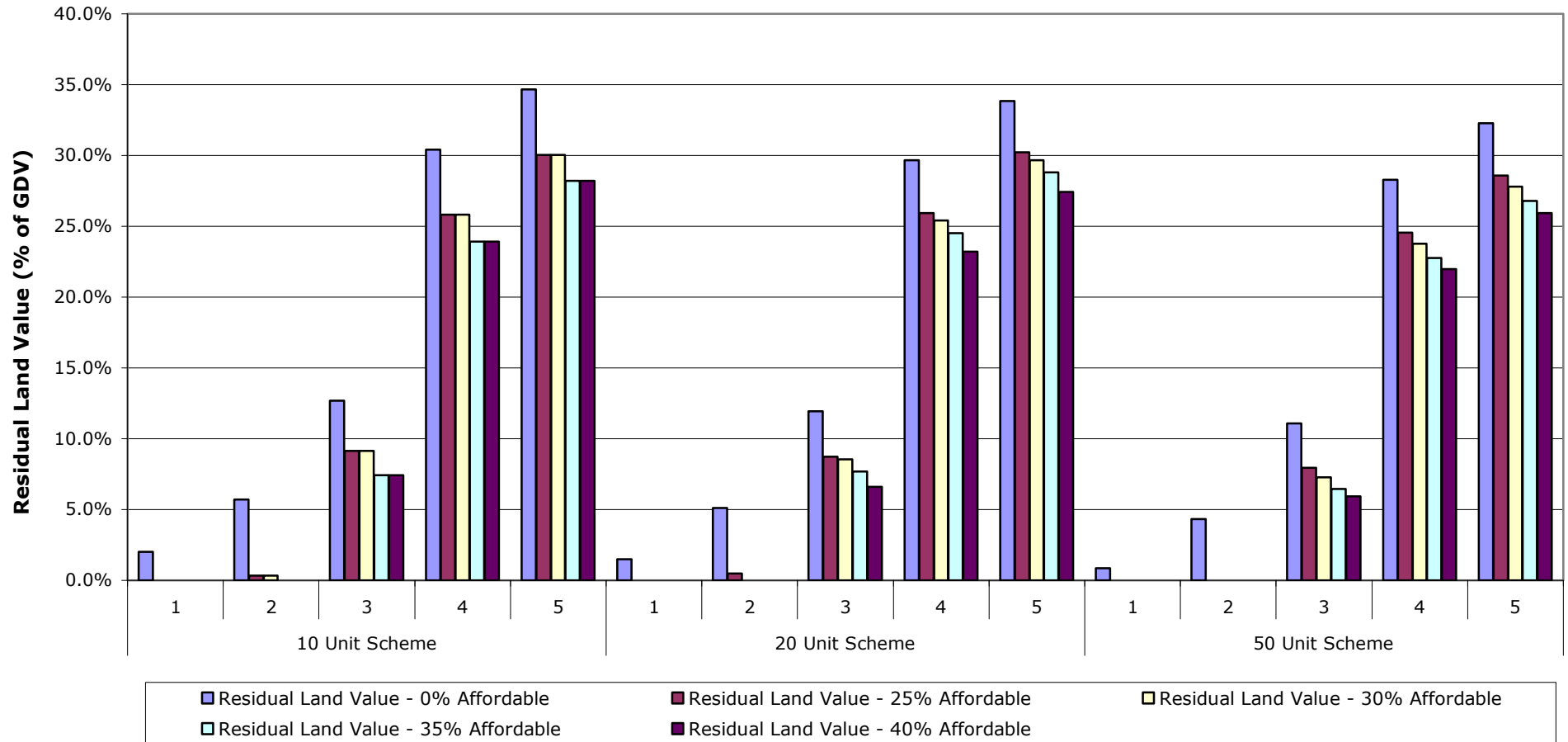


**Table 7a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 2.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.7% | 0.3% | 0.3% | 0.0% | 0.0% |
| | 3 | 12.7% | 9.1% | 9.1% | 7.4% | 7.4% |
| | 4 | 30.4% | 25.8% | 25.8% | 23.9% | 23.9% |
| | 5 | 34.7% | 30.0% | 30.0% | 28.2% | 28.2% |
| 20 Unit Scheme | 1 | 1.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.1% | 0.5% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.9% | 8.7% | 8.5% | 7.7% | 6.6% |
| | 4 | 29.6% | 25.9% | 25.4% | 24.5% | 23.2% |
| | 5 | 33.9% | 30.2% | 29.7% | 28.8% | 27.4% |
| 50 Unit Scheme | 1 | 0.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.1% | 7.9% | 7.3% | 6.4% | 5.9% |
| | 4 | 28.3% | 24.5% | 23.8% | 22.7% | 22.0% |
| | 5 | 32.3% | 28.6% | 27.8% | 26.8% | 25.9% |

Source: Adams Integra, August 2012

Graph 7a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Low Density Houses Only Schemes

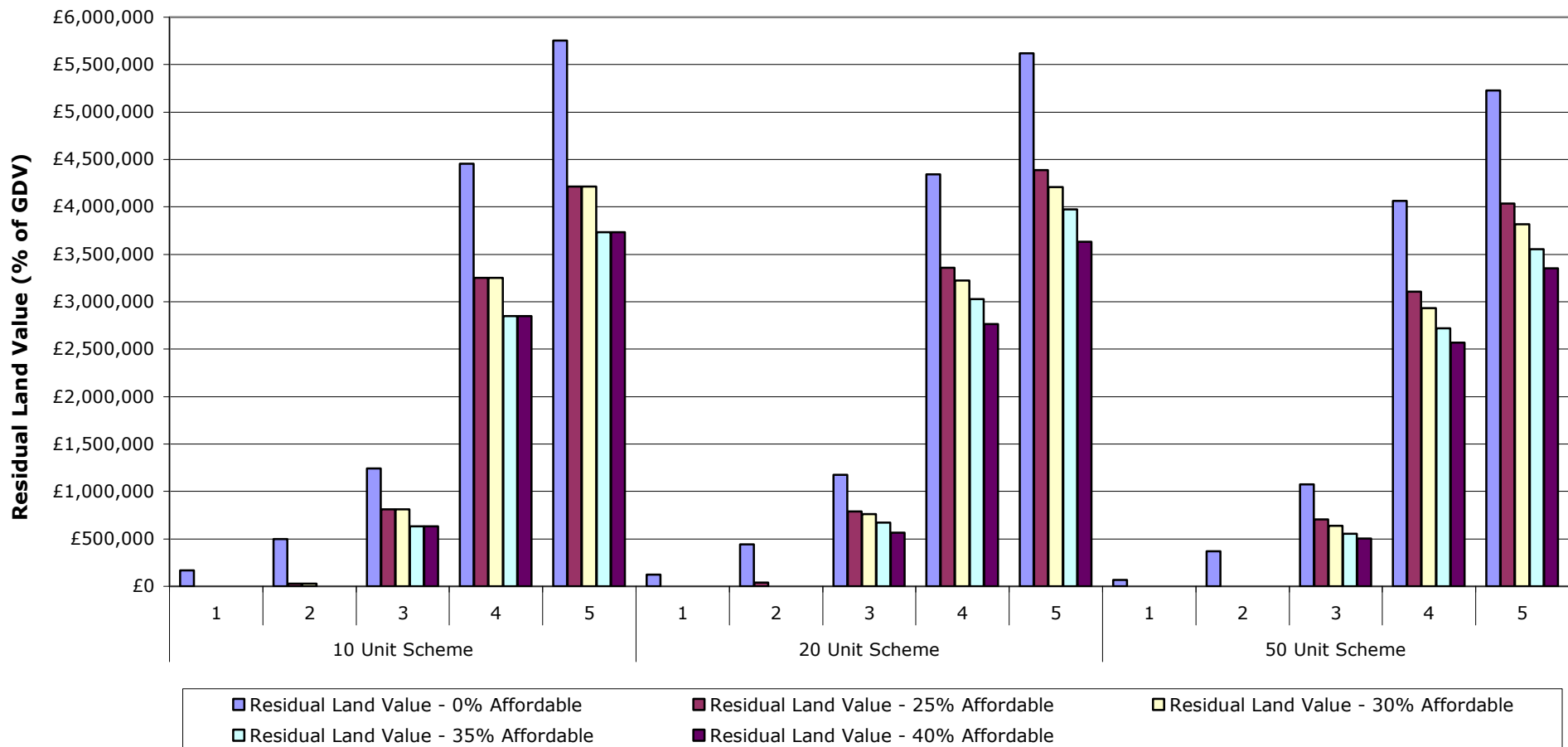


**Table 7b: Summary of Residual Land Value (value per Hectare) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £166,485 | £0 | £0 | £0 | £0 |
| | 2 | £497,130 | £26,125 | £26,125 | £0 | £0 |
| | 3 | £1,245,245 | £811,602 | £811,602 | £634,887 | £634,887 |
| | 4 | £4,457,998 | £3,249,831 | £3,249,831 | £2,851,042 | £2,851,042 |
| | 5 | £5,755,535 | £4,216,046 | £4,216,046 | £3,731,651 | £3,731,651 |
| 20 Unit Scheme | 1 | £122,782 | £0 | £0 | £0 | £0 |
| | 2 | £443,452 | £37,617 | £0 | £0 | £0 |
| | 3 | £1,172,625 | £787,176 | £761,264 | £673,071 | £565,897 |
| | 4 | £4,344,605 | £3,358,400 | £3,223,957 | £3,027,876 | £2,764,357 |
| | 5 | £5,620,576 | £4,387,281 | £4,210,746 | £3,972,574 | £3,630,330 |
| 50 Unit Scheme | 1 | £69,027 | £0 | £0 | £0 | £0 |
| | 2 | £369,989 | £0 | £0 | £0 | £0 |
| | 3 | £1,072,897 | £705,512 | £637,884 | £552,521 | £501,319 |
| | 4 | £4,060,962 | £3,105,940 | £2,934,814 | £2,722,571 | £2,567,870 |
| | 5 | £5,229,788 | £4,033,575 | £3,815,483 | £3,554,153 | £3,352,487 |

Source: Adams Integra, August 2012

**Graph 7b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Low Density
Houses Only Schemes**

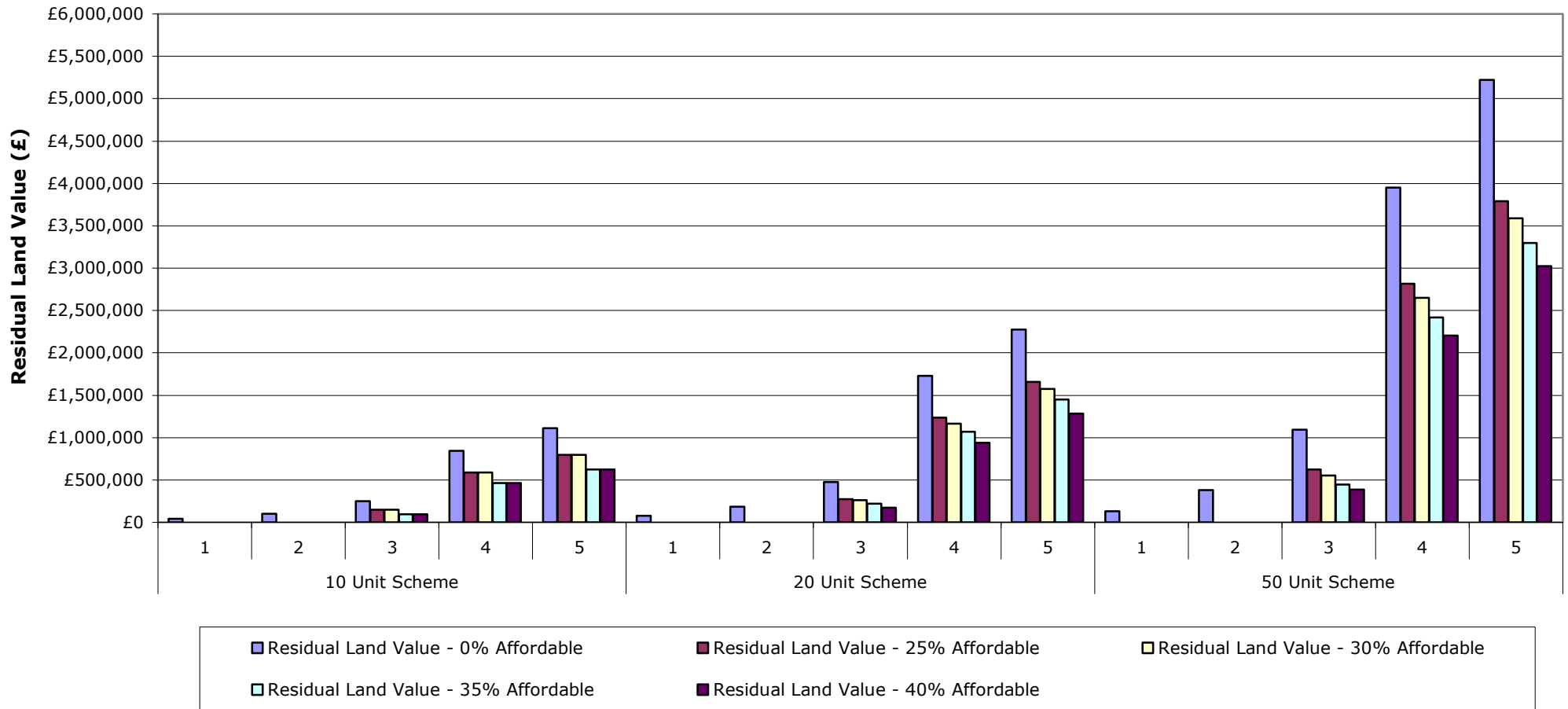


**Table 8: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|---|--------------------|--|---|---|---|---|
| 10 Unit Scheme | 1 | £44,240 | £0 | £0 | £0 | £0 |
| | 2 | £98,340 | £0 | £0 | £0 | £0 |
| | 3 | £247,171 | £150,422 | £150,422 | £94,244 | £94,244 |
| | 4 | £842,290 | £590,981 | £590,981 | £461,755 | £461,755 |
| | 5 | £1,108,554 | £794,855 | £794,855 | £620,841 | £620,841 |
| 20 Unit Scheme | 1 | £77,041 | £0 | £0 | £0 | £0 |
| | 2 | £186,174 | £0 | £0 | £0 | £0 |
| | 3 | £473,872 | £275,040 | £262,084 | £222,483 | £169,485 |
| | 4 | £1,727,245 | £1,234,143 | £1,166,922 | £1,068,881 | £937,122 |
| | 5 | £2,276,377 | £1,659,729 | £1,571,462 | £1,452,376 | £1,281,254 |
| 50 Unit Scheme | 1 | £132,888 | £0 | £0 | £0 | £0 |
| | 2 | £379,656 | £0 | £0 | £0 | £0 |
| | 3 | £1,093,539 | £626,141 | £552,245 | £448,396 | £387,038 |
| | 4 | £3,949,426 | £2,814,208 | £2,648,784 | £2,420,028 | £2,205,818 |
| | 5 | £5,221,740 | £3,790,236 | £3,585,640 | £3,297,260 | £3,024,343 |

Source: Adams Integra, August 2012

Graph 8: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Medium Density Houses Only Schemes

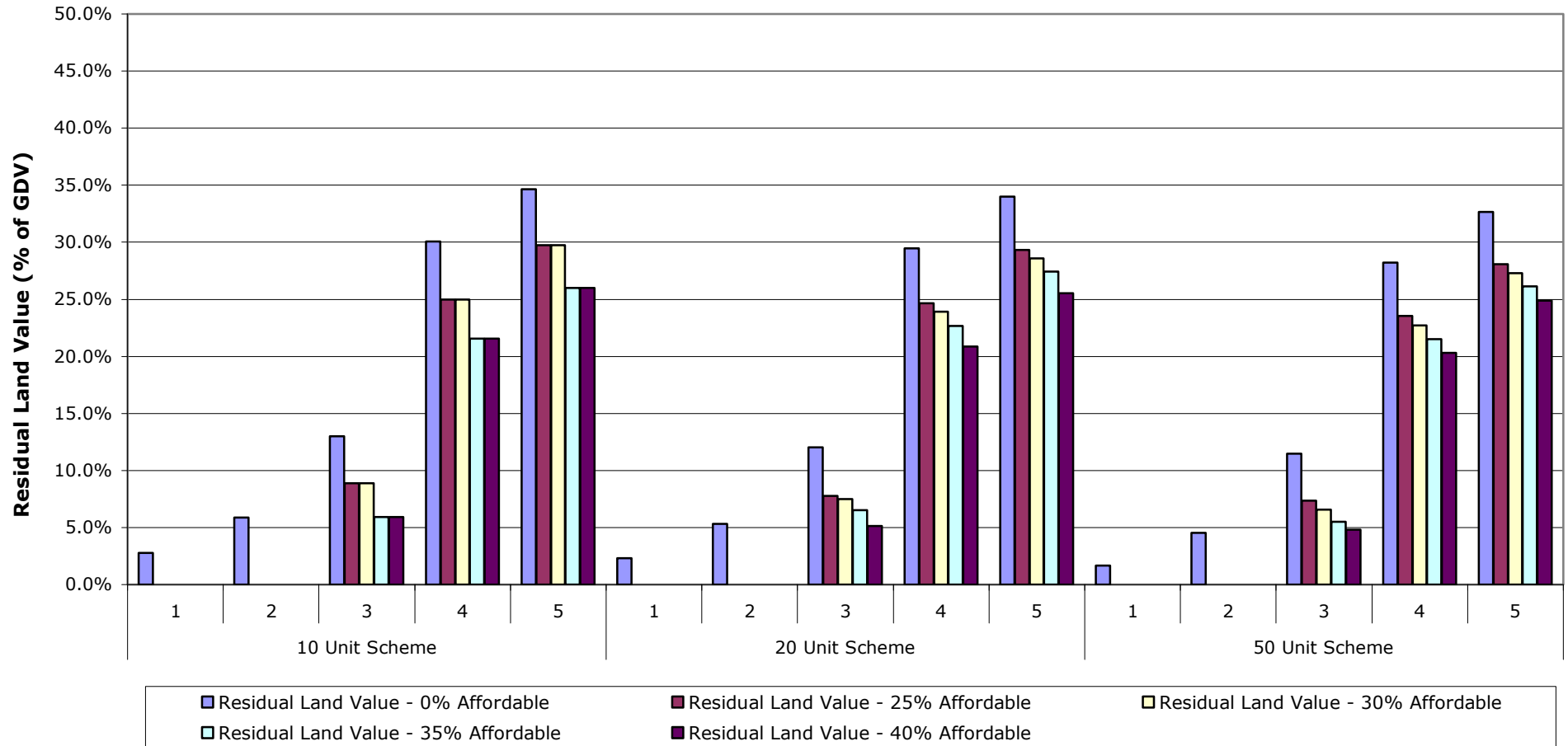


**Table 8a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 2.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 13.0% | 8.9% | 8.9% | 5.9% | 5.9% |
| | 4 | 30.1% | 25.0% | 25.0% | 21.5% | 21.5% |
| | 5 | 34.6% | 29.8% | 29.8% | 26.0% | 26.0% |
| 20 Unit Scheme | 1 | 2.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.0% | 7.8% | 7.5% | 6.5% | 5.1% |
| | 4 | 29.5% | 24.6% | 23.9% | 22.7% | 20.9% |
| | 5 | 34.0% | 29.3% | 28.6% | 27.4% | 25.5% |
| 50 Unit Scheme | 1 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.5% | 7.3% | 6.6% | 5.5% | 4.8% |
| | 4 | 28.2% | 23.5% | 22.7% | 21.5% | 20.3% |
| | 5 | 32.6% | 28.1% | 27.3% | 26.1% | 24.9% |

Source: Adams Integra, August 2012

Graph 8a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Medium Density Houses Only Schemes

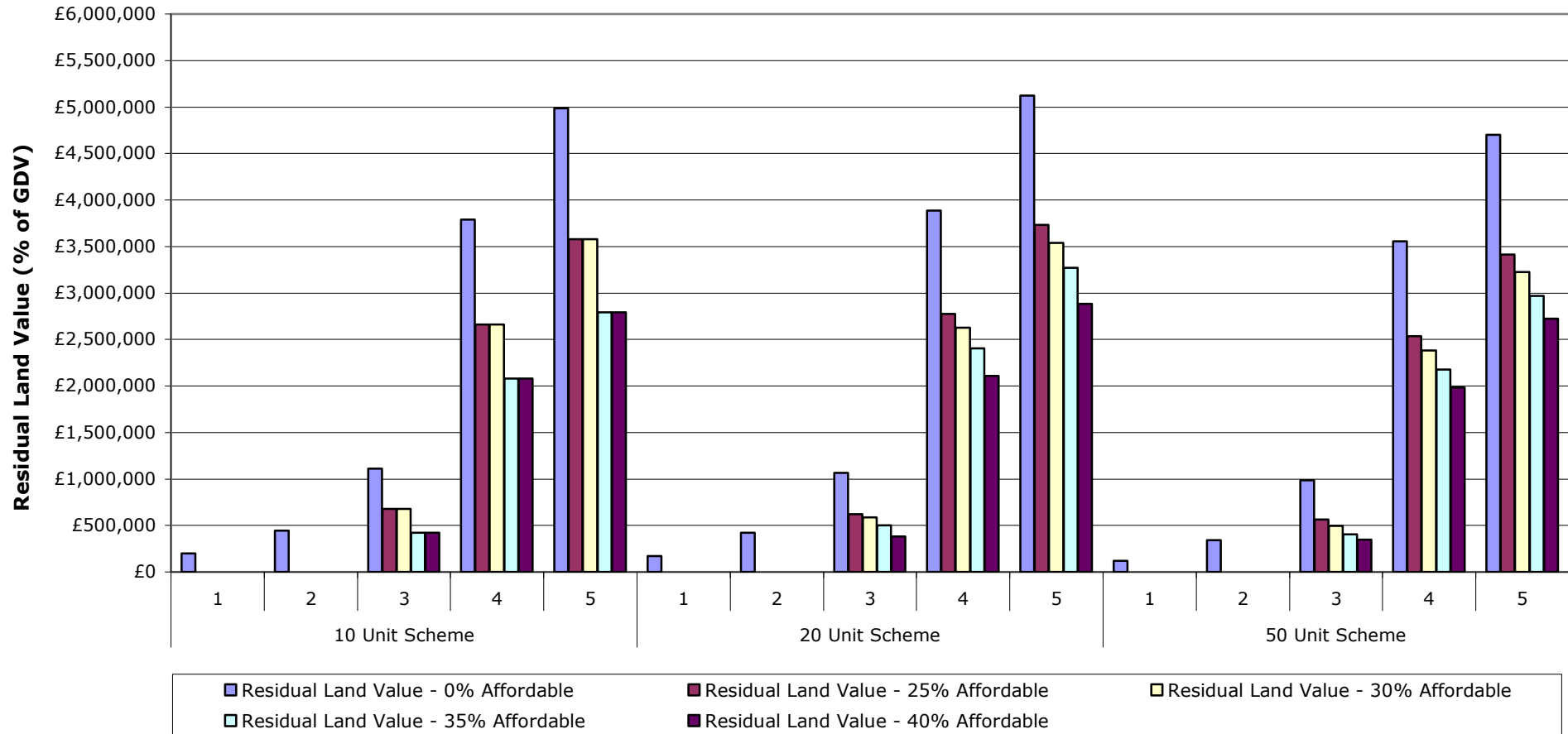


**Table 8b: Summary of Residual Land Value (value per Hectare) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £199,079 | £0 | £0 | £0 | £0 |
| | 2 | £442,528 | £0 | £0 | £0 | £0 |
| | 3 | £1,112,271 | £676,901 | £676,901 | £424,098 | £424,098 |
| | 4 | £3,790,305 | £2,659,414 | £2,659,414 | £2,077,896 | £2,077,896 |
| | 5 | £4,988,493 | £3,576,849 | £3,576,849 | £2,793,785 | £2,793,785 |
| 20 Unit Scheme | 1 | £173,342 | £0 | £0 | £0 | £0 |
| | 2 | £418,892 | £0 | £0 | £0 | £0 |
| | 3 | £1,066,213 | £618,841 | £589,689 | £500,586 | £381,342 |
| | 4 | £3,886,302 | £2,776,822 | £2,625,574 | £2,404,983 | £2,108,524 |
| | 5 | £5,121,849 | £3,734,391 | £3,535,790 | £3,267,846 | £2,882,821 |
| 50 Unit Scheme | 1 | £119,599 | £0 | £0 | £0 | £0 |
| | 2 | £341,691 | £0 | £0 | £0 | £0 |
| | 3 | £984,185 | £563,527 | £497,021 | £403,556 | £348,335 |
| | 4 | £3,554,483 | £2,532,787 | £2,383,905 | £2,178,025 | £1,985,237 |
| | 5 | £4,699,566 | £3,411,212 | £3,227,076 | £2,967,534 | £2,721,909 |

Source: Adams Integra, August 2012

**Graph 8b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Medium Density
Houses Only Schemes**

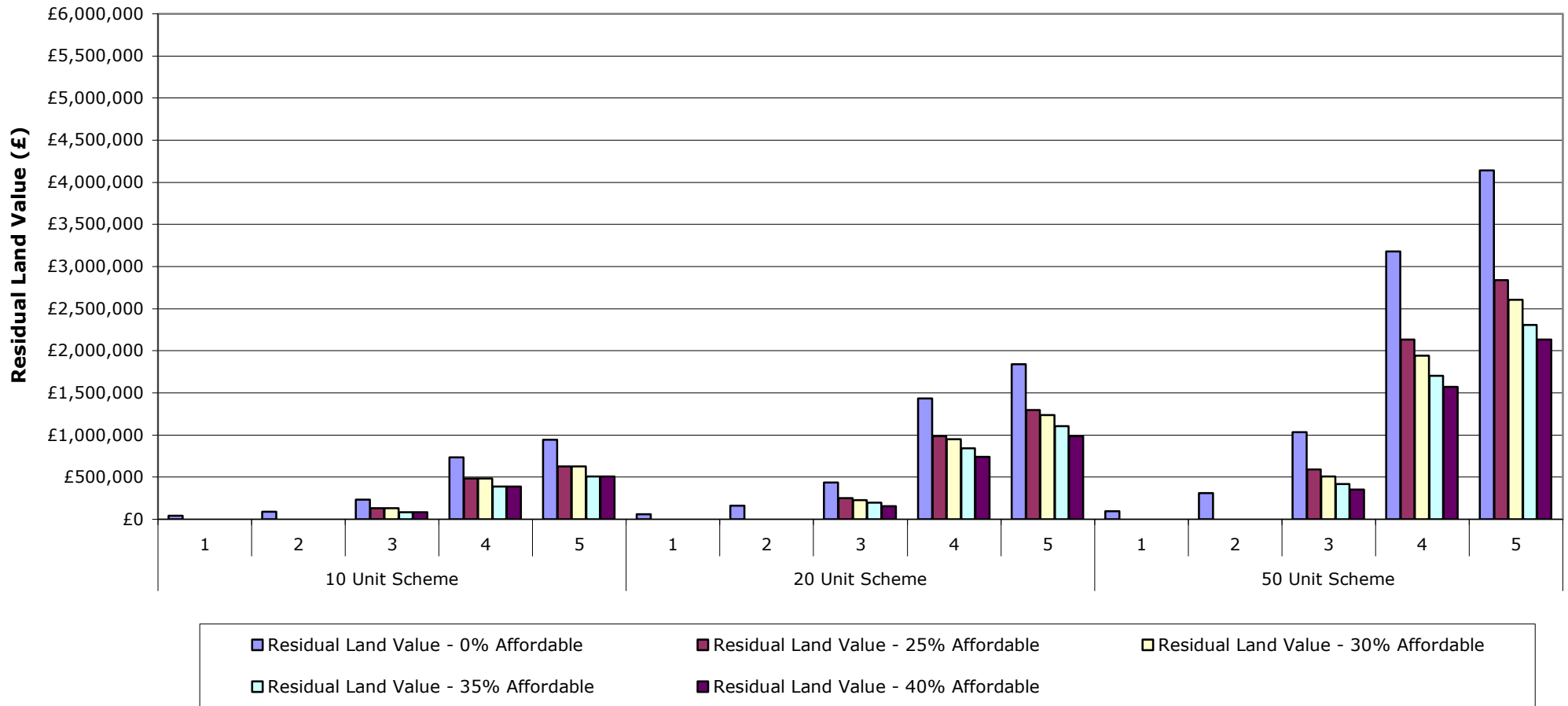


**Table 9: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £38,857 | £0 | £0 | £0 | £0 |
| | 2 | £89,205 | £0 | £0 | £0 | £0 |
| | 3 | £233,950 | £131,920 | £131,920 | £85,691 | £85,691 |
| | 4 | £735,452 | £484,143 | £484,143 | £388,451 | £388,451 |
| | 5 | £944,023 | £630,325 | £630,325 | £509,226 | £509,226 |
| 20 Unit Scheme | 1 | £61,510 | £0 | £0 | £0 | £0 |
| | 2 | £160,531 | £0 | £0 | £0 | £0 |
| | 3 | £436,363 | £248,592 | £228,624 | £197,091 | £153,622 |
| | 4 | £1,432,141 | £988,929 | £949,623 | £839,837 | £741,796 |
| | 5 | £1,842,350 | £1,295,693 | £1,237,126 | £1,106,294 | £987,208 |
| 50 Unit Scheme | 1 | £94,779 | £0 | £0 | £0 | £0 |
| | 2 | £307,904 | £0 | £0 | £0 | £0 |
| | 3 | £1,032,218 | £594,005 | £509,181 | £417,711 | £350,963 |
| | 4 | £3,178,372 | £2,133,826 | £1,943,269 | £1,703,098 | £1,569,622 |
| | 5 | £4,140,323 | £2,836,825 | £2,605,362 | £2,305,567 | £2,132,919 |

Source: Adams Integra, August 2012

Graph 9: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL High Density Houses Only Schemes

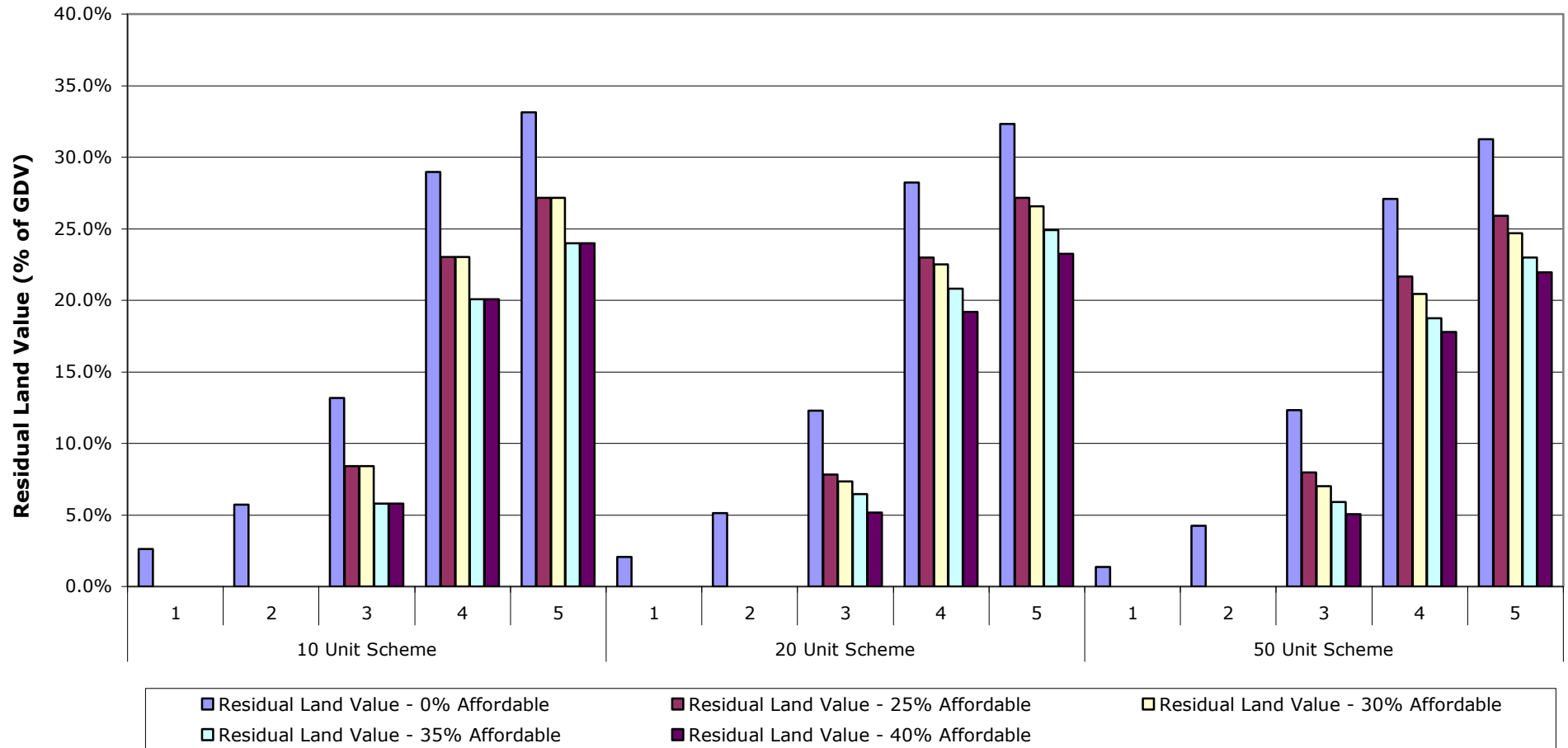


**Table 9a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 2.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 13.2% | 8.4% | 8.4% | 5.8% | 5.8% |
| | 4 | 29.0% | 23.0% | 23.0% | 20.1% | 20.1% |
| | 5 | 33.1% | 27.2% | 27.2% | 24.0% | 24.0% |
| 20 Unit Scheme | 1 | 2.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.3% | 7.8% | 7.3% | 6.5% | 5.2% |
| | 4 | 28.2% | 23.0% | 22.5% | 20.8% | 19.2% |
| | 5 | 32.3% | 27.2% | 26.6% | 24.9% | 23.3% |
| 50 Unit Scheme | 1 | 1.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.3% | 8.0% | 7.0% | 5.9% | 5.1% |
| | 4 | 27.1% | 21.7% | 20.4% | 18.8% | 17.8% |
| | 5 | 31.2% | 25.9% | 24.7% | 23.0% | 22.0% |

Source: Adams Integra, August 2012

Graph 9a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL High Density Houses Only Schemes

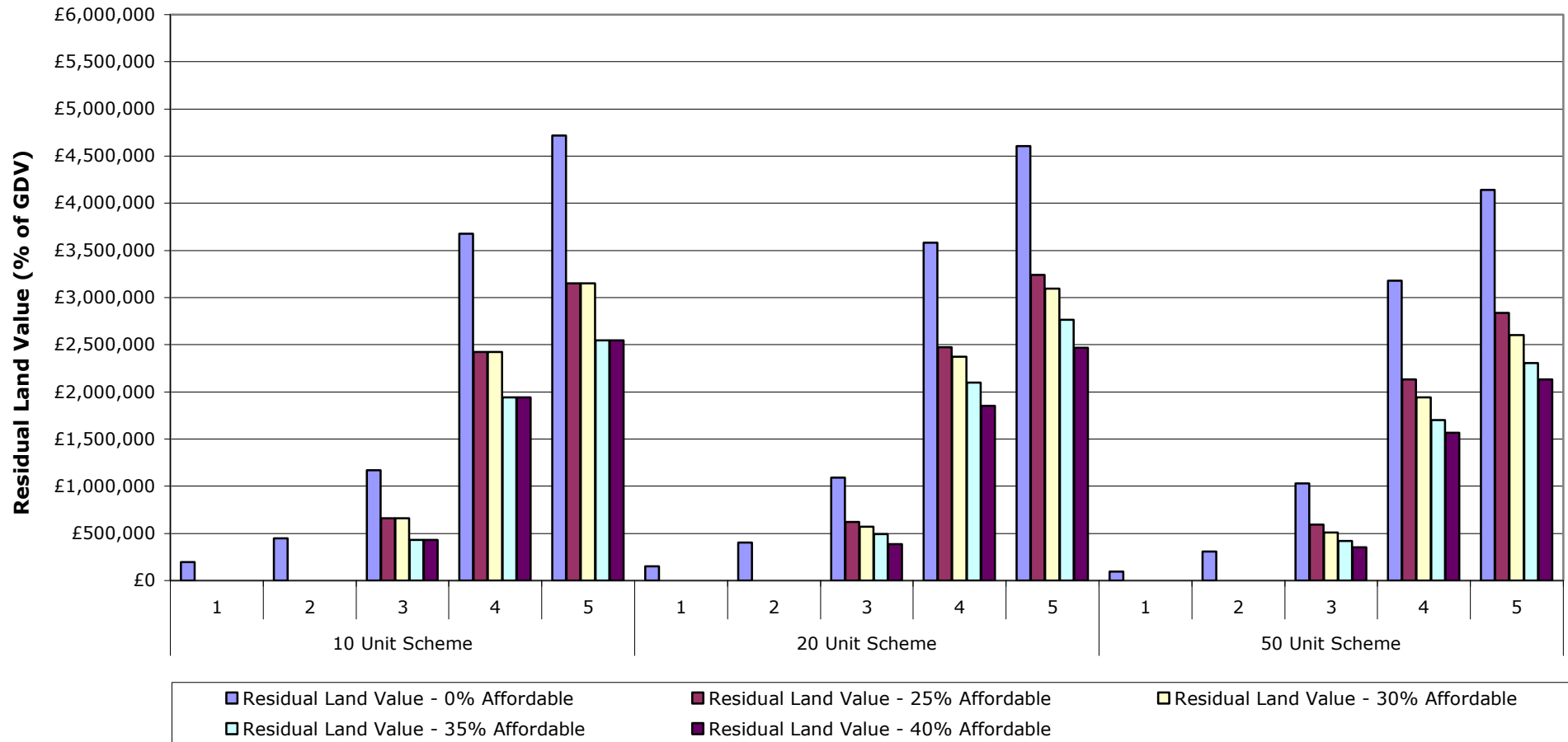


**Table 9b: Summary of Residual Land Value (value per Hectare) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £194,286 | £0 | £0 | £0 | £0 |
| | 2 | £446,023 | £0 | £0 | £0 | £0 |
| | 3 | £1,169,750 | £659,598 | £659,598 | £428,457 | £428,457 |
| | 4 | £3,677,262 | £2,420,717 | £2,420,717 | £1,942,253 | £1,942,253 |
| | 5 | £4,720,116 | £3,151,623 | £3,151,623 | £2,546,128 | £2,546,128 |
| 20 Unit Scheme | 1 | £153,775 | £0 | £0 | £0 | £0 |
| | 2 | £401,328 | £0 | £0 | £0 | £0 |
| | 3 | £1,090,907 | £621,479 | £571,559 | £492,727 | £384,054 |
| | 4 | £3,580,353 | £2,472,321 | £2,374,058 | £2,099,592 | £1,854,491 |
| 50 Unit Scheme | 1 | £94,779 | £0 | £0 | £0 | £0 |
| | 2 | £307,904 | £0 | £0 | £0 | £0 |
| | 3 | £1,032,218 | £594,005 | £509,181 | £417,711 | £350,963 |
| | 4 | £3,178,372 | £2,133,826 | £1,943,269 | £1,703,098 | £1,569,622 |
| | 5 | £4,140,323 | £2,836,825 | £2,605,362 | £2,305,567 | £2,132,919 |

Source: Adams Integra, August 2012

**Graph 9b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
High Density
Houses Only Schemes**



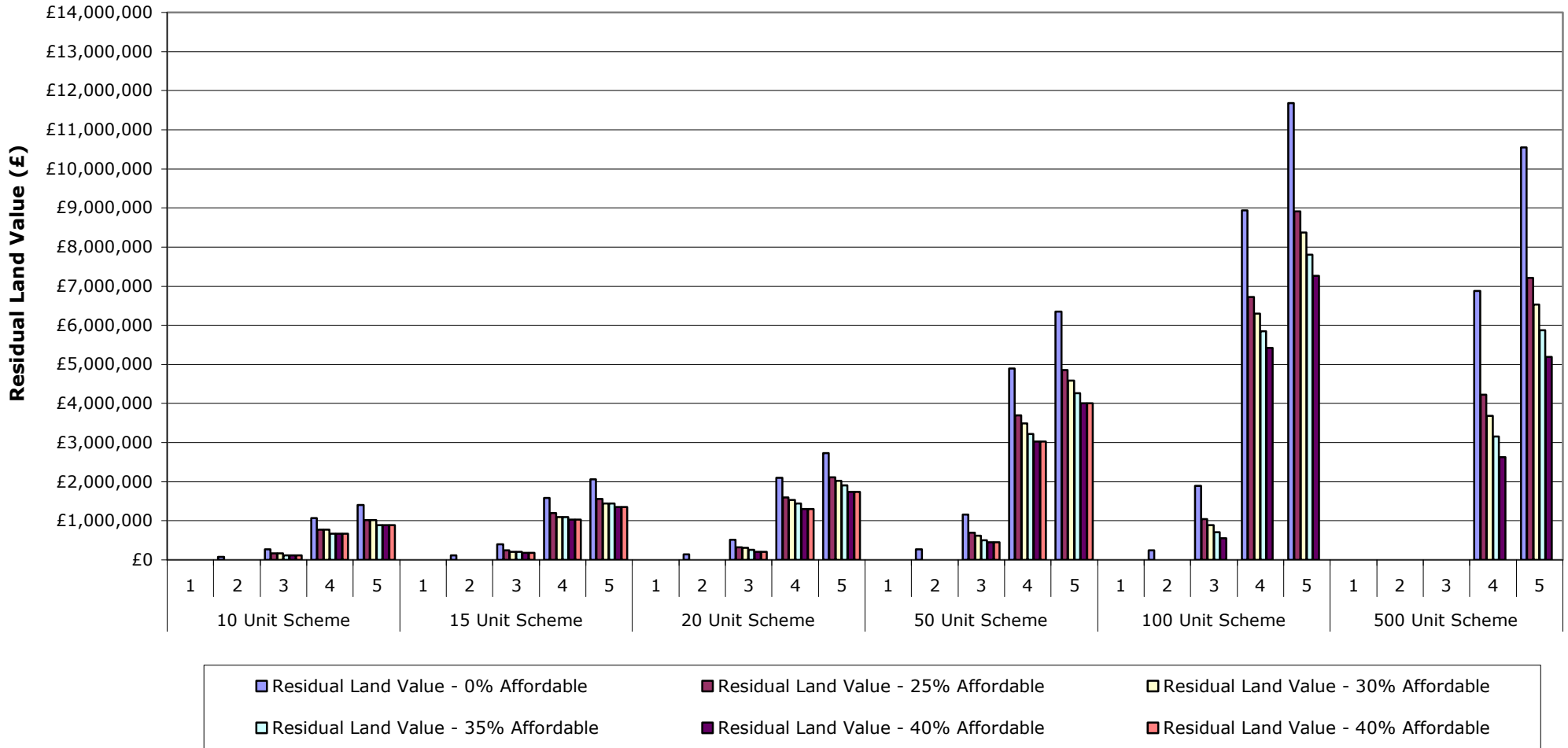
Appendix 3

**Table 10: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £864 | £0 | £0 | £0 | £0 |
| | 2 | £83,526 | £0 | £0 | £0 | £0 |
| | 3 | £271,777 | £164,193 | £164,193 | £117,965 | £117,965 |
| | 4 | £1,075,373 | £773,331 | £773,331 | £673,634 | £673,634 |
| | 5 | £1,399,757 | £1,014,885 | £1,014,885 | £893,786 | £893,786 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £113,606 | £0 | £0 | £0 | £0 |
| | 3 | £395,939 | £245,287 | £200,028 | £200,028 | £186,730 |
| | 4 | £1,589,014 | £1,191,727 | £1,093,134 | £1,093,134 | £1,025,534 |
| | 5 | £2,057,691 | £1,557,326 | £1,437,569 | £1,437,569 | £1,348,805 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £143,807 | £0 | £0 | £0 | £0 |
| | 3 | £509,360 | £315,834 | £302,878 | £258,781 | £209,425 |
| | 4 | £2,095,350 | £1,602,247 | £1,535,026 | £1,436,986 | £1,305,226 |
| | 5 | £2,733,336 | £2,116,688 | £2,028,421 | £1,909,334 | £1,738,212 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £276,086 | £0 | £0 | £0 | £0 |
| | 3 | £1,156,643 | £697,411 | £612,877 | £506,172 | £446,776 |
| | 4 | £4,891,724 | £3,697,947 | £3,484,039 | £3,218,735 | £3,025,359 |
| | 5 | £6,352,757 | £4,857,490 | £4,584,875 | £4,258,213 | £4,006,130 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £8 |
| | 2 | £240,179 | £0 | £0 | £0 | £0 |
| | 3 | £1,897,283 | £1,044,076 | £883,266 | £703,113 | £551,175 |
| | 4 | £8,934,393 | £6,724,791 | £6,292,702 | £5,841,270 | £5,418,053 |
| | 5 | £11,687,063 | £8,911,936 | £8,366,742 | £7,802,205 | £7,265,883 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £6,873,721 | £4,219,481 | £3,685,893 | £3,156,872 | £2,623,284 |
| | 5 | £10,554,420 | £7,209,832 | £6,535,287 | £5,870,121 | £5,195,576 |

Source: Adams Integra, August 2012

Graph 10: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL Low Density

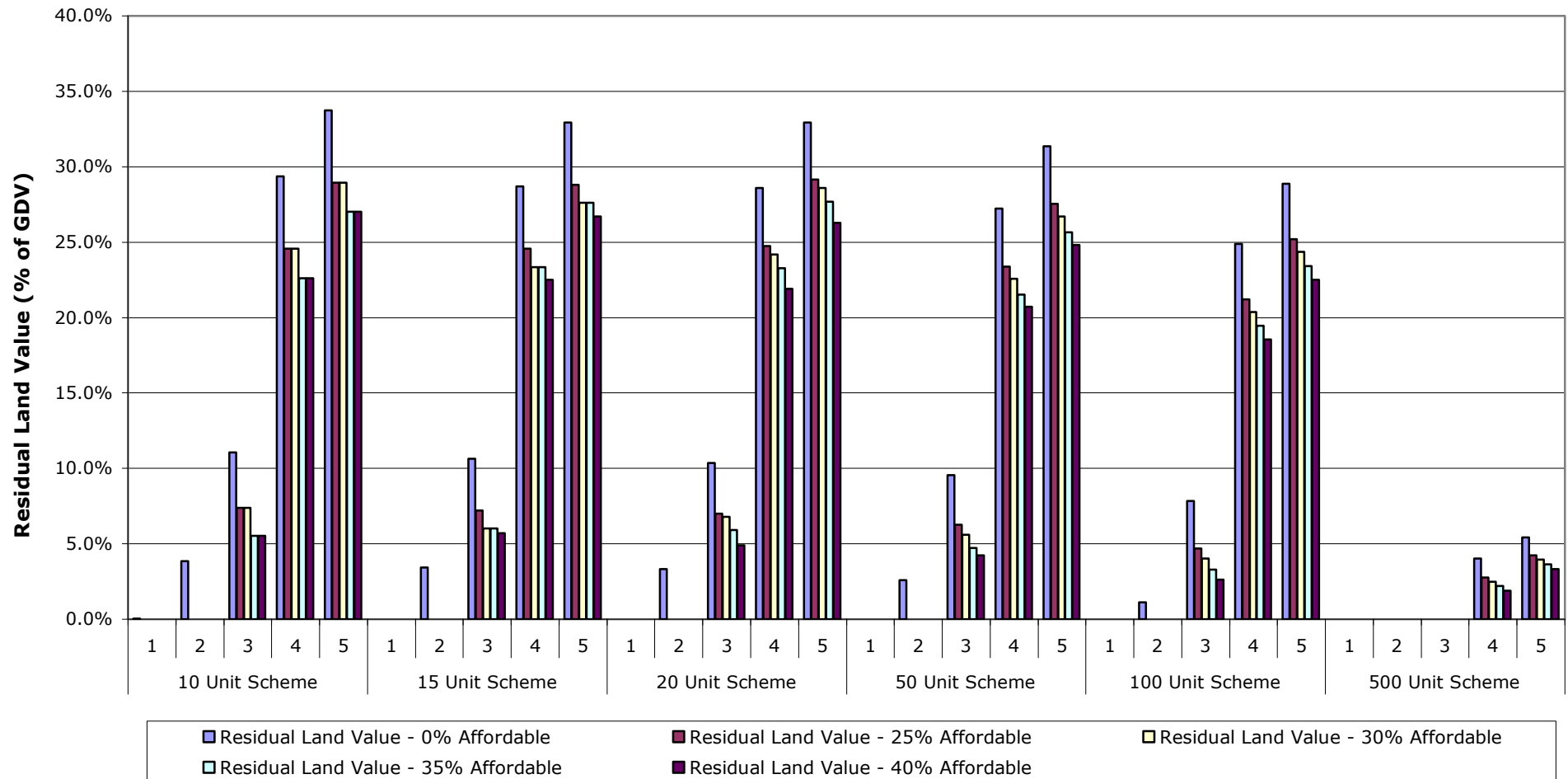


**Table 10a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.1% | 7.4% | 7.4% | 5.5% | 5.5% |
| | 4 | 29.4% | 24.6% | 24.6% | 22.6% | 22.6% |
| | 5 | 33.7% | 28.9% | 28.9% | 27.0% | 27.0% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.6% | 7.2% | 6.0% | 6.0% | 5.7% |
| | 4 | 28.7% | 24.6% | 23.3% | 23.3% | 22.5% |
| | 5 | 32.9% | 28.8% | 27.6% | 27.6% | 26.7% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.4% | 7.0% | 6.8% | 5.9% | 4.9% |
| | 4 | 28.6% | 24.7% | 24.2% | 23.3% | 21.9% |
| | 5 | 32.9% | 29.2% | 28.6% | 27.7% | 26.3% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.6% | 6.3% | 5.6% | 4.7% | 4.2% |
| | 4 | 27.2% | 23.4% | 22.6% | 21.5% | 20.7% |
| | 5 | 31.4% | 27.5% | 26.7% | 25.7% | 24.8% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.8% | 4.7% | 4.0% | 3.3% | 2.6% |
| | 4 | 24.9% | 21.2% | 20.4% | 19.4% | 18.5% |
| | 5 | 28.9% | 25.2% | 24.4% | 23.4% | 22.5% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 4.0% | 2.8% | 2.5% | 2.2% | 1.9% |
| | 5 | 5.4% | 4.2% | 3.9% | 3.6% | 3.3% |

Source: Adams Integra, August 2012

**Graph 10a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Low Density**

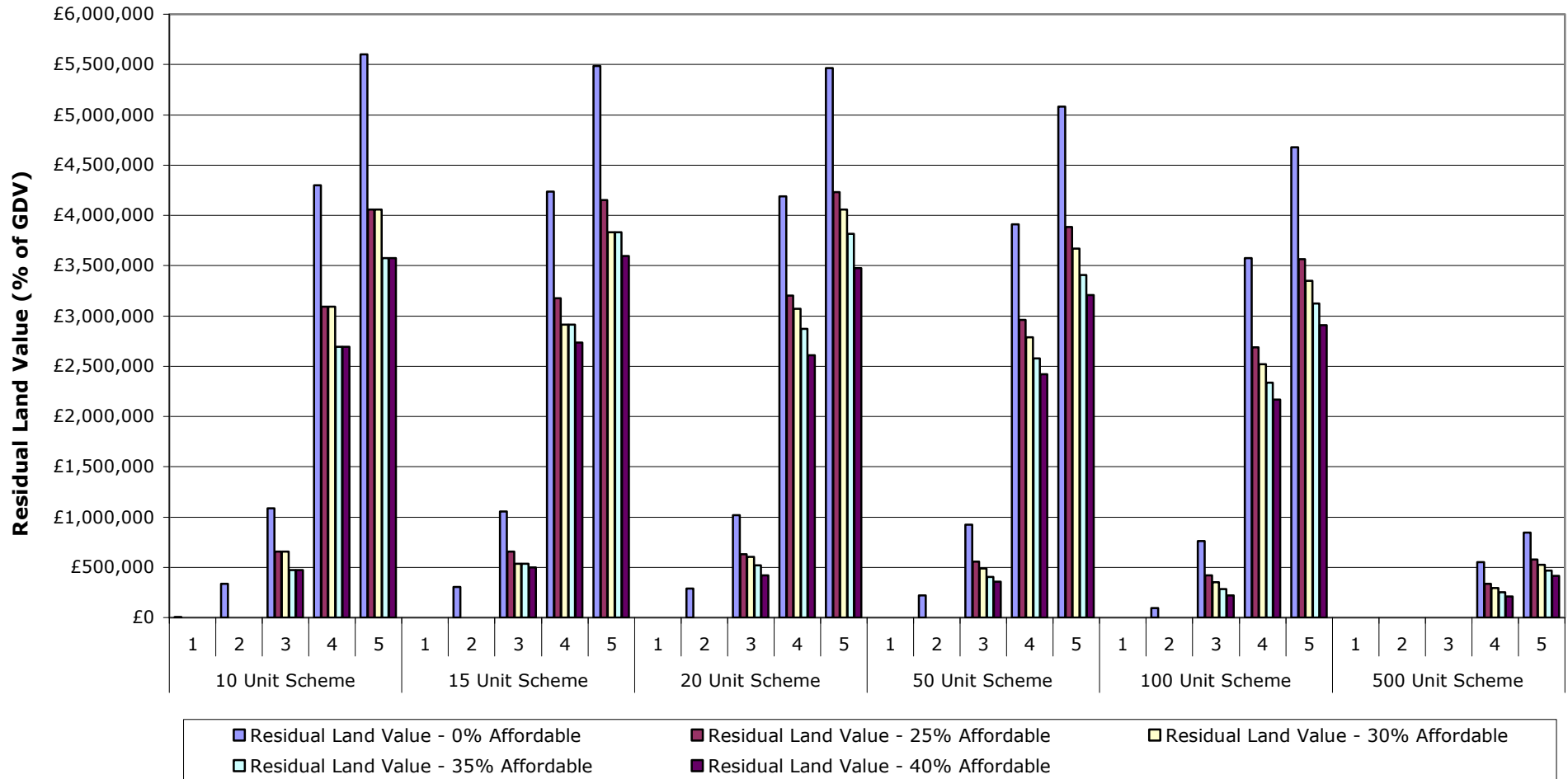


**Table 10b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £3,457 | £0 | £0 | £0 | £0 |
| | 2 | £334,103 | £0 | £0 | £0 | £0 |
| | 3 | £1,087,108 | £656,773 | £656,773 | £471,860 | £471,860 |
| | 4 | £4,301,491 | £3,093,325 | £3,093,325 | £2,694,535 | £2,694,535 |
| | 5 | £5,599,029 | £4,059,540 | £4,059,540 | £3,575,144 | £3,575,144 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £302,949 | £0 | £0 | £0 | £0 |
| | 3 | £1,055,838 | £654,099 | £533,408 | £533,408 | £497,948 |
| | 4 | £4,237,372 | £3,177,938 | £2,915,024 | £2,915,024 | £2,734,757 |
| | 5 | £5,487,176 | £4,152,870 | £3,833,518 | £3,833,518 | £3,596,812 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £287,613 | £0 | £0 | £0 | £0 |
| | 3 | £1,018,720 | £631,668 | £605,755 | £517,563 | £418,850 |
| | 4 | £4,190,700 | £3,204,495 | £3,070,052 | £2,873,971 | £2,610,452 |
| | 5 | £5,466,671 | £4,233,376 | £4,056,841 | £3,818,669 | £3,476,425 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £220,869 | £0 | £0 | £0 | £0 |
| | 3 | £925,314 | £557,929 | £490,301 | £404,938 | £357,421 |
| | 4 | £3,913,380 | £2,958,358 | £2,787,231 | £2,574,988 | £2,420,287 |
| | 5 | £5,082,206 | £3,885,992 | £3,667,900 | £3,406,570 | £3,204,904 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £96,071 | £0 | £0 | £0 | £0 |
| | 3 | £758,913 | £417,631 | £353,306 | £281,245 | £220,470 |
| | 4 | £3,573,757 | £2,689,917 | £2,517,081 | £2,336,508 | £2,167,221 |
| | 5 | £4,674,825 | £3,564,775 | £3,346,697 | £3,120,882 | £2,906,353 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £549,898 | £337,558 | £294,871 | £252,550 | £209,863 |
| | 5 | £844,354 | £576,787 | £522,823 | £469,610 | £415,646 |

Source: Adams Integra, August 2012

**Graph 10b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Low Density**

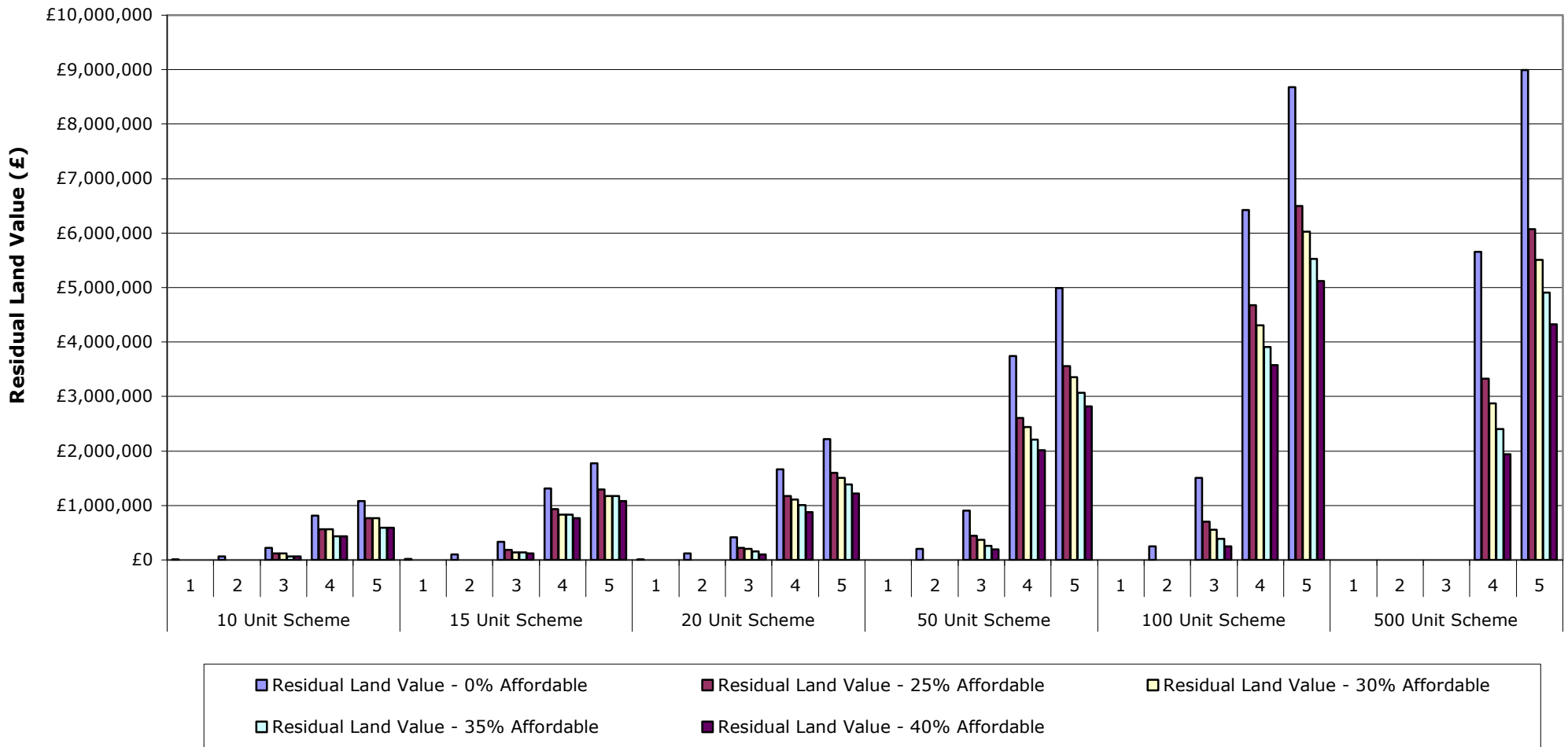


**Table 11: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £13,013 | £0 | £0 | £0 | £0 |
| | 2 | £67,113 | £0 | £0 | £0 | £0 |
| | 3 | £221,354 | £119,196 | £119,196 | £63,018 | £63,018 |
| | 4 | £812,312 | £561,004 | £561,004 | £431,465 | £431,465 |
| | 5 | £1,078,577 | £764,878 | £764,878 | £590,864 | £590,864 |
| 15 Unit Scheme | 1 | £14,479 | £0 | £0 | £0 | £0 |
| | 2 | £98,904 | £0 | £0 | £0 | £0 |
| | 3 | £332,030 | £181,671 | £137,790 | £137,790 | £124,358 |
| | 4 | £1,315,493 | £934,466 | £835,874 | £835,874 | £768,273 |
| | 5 | £1,776,727 | £1,294,418 | £1,174,661 | £1,174,661 | £1,085,897 |
| 20 Unit Scheme | 1 | £12,963 | £0 | £0 | £0 | £0 |
| | 2 | £123,977 | £0 | £0 | £0 | £0 |
| | 3 | £411,717 | £217,274 | £204,051 | £160,652 | £105,408 |
| | 4 | £1,665,731 | £1,172,629 | £1,105,407 | £1,007,367 | £875,607 |
| | 5 | £2,214,863 | £1,598,215 | £1,509,948 | £1,390,862 | £1,219,740 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £202,908 | £0 | £0 | £0 | £0 |
| | 3 | £904,202 | £441,354 | £366,688 | £257,086 | £196,385 |
| | 4 | £3,738,748 | £2,603,530 | £2,438,106 | £2,209,351 | £2,015,975 |
| | 5 | £4,992,035 | £3,560,531 | £3,355,935 | £3,067,555 | £2,815,472 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £247,429 | £0 | £0 | £0 | £0 |
| | 3 | £1,508,793 | £702,845 | £553,607 | £389,038 | £244,931 |
| | 4 | £6,424,033 | £4,676,394 | £4,304,889 | £3,914,043 | £3,577,414 |
| | 5 | £8,681,892 | £6,497,570 | £6,023,728 | £5,530,543 | £5,116,129 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £5,660,006 | £3,328,675 | £2,877,931 | £2,400,809 | £1,937,907 |
| | 5 | £8,996,231 | £6,071,887 | £5,504,899 | £4,906,793 | £4,325,296 |

Source: Adams Integra, August 2012

Graph 11: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL Medium Density

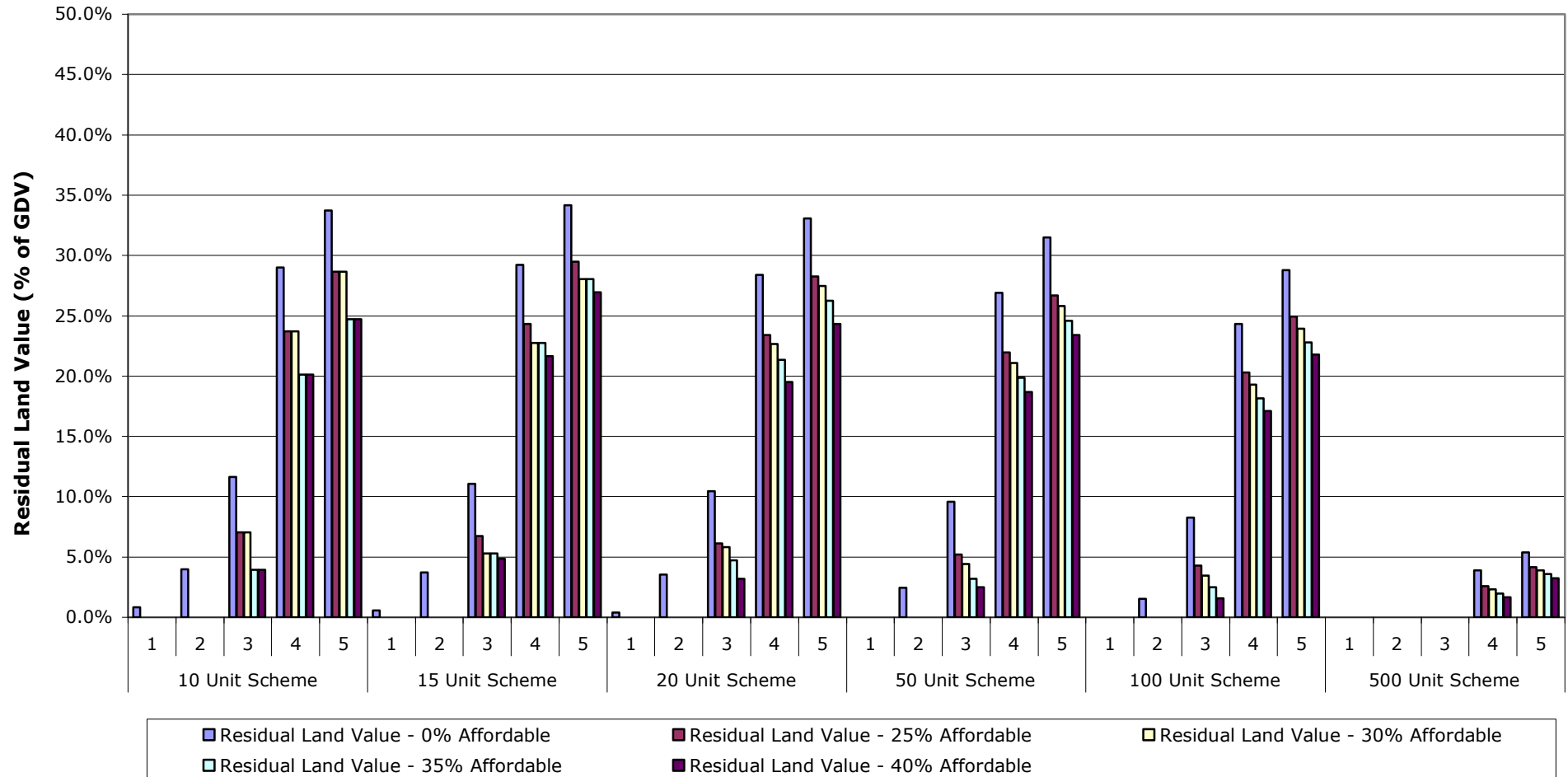


**Table 11a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.6% | 7.0% | 7.0% | 4.0% | 4.0% |
| | 4 | 29.0% | 23.7% | 23.7% | 20.1% | 20.1% |
| | 5 | 33.7% | 28.6% | 28.6% | 24.7% | 24.7% |
| 15 Unit Scheme | 1 | 0.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.0% | 6.7% | 5.3% | 5.3% | 4.8% |
| | 4 | 29.2% | 24.3% | 22.7% | 22.7% | 21.7% |
| | 5 | 34.2% | 29.5% | 28.0% | 28.0% | 26.9% |
| 20 Unit Scheme | 1 | 0.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.4% | 6.1% | 5.8% | 4.7% | 3.2% |
| | 4 | 28.4% | 23.4% | 22.6% | 21.4% | 19.5% |
| | 5 | 33.1% | 28.2% | 27.5% | 26.2% | 24.3% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.6% | 5.2% | 4.4% | 3.2% | 2.5% |
| | 4 | 26.9% | 22.0% | 21.1% | 19.8% | 18.7% |
| | 5 | 31.5% | 26.7% | 25.8% | 24.6% | 23.4% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.3% | 4.3% | 3.4% | 2.5% | 1.6% |
| | 4 | 24.3% | 20.3% | 19.3% | 18.1% | 17.1% |
| | 5 | 28.8% | 24.9% | 23.9% | 22.8% | 21.8% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 3.9% | 2.6% | 2.3% | 2.0% | 1.6% |
| | 5 | 5.4% | 4.2% | 3.9% | 3.6% | 3.2% |

Source: Adams Integra, August 2012

**Graph 11a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density**

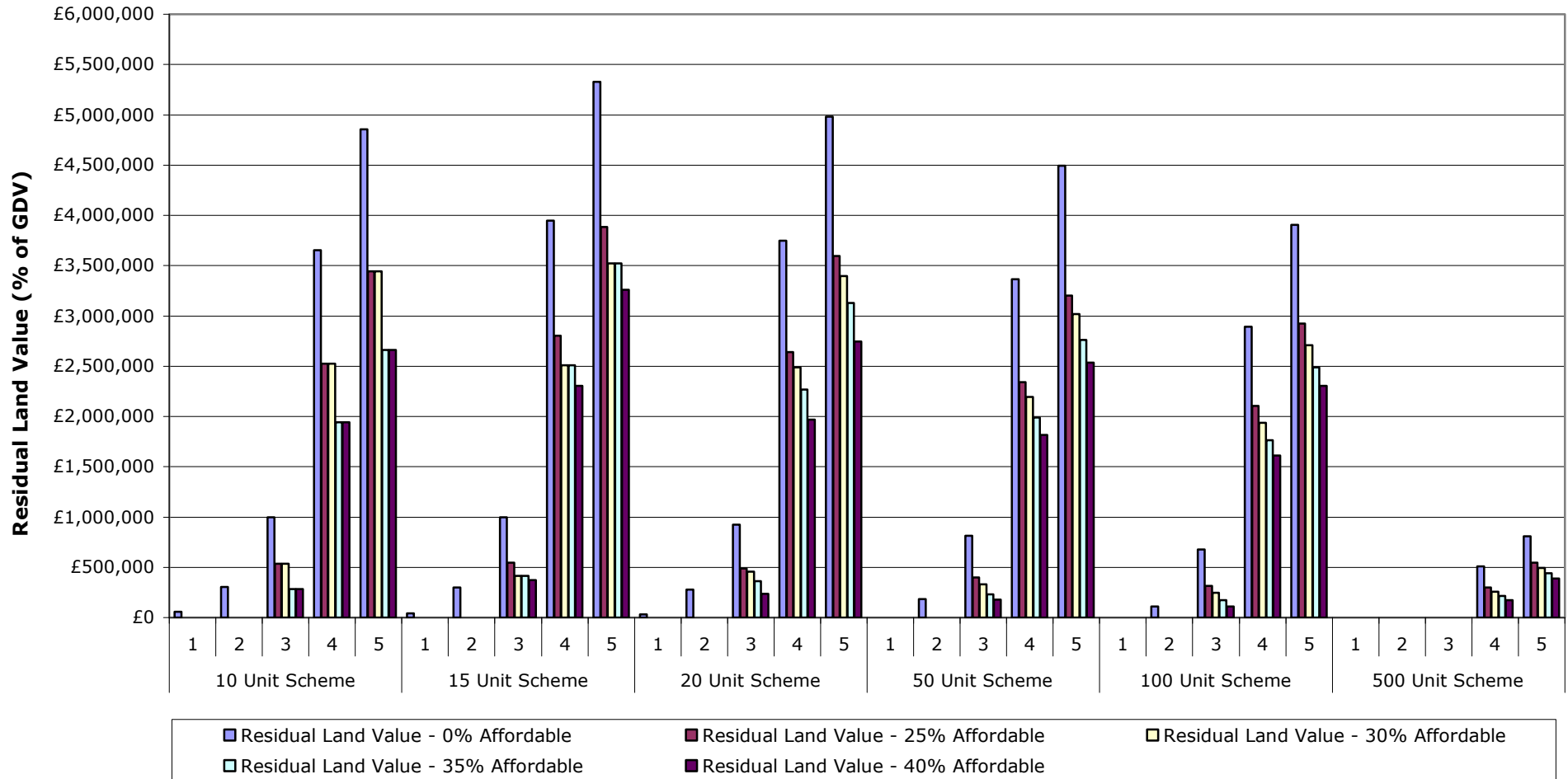


**Table 11b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £58,560 | £0 | £0 | £0 | £0 |
| | 2 | £302,009 | £0 | £0 | £0 | £0 |
| | 3 | £996,091 | £536,381 | £536,381 | £283,579 | £283,579 |
| | 4 | £3,655,406 | £2,524,516 | £2,524,516 | £1,941,593 | £1,941,593 |
| | 5 | £4,853,595 | £3,441,950 | £3,441,950 | £2,658,886 | £2,658,886 |
| 15 Unit Scheme | 1 | £43,436 | £0 | £0 | £0 | £0 |
| | 2 | £296,713 | £0 | £0 | £0 | £0 |
| | 3 | £996,089 | £545,013 | £413,370 | £413,370 | £373,074 |
| | 4 | £3,946,478 | £2,803,399 | £2,507,621 | £2,507,621 | £2,304,820 |
| | 5 | £5,330,182 | £3,883,255 | £3,523,984 | £3,523,984 | £3,257,690 |
| 20 Unit Scheme | 1 | £29,167 | £0 | £0 | £0 | £0 |
| | 2 | £278,949 | £0 | £0 | £0 | £0 |
| | 3 | £926,363 | £488,868 | £459,115 | £361,468 | £237,167 |
| | 4 | £3,747,895 | £2,638,415 | £2,487,166 | £2,266,576 | £1,970,116 |
| | 5 | £4,983,441 | £3,595,984 | £3,397,383 | £3,129,439 | £2,744,414 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £182,617 | £0 | £0 | £0 | £0 |
| | 3 | £813,782 | £397,219 | £330,019 | £231,378 | £176,746 |
| | 4 | £3,364,873 | £2,343,177 | £2,194,295 | £1,988,415 | £1,814,377 |
| | 5 | £4,492,832 | £3,204,478 | £3,020,341 | £2,760,799 | £2,533,925 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £111,343 | £0 | £0 | £0 | £0 |
| | 3 | £678,957 | £316,280 | £249,123 | £175,067 | £110,219 |
| | 4 | £2,890,815 | £2,104,377 | £1,937,200 | £1,761,319 | £1,609,836 |
| | 5 | £3,906,851 | £2,923,907 | £2,710,678 | £2,488,744 | £2,302,258 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £509,401 | £299,581 | £259,014 | £216,073 | £174,412 |
| | 5 | £809,661 | £546,470 | £495,441 | £441,611 | £389,277 |

Source: Adams Integra, August 2012

**Graph 11b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density**

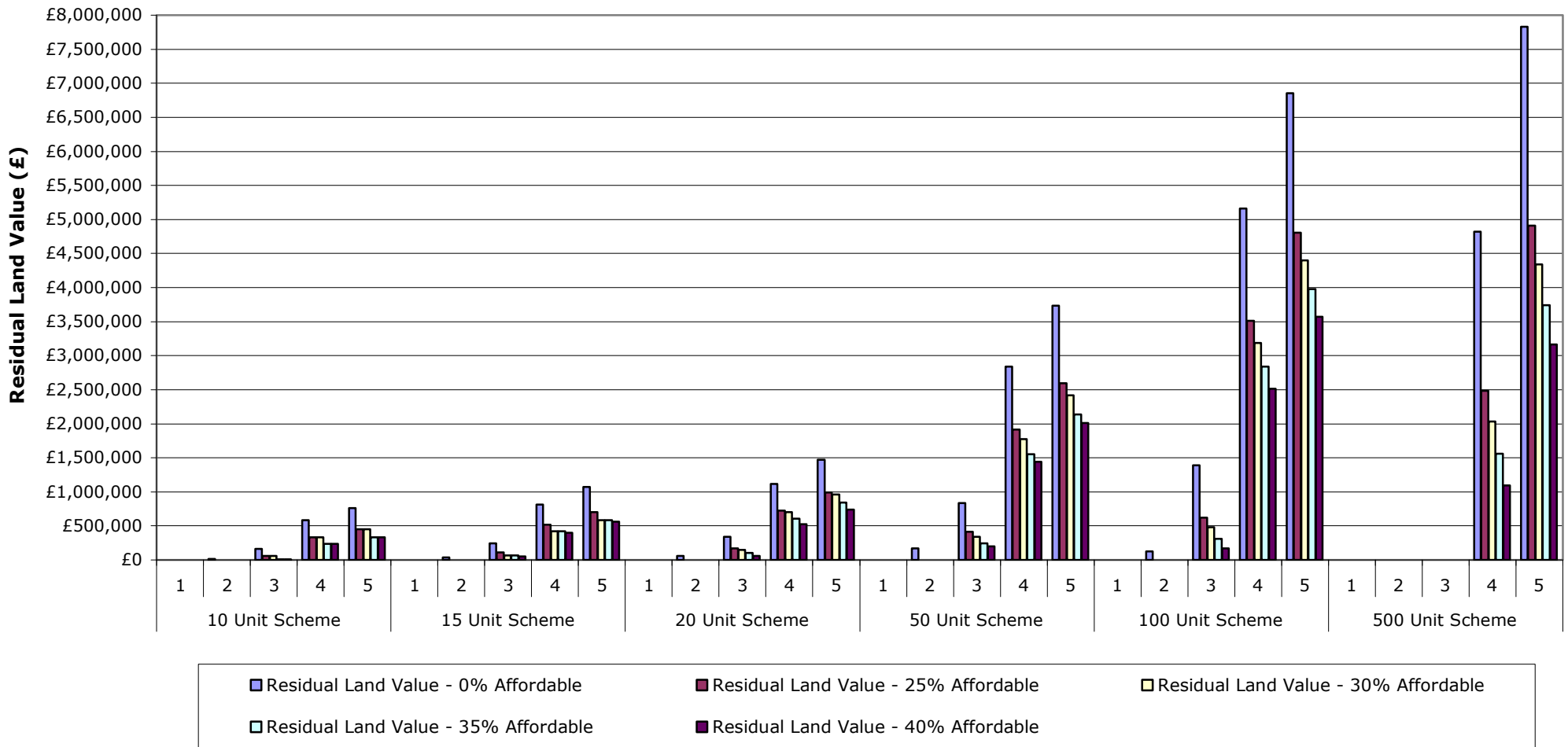


**Table 12: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £14,143 | £0 | £0 | £0 | £0 |
| | 3 | £161,446 | £57,053 | £57,053 | £10,824 | £10,824 |
| | 4 | £581,795 | £333,929 | £333,929 | £238,001 | £238,001 |
| | 5 | £763,198 | £454,182 | £454,182 | £331,821 | £331,821 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £40,451 | £0 | £0 | £0 | £0 |
| | 3 | £244,319 | £114,537 | £68,821 | £68,821 | £48,979 |
| | 4 | £815,029 | £518,201 | £423,979 | £423,979 | £401,087 |
| | 5 | £1,074,795 | £705,137 | £585,380 | £585,380 | £560,142 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £58,804 | £0 | £0 | £0 | £0 |
| | 3 | £337,979 | £166,403 | £146,672 | £101,212 | £57,371 |
| | 4 | £1,118,040 | £724,835 | £702,305 | £604,265 | £522,394 |
| | 5 | £1,474,442 | £987,768 | £962,672 | £843,586 | £742,455 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £166,937 | £0 | £0 | £0 | £0 |
| | 3 | £835,563 | £415,729 | £340,908 | £245,660 | £200,091 |
| | 4 | £2,836,946 | £1,917,316 | £1,775,357 | £1,550,901 | £1,442,798 |
| | 5 | £3,735,307 | £2,592,340 | £2,419,171 | £2,136,825 | £2,012,303 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £122,001 | £0 | £0 | £0 | £0 |
| | 3 | £1,389,432 | £622,794 | £484,058 | £307,932 | £167,740 |
| | 4 | £5,160,155 | £3,509,283 | £3,188,274 | £2,838,234 | £2,517,225 |
| | 5 | £6,852,718 | £4,807,835 | £4,401,256 | £3,975,065 | £3,568,487 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £4,817,407 | £2,486,076 | £2,035,332 | £1,558,210 | £1,095,308 |
| | 5 | £7,832,669 | £4,908,325 | £4,341,336 | £3,743,231 | £3,161,734 |

Source: Adams Integra, August 2012

Graph 12: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL High Density

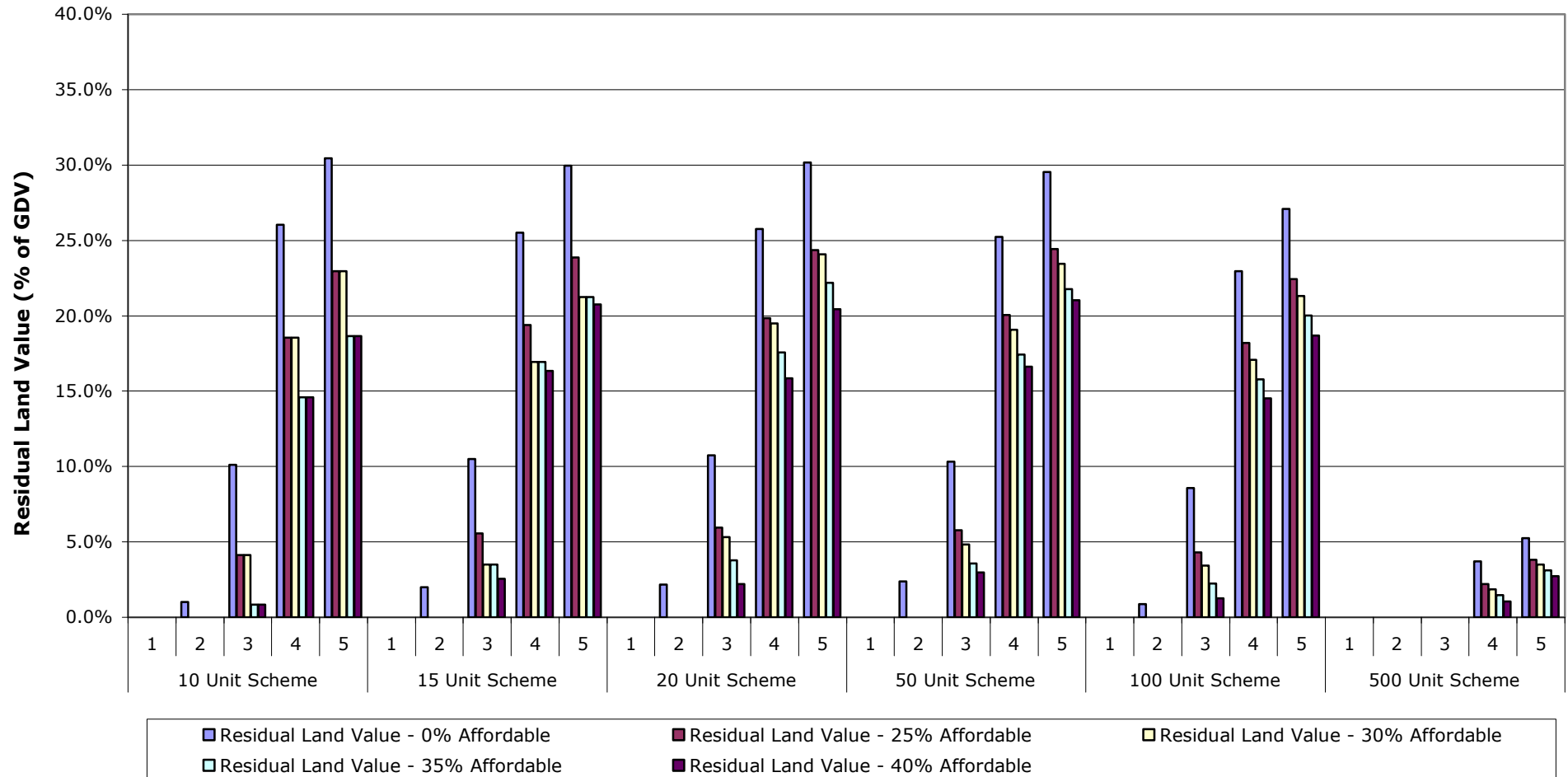


**Table 12a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.1% | 4.1% | 4.1% | 0.8% | 0.8% |
| | 4 | 26.0% | 18.6% | 18.6% | 14.6% | 14.6% |
| | 5 | 30.4% | 23.0% | 23.0% | 18.7% | 18.7% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.5% | 5.6% | 3.5% | 3.5% | 2.5% |
| | 4 | 25.5% | 19.4% | 16.9% | 16.9% | 16.3% |
| | 5 | 30.0% | 23.9% | 21.2% | 21.2% | 20.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.7% | 6.0% | 5.3% | 3.8% | 2.2% |
| | 4 | 25.7% | 19.8% | 19.5% | 17.6% | 15.8% |
| | 5 | 30.2% | 24.3% | 24.1% | 22.2% | 20.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.3% | 5.8% | 4.8% | 3.6% | 3.0% |
| | 4 | 25.2% | 20.1% | 19.1% | 17.4% | 16.6% |
| | 5 | 29.5% | 24.4% | 23.5% | 21.8% | 21.0% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.6% | 4.3% | 3.4% | 2.2% | 1.2% |
| | 4 | 23.0% | 18.2% | 17.1% | 15.8% | 14.5% |
| | 5 | 27.1% | 22.4% | 21.3% | 20.0% | 18.7% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 3.7% | 2.2% | 1.9% | 1.5% | 1.1% |
| | 5 | 5.2% | 3.8% | 3.5% | 3.1% | 2.7% |

Source: Adams Integra, August 2012

**Graph 12a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density**

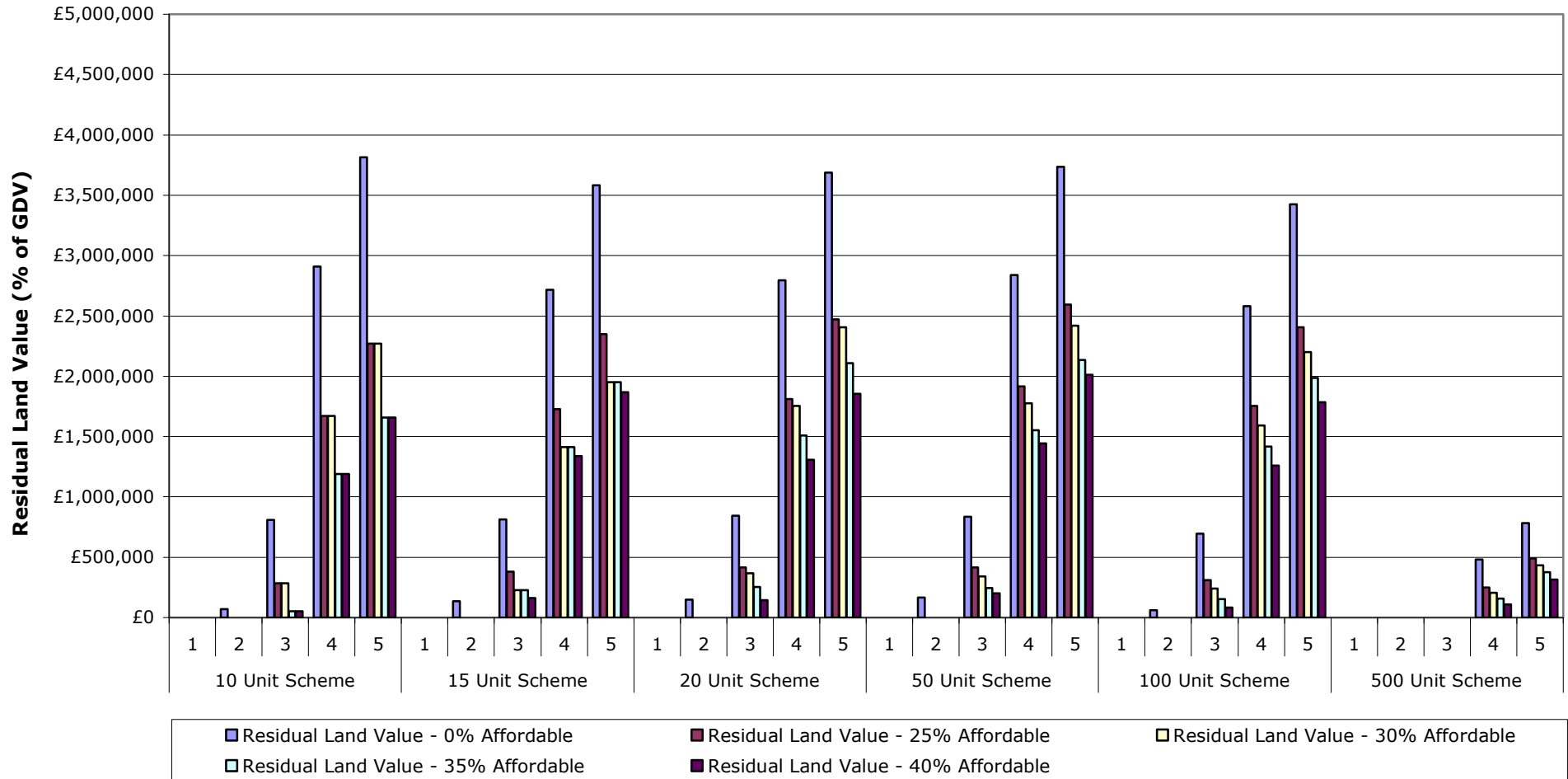


**Table 12b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £70,714 | £0 | £0 | £0 | £0 |
| | 3 | £807,230 | £285,263 | £285,263 | £54,121 | £54,121 |
| | 4 | £2,908,977 | £1,669,645 | £1,669,645 | £1,190,006 | £1,190,006 |
| | 5 | £3,815,991 | £2,270,909 | £2,270,909 | £1,659,107 | £1,659,107 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £134,836 | £0 | £0 | £0 | £0 |
| | 3 | £814,398 | £381,789 | £229,402 | £229,402 | £163,263 |
| | 4 | £2,716,764 | £1,727,338 | £1,413,265 | £1,413,265 | £1,336,956 |
| | 5 | £3,582,650 | £2,350,456 | £1,951,266 | £1,951,266 | £1,867,141 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £147,011 | £0 | £0 | £0 | £0 |
| | 3 | £844,949 | £416,008 | £366,681 | £253,031 | £143,427 |
| | 4 | £2,795,101 | £1,812,087 | £1,755,763 | £1,510,662 | £1,305,986 |
| | 5 | £3,686,105 | £2,469,421 | £2,406,681 | £2,108,965 | £1,856,136 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £166,937 | £0 | £0 | £0 | £0 |
| | 3 | £835,563 | £415,729 | £340,908 | £245,660 | £200,091 |
| | 4 | £2,836,946 | £1,917,316 | £1,775,357 | £1,550,901 | £1,442,798 |
| | 5 | £3,735,307 | £2,592,340 | £2,419,171 | £2,136,825 | £2,012,303 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £61,000 | £0 | £0 | £0 | £0 |
| | 3 | £694,716 | £311,397 | £242,029 | £153,966 | £83,870 |
| | 4 | £2,580,077 | £1,754,641 | £1,594,137 | £1,419,117 | £1,258,613 |
| | 5 | £3,426,359 | £2,403,917 | £2,200,628 | £1,987,533 | £1,784,244 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £481,741 | £248,608 | £203,533 | £155,821 | £109,531 |
| | 5 | £783,267 | £490,832 | £434,134 | £374,323 | £316,173 |

Source: Adams Integra, August 2012

**Graph 12b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density**

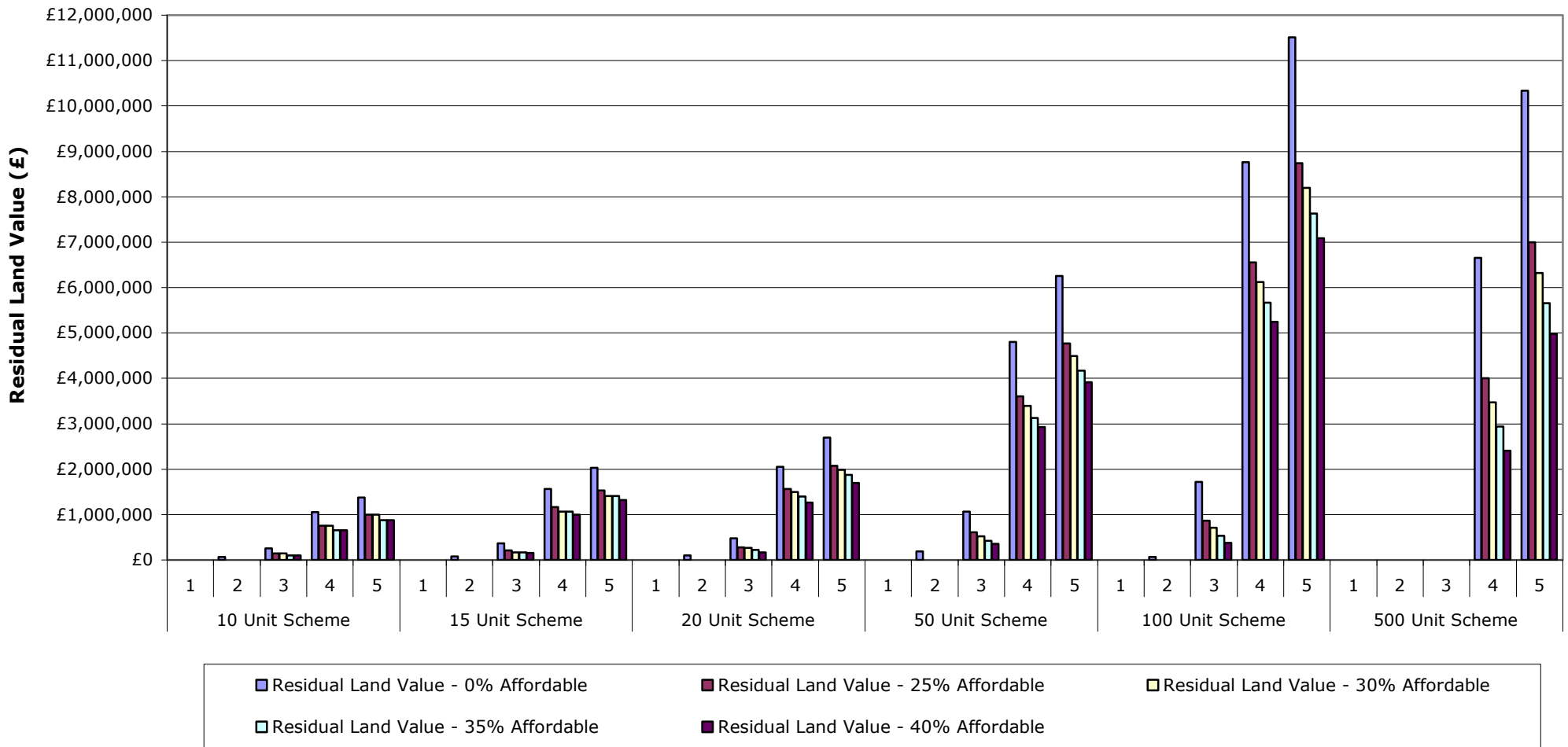


**Table 13: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £63,147 | £0 | £0 | £0 | £0 |
| | 3 | £252,010 | £143,815 | £143,815 | £97,586 | £97,586 |
| | 4 | £1,055,810 | £753,768 | £753,768 | £654,071 | £654,071 |
| | 5 | £1,380,194 | £995,322 | £995,322 | £874,223 | £874,223 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £82,993 | £0 | £0 | £0 | £0 |
| | 3 | £366,245 | £214,980 | £171,436 | £171,436 | £158,004 |
| | 4 | £1,559,626 | £1,162,339 | £1,063,746 | £1,063,746 | £996,146 |
| | 5 | £2,028,303 | £1,527,938 | £1,408,181 | £1,408,181 | £1,319,416 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £103,727 | £0 | £0 | £0 | £0 |
| | 3 | £475,789 | £276,957 | £264,000 | £224,438 | £171,461 |
| | 4 | £2,056,873 | £1,563,771 | £1,496,550 | £1,398,509 | £1,266,750 |
| | 5 | £2,694,859 | £2,078,211 | £1,989,944 | £1,870,858 | £1,699,736 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £186,657 | £0 | £0 | £0 | £0 |
| | 3 | £1,064,404 | £605,172 | £520,637 | £418,245 | £353,576 |
| | 4 | £4,799,485 | £3,605,708 | £3,391,800 | £3,126,496 | £2,933,120 |
| | 5 | £6,260,518 | £4,765,251 | £4,492,636 | £4,165,974 | £3,913,891 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £61,580 | £0 | £0 | £0 | £0 |
| | 3 | £1,723,499 | £870,292 | £709,482 | £529,329 | £381,322 |
| | 4 | £8,760,609 | £6,551,007 | £6,118,918 | £5,667,486 | £5,244,269 |
| | 5 | £11,513,279 | £8,738,152 | £8,192,958 | £7,628,421 | £7,092,099 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £6,658,991 | £4,004,751 | £3,471,163 | £2,942,141 | £2,408,553 |
| | 5 | £10,339,689 | £6,995,101 | £6,320,556 | £5,655,390 | £4,980,845 |

Source: Adams Integra, August 2012

Graph 13: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL Low Density

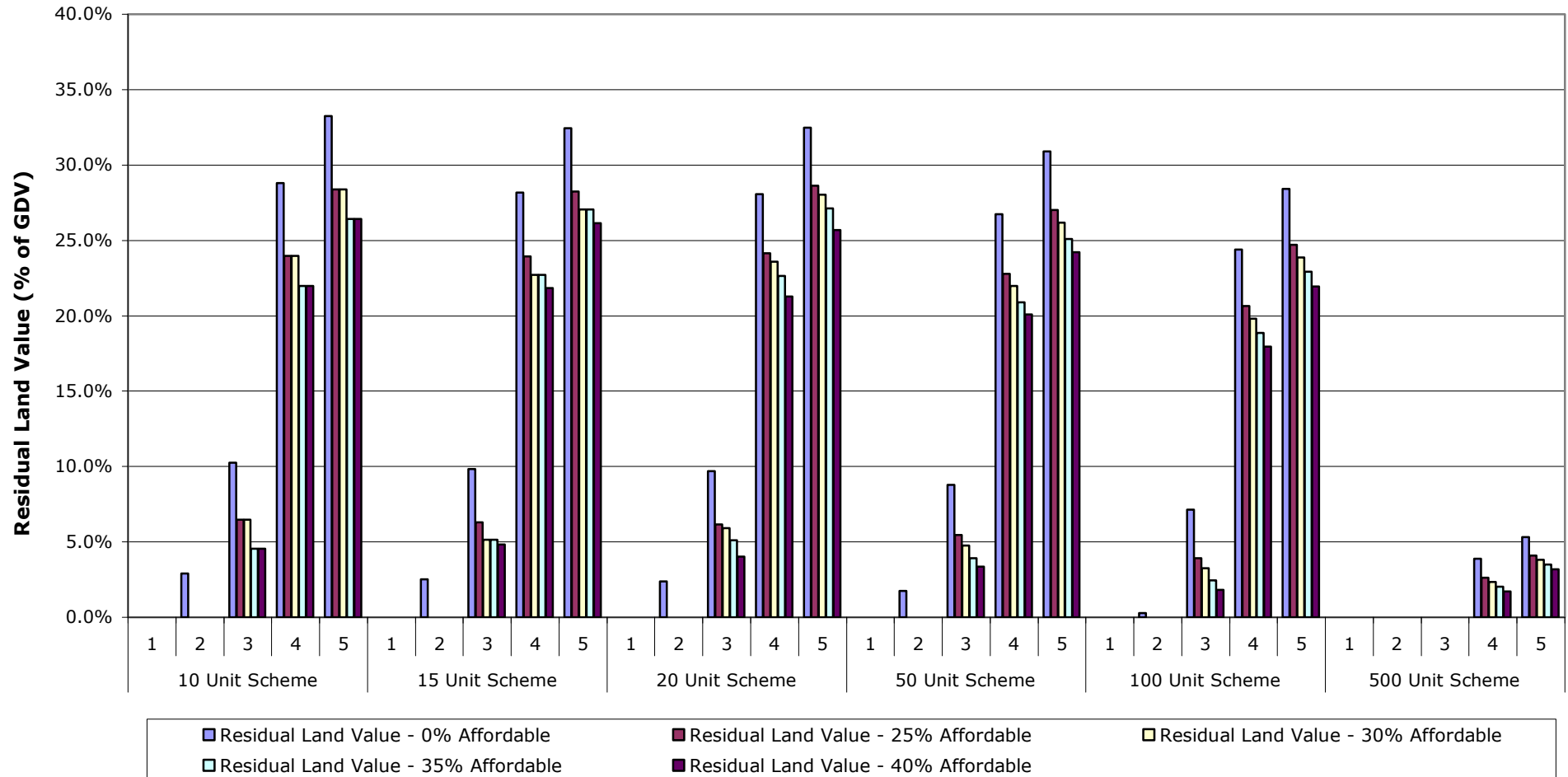


**Table 13a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.3% | 6.5% | 6.5% | 4.6% | 4.6% |
| | 4 | 28.8% | 24.0% | 24.0% | 22.0% | 22.0% |
| | 5 | 33.3% | 28.4% | 28.4% | 26.4% | 26.4% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.8% | 6.3% | 5.2% | 5.2% | 4.8% |
| | 4 | 28.2% | 23.9% | 22.7% | 22.7% | 21.9% |
| | 5 | 32.5% | 28.3% | 27.0% | 27.0% | 26.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.7% | 6.1% | 5.9% | 5.1% | 4.0% |
| | 4 | 28.1% | 24.2% | 23.6% | 22.6% | 21.3% |
| | 5 | 32.5% | 28.6% | 28.0% | 27.1% | 25.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.8% | 5.4% | 4.8% | 3.9% | 3.3% |
| | 4 | 26.7% | 22.8% | 22.0% | 20.9% | 20.1% |
| | 5 | 30.9% | 27.0% | 26.2% | 25.1% | 24.2% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.1% | 3.9% | 3.2% | 2.5% | 1.8% |
| | 4 | 24.4% | 20.7% | 19.8% | 18.9% | 17.9% |
| | 5 | 28.4% | 24.7% | 23.9% | 22.9% | 22.0% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 3.9% | 2.6% | 2.3% | 2.0% | 1.7% |
| | 5 | 5.3% | 4.1% | 3.8% | 3.5% | 3.2% |

Source: Adams Integra, August 2012

**Graph 13a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density**

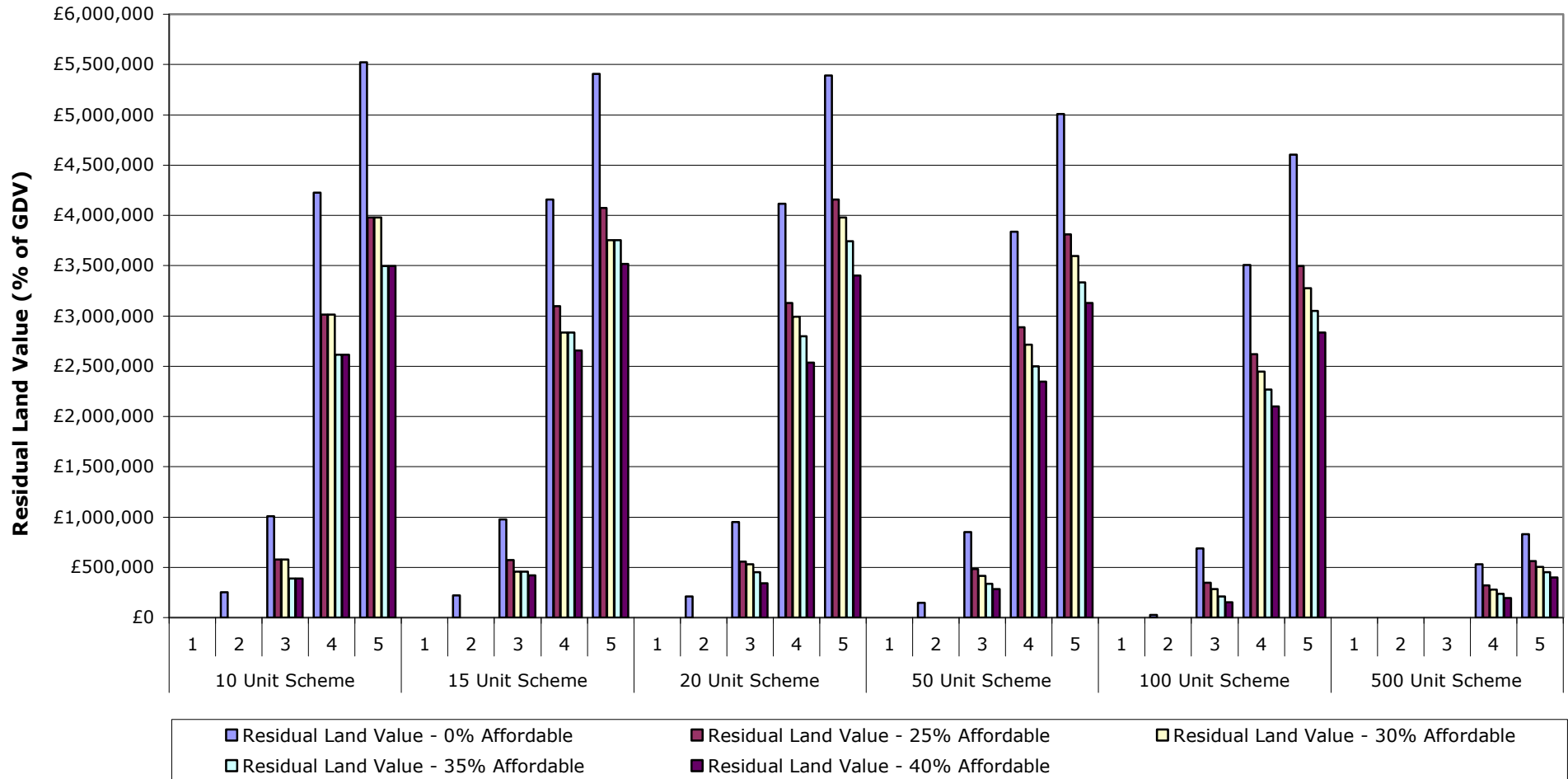


**Table 13b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £252,589 | £0 | £0 | £0 | £0 |
| | 3 | £1,008,040 | £575,259 | £575,259 | £390,346 | £390,346 |
| | 4 | £4,223,238 | £3,015,072 | £3,015,072 | £2,616,282 | £2,616,282 |
| | 5 | £5,520,775 | £3,981,287 | £3,981,287 | £3,496,891 | £3,496,891 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £221,315 | £0 | £0 | £0 | £0 |
| | 3 | £976,653 | £573,281 | £457,162 | £457,162 | £421,343 |
| | 4 | £4,159,003 | £3,099,570 | £2,836,656 | £2,836,656 | £2,656,389 |
| | 5 | £5,408,807 | £4,074,501 | £3,755,149 | £3,755,149 | £3,518,444 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £207,454 | £0 | £0 | £0 | £0 |
| | 3 | £951,577 | £553,913 | £528,001 | £448,877 | £342,922 |
| | 4 | £4,113,747 | £3,127,542 | £2,993,099 | £2,797,019 | £2,533,499 |
| | 5 | £5,389,718 | £4,156,423 | £3,979,888 | £3,741,716 | £3,399,472 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £149,325 | £0 | £0 | £0 | £0 |
| | 3 | £851,523 | £484,138 | £416,510 | £334,596 | £282,861 |
| | 4 | £3,839,588 | £2,884,566 | £2,713,440 | £2,501,197 | £2,346,496 |
| | 5 | £5,008,414 | £3,812,201 | £3,594,109 | £3,332,779 | £3,131,113 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £24,632 | £0 | £0 | £0 | £0 |
| | 3 | £689,400 | £348,117 | £283,793 | £211,732 | £152,529 |
| | 4 | £3,504,244 | £2,620,403 | £2,447,567 | £2,266,994 | £2,097,708 |
| | 5 | £4,605,312 | £3,495,261 | £3,277,183 | £3,051,368 | £2,836,840 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £532,719 | £320,380 | £277,693 | £235,371 | £192,684 |
| | 5 | £827,175 | £559,608 | £505,645 | £452,431 | £398,468 |

Source: Adams Integra, August 2012

**Graph 13b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density**

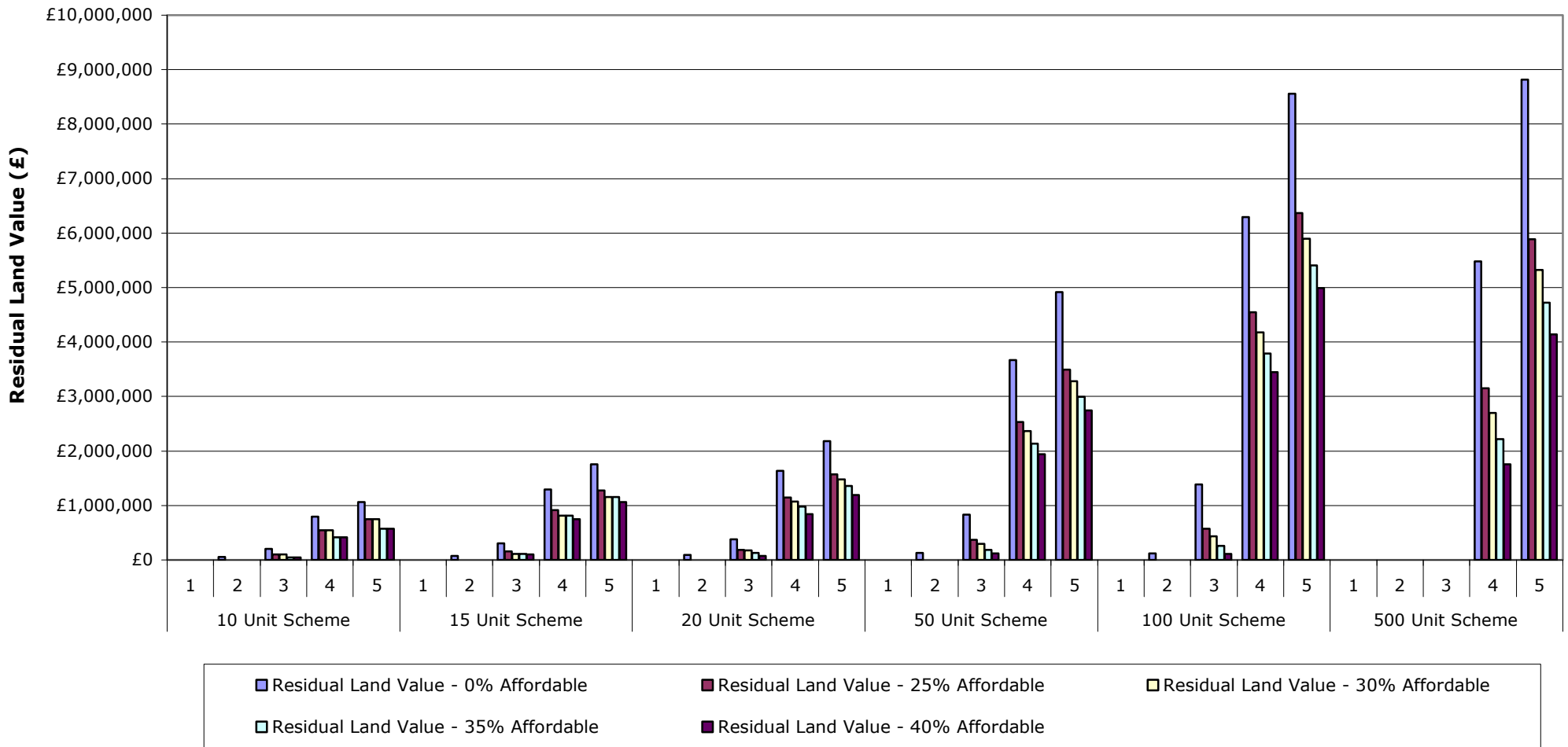


**Table 14: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £51,500 | £0 | £0 | £0 | £0 |
| | 3 | £205,896 | £103,583 | £103,583 | £47,404 | £47,404 |
| | 4 | £797,324 | £546,015 | £546,015 | £416,320 | £416,320 |
| | 5 | £1,063,588 | £749,889 | £749,889 | £575,875 | £575,875 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £74,539 | £0 | £0 | £0 | £0 |
| | 3 | £308,396 | £159,141 | £113,425 | £113,425 | £99,993 |
| | 4 | £1,292,102 | £911,076 | £812,483 | £812,483 | £744,883 |
| | 5 | £1,753,337 | £1,271,028 | £1,151,271 | £1,151,271 | £1,062,506 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £91,939 | £0 | £0 | £0 | £0 |
| | 3 | £380,640 | £185,556 | £174,074 | £128,614 | £73,369 |
| | 4 | £1,634,974 | £1,141,872 | £1,074,650 | £976,610 | £844,850 |
| | 5 | £2,184,106 | £1,567,458 | £1,479,191 | £1,360,104 | £1,188,982 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £130,972 | £0 | £0 | £0 | £0 |
| | 3 | £833,176 | £369,588 | £294,923 | £189,142 | £124,383 |
| | 4 | £3,667,722 | £2,532,504 | £2,367,080 | £2,138,325 | £1,944,949 |
| | 5 | £4,921,010 | £3,489,505 | £3,284,909 | £2,996,529 | £2,744,446 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £122,774 | £0 | £0 | £0 | £0 |
| | 3 | £1,381,778 | £575,830 | £431,036 | £260,699 | £115,098 |
| | 4 | £6,297,018 | £4,549,379 | £4,177,874 | £3,787,027 | £3,450,399 |
| | 5 | £8,554,877 | £6,370,555 | £5,896,713 | £5,403,528 | £4,989,114 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £5,478,568 | £3,147,237 | £2,696,494 | £2,219,372 | £1,756,469 |
| | 5 | £8,814,794 | £5,890,450 | £5,323,461 | £4,725,356 | £4,143,859 |

Source: Adams Integra, August 2012

Graph 14: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL Medium Density

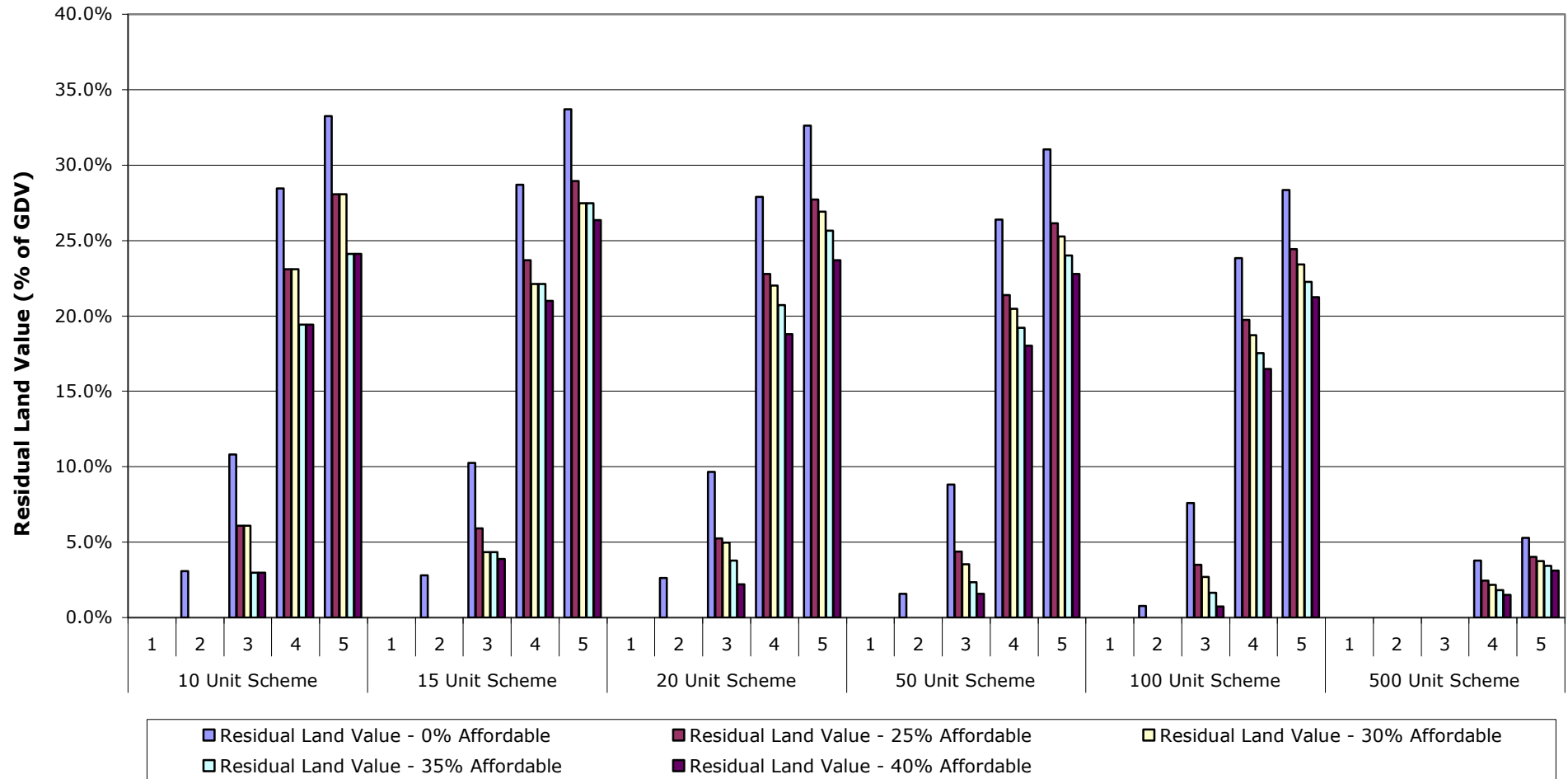


**Table 14a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.8% | 6.1% | 6.1% | 3.0% | 3.0% |
| | 4 | 28.5% | 23.1% | 23.1% | 19.4% | 19.4% |
| | 5 | 33.2% | 28.1% | 28.1% | 24.1% | 24.1% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.3% | 5.9% | 4.3% | 4.3% | 3.9% |
| | 4 | 28.7% | 23.7% | 22.1% | 22.1% | 21.0% |
| | 5 | 33.7% | 29.0% | 27.5% | 27.5% | 26.4% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.6% | 5.2% | 5.0% | 3.8% | 2.2% |
| | 4 | 27.9% | 22.8% | 22.0% | 20.7% | 18.8% |
| | 5 | 32.6% | 27.7% | 26.9% | 25.7% | 23.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.8% | 4.4% | 3.6% | 2.3% | 1.6% |
| | 4 | 26.4% | 21.4% | 20.5% | 19.2% | 18.0% |
| | 5 | 31.0% | 26.1% | 25.3% | 24.0% | 22.8% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.6% | 3.5% | 2.7% | 1.7% | 0.7% |
| | 4 | 23.8% | 19.7% | 18.7% | 17.5% | 16.5% |
| | 5 | 28.4% | 24.4% | 23.4% | 22.3% | 21.2% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 3.8% | 2.5% | 2.2% | 1.8% | 1.5% |
| | 5 | 5.3% | 4.0% | 3.8% | 3.4% | 3.1% |

Source: Adams Integra, August 2012

**Graph 14a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density**

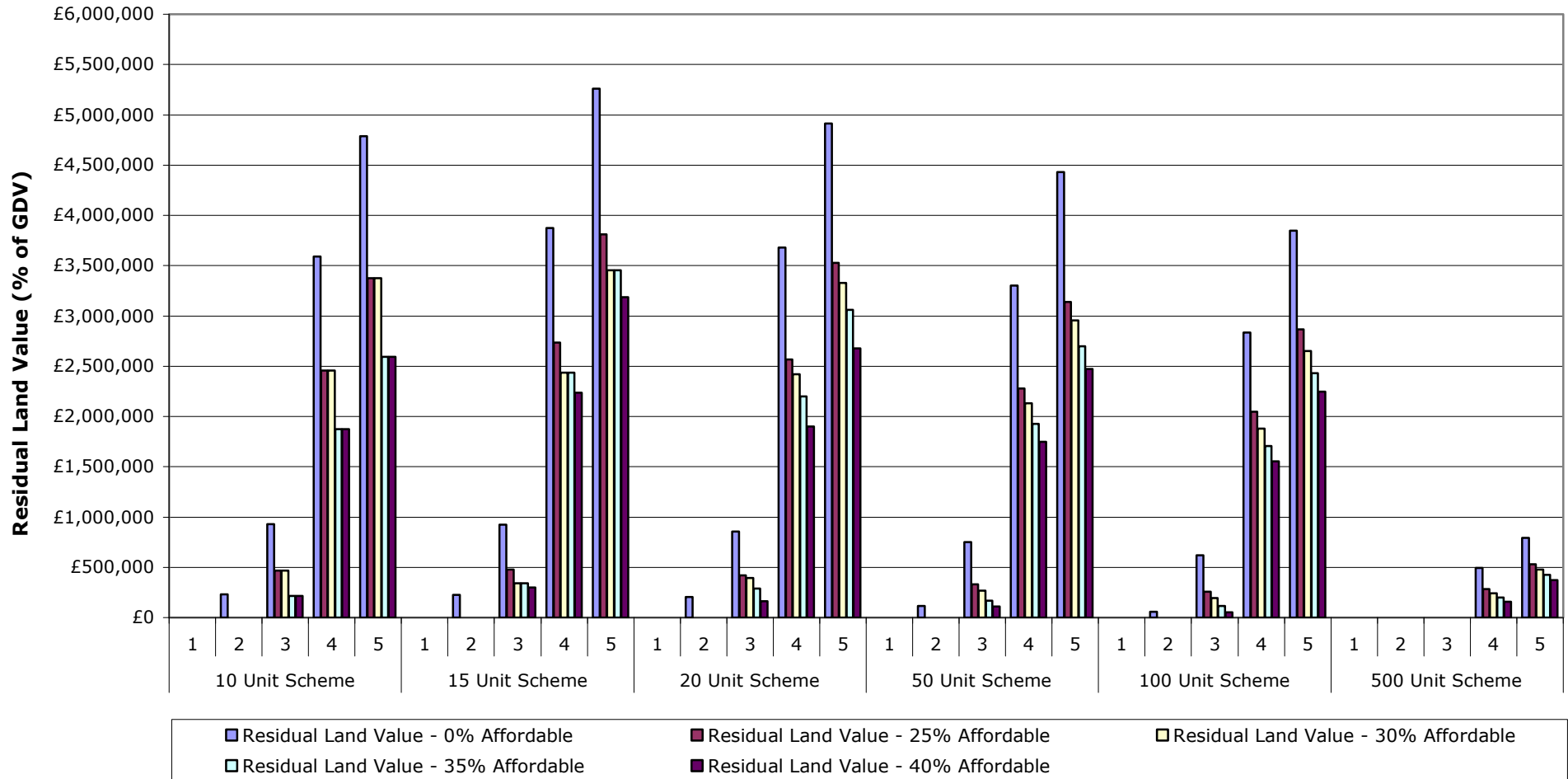


**Table 14b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £231,749 | £0 | £0 | £0 | £0 |
| | 3 | £926,534 | £466,122 | £466,122 | £213,319 | £213,319 |
| | 4 | £3,587,957 | £2,457,067 | £2,457,067 | £1,873,441 | £1,873,441 |
| | 5 | £4,786,145 | £3,374,501 | £3,374,501 | £2,591,437 | £2,591,437 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £223,617 | £0 | £0 | £0 | £0 |
| | 3 | £925,187 | £477,422 | £340,274 | £340,274 | £299,978 |
| | 4 | £3,876,306 | £2,733,227 | £2,437,449 | £2,437,449 | £2,234,649 |
| | 5 | £5,260,010 | £3,813,083 | £3,453,812 | £3,453,812 | £3,187,518 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £206,862 | £0 | £0 | £0 | £0 |
| | 3 | £856,439 | £417,501 | £391,665 | £289,381 | £165,080 |
| | 4 | £3,678,691 | £2,569,211 | £2,417,963 | £2,197,372 | £1,900,913 |
| | 5 | £4,914,238 | £3,526,780 | £3,328,179 | £3,060,235 | £2,675,210 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £117,875 | £0 | £0 | £0 | £0 |
| | 3 | £749,859 | £332,630 | £265,430 | £170,227 | £111,945 |
| | 4 | £3,300,950 | £2,279,254 | £2,130,372 | £1,924,492 | £1,750,454 |
| | 5 | £4,428,909 | £3,140,554 | £2,956,418 | £2,696,876 | £2,470,002 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £55,248 | £0 | £0 | £0 | £0 |
| | 3 | £621,800 | £259,124 | £193,966 | £117,315 | £51,794 |
| | 4 | £2,833,658 | £2,047,220 | £1,880,043 | £1,704,162 | £1,552,679 |
| | 5 | £3,849,694 | £2,866,750 | £2,653,521 | £2,431,588 | £2,245,101 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £493,071 | £283,251 | £242,684 | £199,743 | £158,082 |
| | 5 | £793,331 | £530,140 | £479,112 | £425,282 | £372,947 |

Source: Adams Integra, August 2012

**Graph 14b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density**

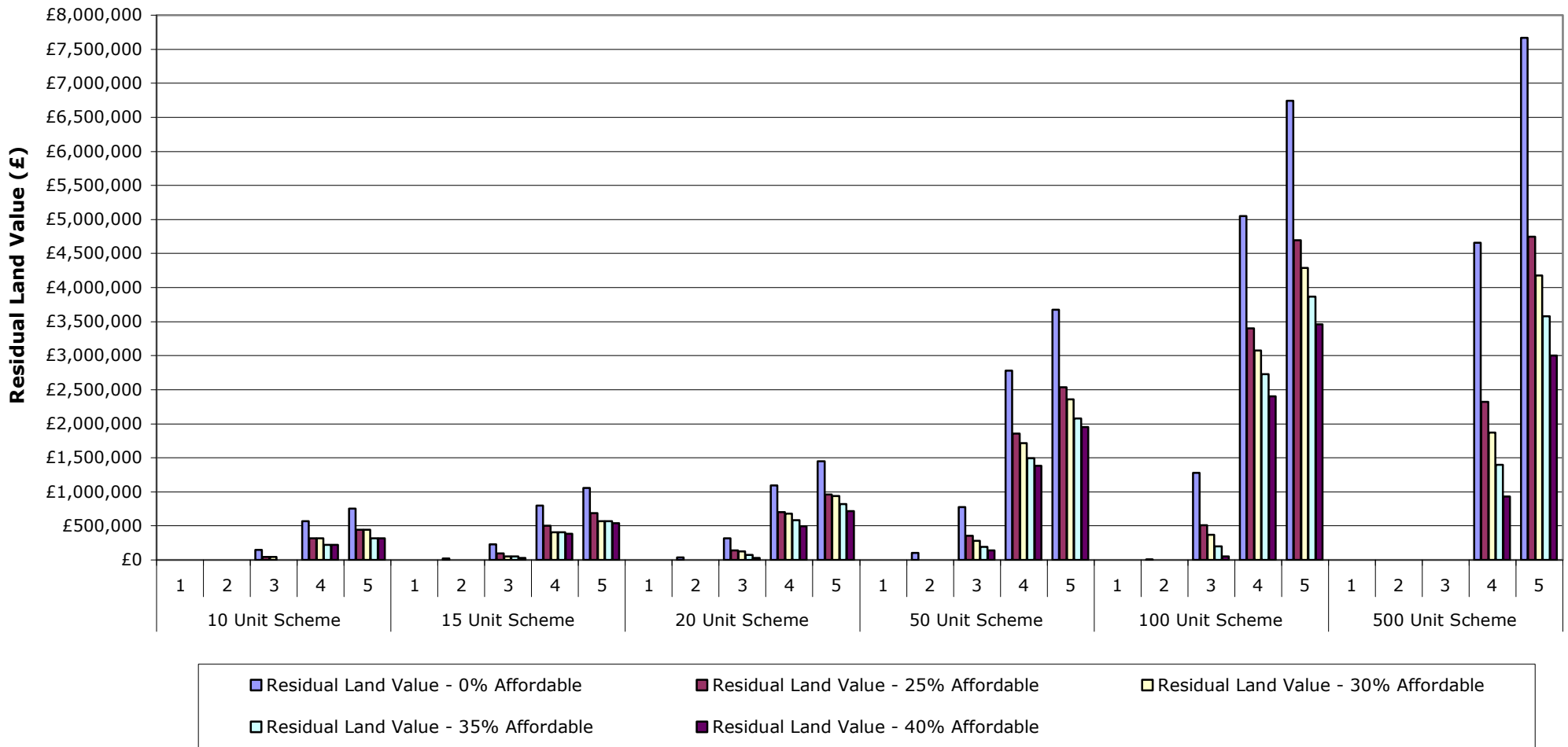


**Table 15: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £1,345 | £0 | £0 | £0 | £0 |
| | 3 | £148,649 | £44,255 | £44,255 | £0 | £0 |
| | 4 | £569,510 | £321,515 | £321,515 | £225,332 | £225,332 |
| | 5 | £750,913 | £441,768 | £441,768 | £319,408 | £319,408 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £22,369 | £0 | £0 | £0 | £0 |
| | 3 | £231,456 | £96,455 | £50,739 | £50,739 | £30,897 |
| | 4 | £797,671 | £500,843 | £406,440 | £406,440 | £383,547 |
| | 5 | £1,057,436 | £687,778 | £568,021 | £568,021 | £542,783 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £34,345 | £0 | £0 | £0 | £0 |
| | 3 | £314,254 | £141,944 | £122,213 | £76,753 | £32,911 |
| | 4 | £1,094,559 | £701,354 | £678,824 | £580,784 | £498,913 |
| | 5 | £1,450,961 | £964,287 | £939,191 | £820,105 | £718,973 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £105,440 | £0 | £0 | £0 | £0 |
| | 3 | £776,526 | £356,078 | £281,257 | £189,844 | £140,616 |
| | 4 | £2,777,910 | £1,858,280 | £1,716,321 | £1,491,865 | £1,383,761 |
| | 5 | £3,676,270 | £2,533,304 | £2,360,135 | £2,077,788 | £1,953,267 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £6,138 | £0 | £0 | £0 | £0 |
| | 3 | £1,278,204 | £511,566 | £371,671 | £199,577 | £51,878 |
| | 4 | £5,048,927 | £3,398,055 | £3,077,046 | £2,727,006 | £2,405,997 |
| | 5 | £6,741,490 | £4,696,607 | £4,290,028 | £3,863,837 | £3,457,259 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £4,654,655 | £2,323,324 | £1,872,581 | £1,395,459 | £932,556 |
| | 5 | £7,669,918 | £4,745,574 | £4,178,585 | £3,580,480 | £2,998,982 |

Source: Adams Integra, August 2012

Graph 15: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL High Density

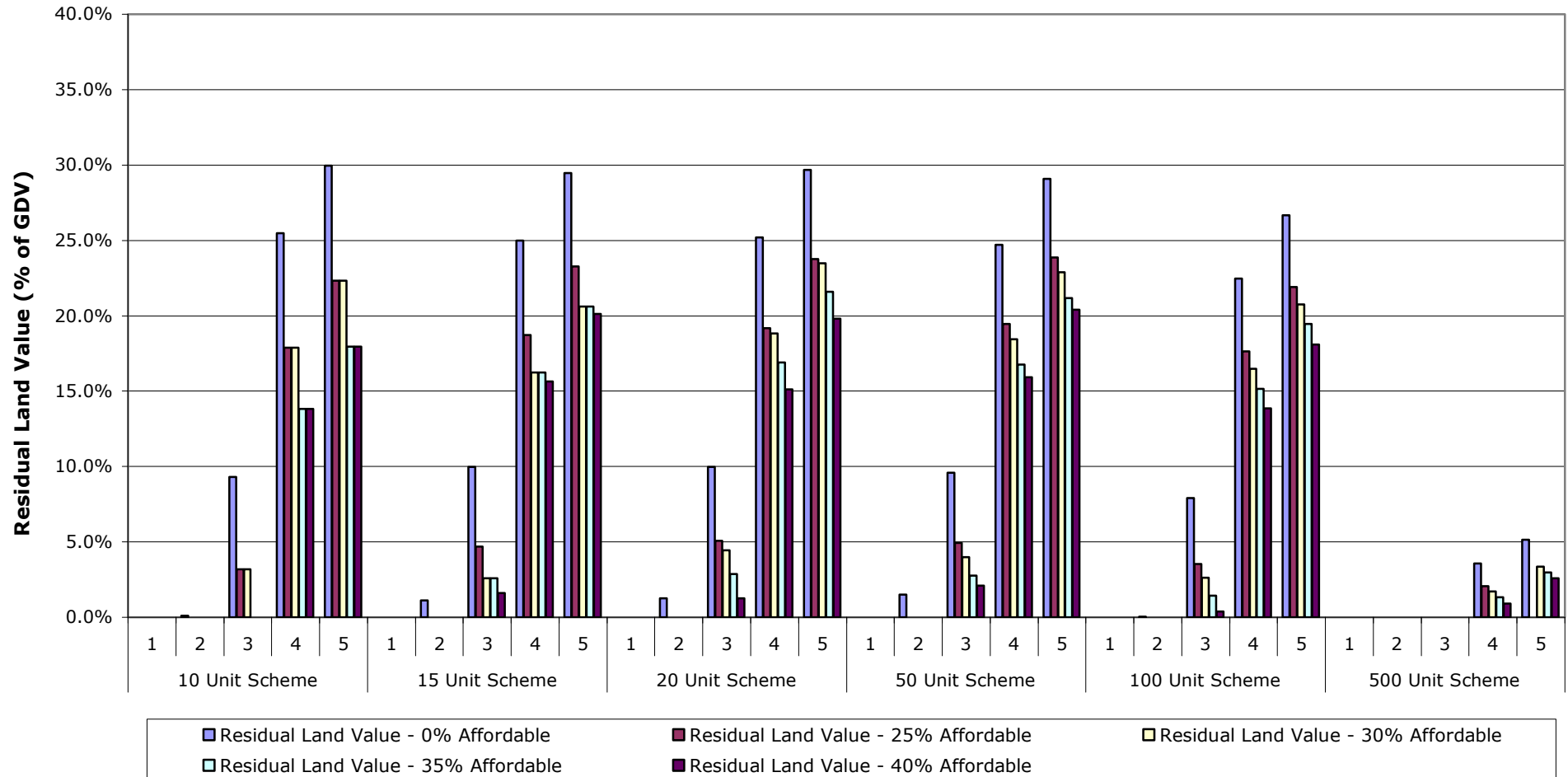


**Table 15a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.3% | 3.2% | 3.2% | 0.0% | 0.0% |
| | 4 | 25.5% | 17.9% | 17.9% | 13.8% | 13.8% |
| | 5 | 30.0% | 22.3% | 22.3% | 18.0% | 18.0% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.0% | 4.7% | 2.6% | 2.6% | 1.6% |
| | 4 | 25.0% | 18.7% | 16.2% | 16.2% | 15.6% |
| | 5 | 29.5% | 23.3% | 20.6% | 20.6% | 20.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.0% | 5.1% | 4.4% | 2.9% | 1.3% |
| | 4 | 25.2% | 19.2% | 18.8% | 16.9% | 15.1% |
| | 5 | 29.7% | 23.8% | 23.5% | 21.6% | 19.8% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.6% | 4.9% | 4.0% | 2.8% | 2.1% |
| | 4 | 24.7% | 19.4% | 18.4% | 16.8% | 15.9% |
| | 5 | 29.1% | 23.9% | 22.9% | 21.2% | 20.4% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.9% | 3.5% | 2.6% | 1.4% | 0.4% |
| | 4 | 22.5% | 17.6% | 16.5% | 15.2% | 13.9% |
| | 5 | 26.7% | 21.9% | 20.8% | 19.4% | 18.1% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 3.6% | 2.1% | 1.7% | 1.3% | 0.9% |
| | 5 | 5.1% | 3.7% | 3.4% | 3.0% | 2.6% |

Source: Adams Integra, August 2012

**Graph 15a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density**

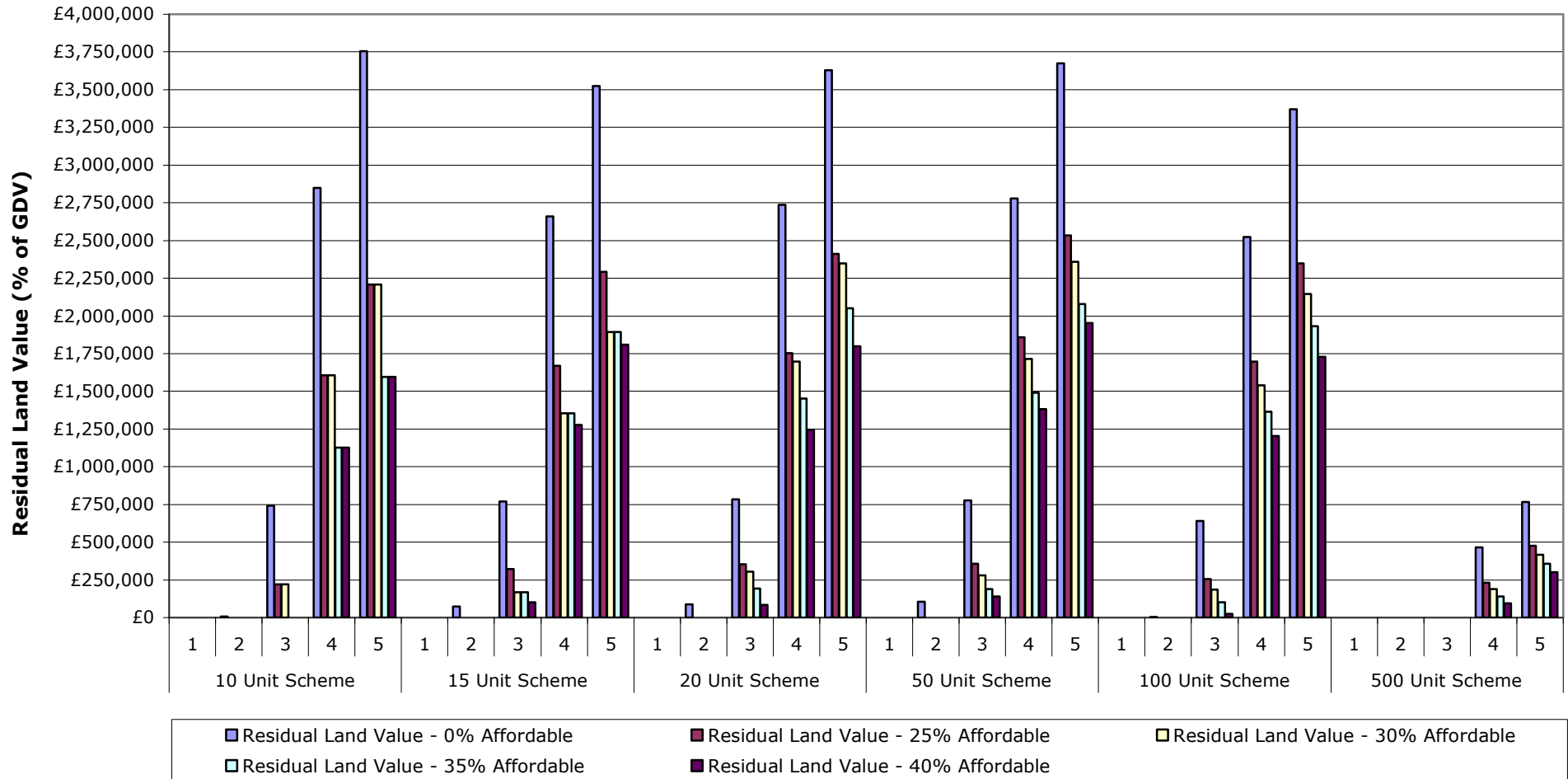


**Table 15b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £6,727 | £0 | £0 | £0 | £0 |
| | 3 | £743,243 | £221,276 | £221,276 | £0 | £0 |
| | 4 | £2,847,549 | £1,607,577 | £1,607,577 | £1,126,659 | £1,126,659 |
| | 5 | £3,754,563 | £2,208,841 | £2,208,841 | £1,597,039 | £1,597,039 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £74,563 | £0 | £0 | £0 | £0 |
| | 3 | £771,519 | £321,516 | £169,129 | £169,129 | £102,989 |
| | 4 | £2,658,902 | £1,669,475 | £1,354,800 | £1,354,800 | £1,278,491 |
| | 5 | £3,524,788 | £2,292,593 | £1,893,403 | £1,893,403 | £1,809,278 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £85,862 | £0 | £0 | £0 | £0 |
| | 3 | £785,634 | £354,859 | £305,532 | £191,882 | £82,278 |
| | 4 | £2,736,398 | £1,753,384 | £1,697,060 | £1,451,959 | £1,247,283 |
| | 5 | £3,627,402 | £2,410,718 | £2,347,978 | £2,050,263 | £1,797,434 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £105,440 | £0 | £0 | £0 | £0 |
| | 3 | £776,526 | £356,078 | £281,257 | £189,844 | £140,616 |
| | 4 | £2,777,910 | £1,858,280 | £1,716,321 | £1,491,865 | £1,383,761 |
| | 5 | £3,676,270 | £2,533,304 | £2,360,135 | £2,077,788 | £1,953,267 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £3,069 | £0 | £0 | £0 | £0 |
| | 3 | £639,102 | £255,783 | £185,836 | £99,788 | £25,939 |
| | 4 | £2,524,463 | £1,699,027 | £1,538,523 | £1,363,503 | £1,202,999 |
| | 5 | £3,370,745 | £2,348,303 | £2,145,014 | £1,931,919 | £1,728,630 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £465,466 | £232,332 | £187,258 | £139,546 | £93,256 |
| | 5 | £766,992 | £474,557 | £417,859 | £358,048 | £299,898 |

Source: Adams Integra, August 2012

**Graph 15b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density**



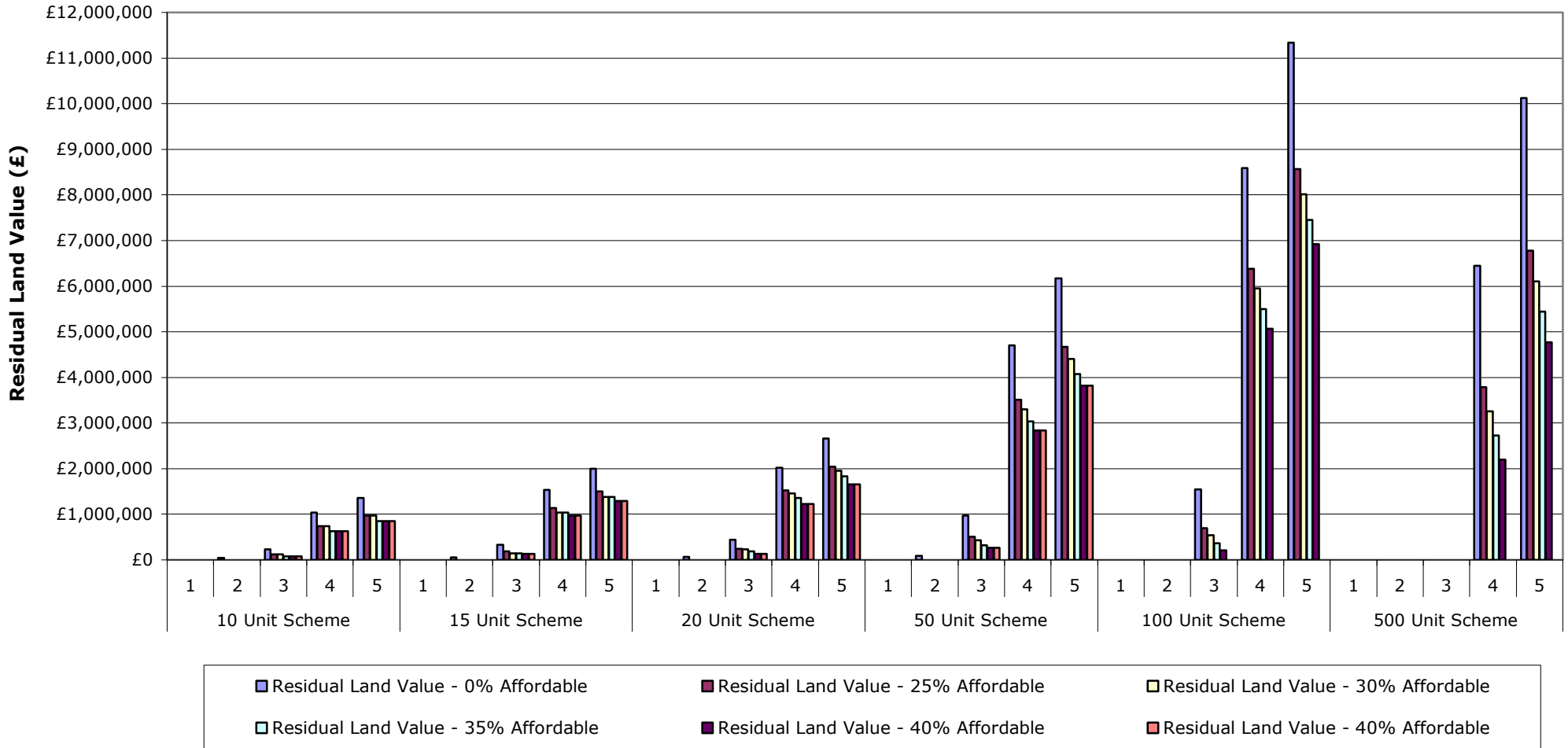
Appendix 3i

**Table 16: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £42,769 | £0 | £0 | £0 | £0 |
| | 3 | £237,031 | £123,436 | £123,436 | £77,208 | £77,208 |
| | 4 | £1,036,246 | £734,205 | £734,205 | £634,507 | £634,507 |
| | 5 | £1,360,631 | £975,758 | £975,758 | £854,659 | £854,659 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £52,380 | £0 | £0 | £0 | £0 |
| | 3 | £336,551 | £184,674 | £140,823 | £140,823 | £127,391 |
| | 4 | £1,530,238 | £1,132,950 | £1,034,358 | £1,034,358 | £966,757 |
| | 5 | £1,998,914 | £1,498,550 | £1,378,793 | £1,378,793 | £1,290,028 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £63,648 | £0 | £0 | £0 | £0 |
| | 3 | £436,912 | £242,988 | £229,765 | £184,760 | £131,381 |
| | 4 | £2,018,397 | £1,525,295 | £1,458,073 | £1,360,033 | £1,228,273 |
| | 5 | £2,656,383 | £2,039,735 | £1,951,468 | £1,832,382 | £1,661,260 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £92,460 | £0 | £0 | £0 | £0 |
| | 3 | £972,164 | £512,933 | £432,861 | £325,045 | £260,376 |
| | 4 | £4,707,246 | £3,513,469 | £3,299,560 | £3,034,257 | £2,840,881 |
| | 5 | £6,168,278 | £4,673,012 | £4,400,397 | £4,073,735 | £3,821,652 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £1,549,715 | £696,508 | £535,698 | £359,249 | £209,970 |
| | 4 | £8,586,825 | £6,377,223 | £5,945,134 | £5,493,702 | £5,070,485 |
| | 5 | £11,339,495 | £8,564,368 | £8,019,174 | £7,454,637 | £6,918,315 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £6,444,261 | £3,790,020 | £3,256,432 | £2,727,411 | £2,193,823 |
| | 5 | £10,124,959 | £6,780,371 | £6,105,826 | £5,440,660 | £4,766,115 |

Source: Adams Integra, August 2012

Graph 16: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL Low Density

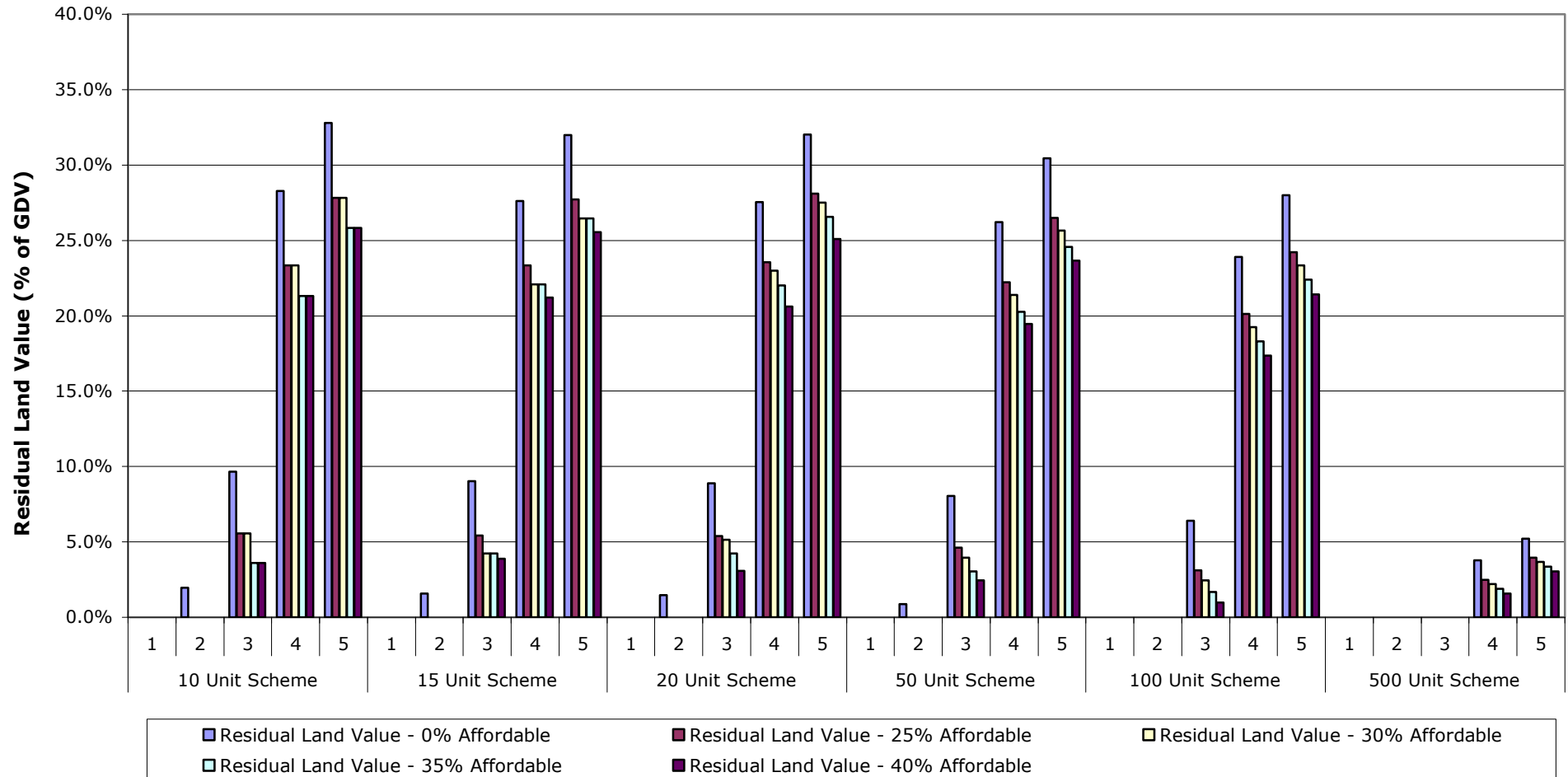


**Table 16a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.7% | 5.6% | 5.6% | 3.6% | 3.6% |
| | 4 | 28.3% | 23.3% | 23.3% | 21.3% | 21.3% |
| | 5 | 32.8% | 27.8% | 27.8% | 25.8% | 25.8% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.0% | 5.4% | 4.2% | 4.2% | 3.9% |
| | 4 | 27.6% | 23.3% | 22.1% | 22.1% | 21.2% |
| | 5 | 32.0% | 27.7% | 26.5% | 26.5% | 25.6% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.9% | 5.4% | 5.1% | 4.2% | 3.1% |
| | 4 | 27.5% | 23.6% | 23.0% | 22.0% | 20.6% |
| | 5 | 32.0% | 28.1% | 27.5% | 26.6% | 25.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.0% | 4.6% | 4.0% | 3.0% | 2.5% |
| | 4 | 26.2% | 22.2% | 21.4% | 20.3% | 19.4% |
| | 5 | 30.5% | 26.5% | 25.6% | 24.6% | 23.7% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 6.4% | 3.1% | 2.4% | 1.7% | 1.0% |
| | 4 | 23.9% | 20.1% | 19.2% | 18.3% | 17.3% |
| | 5 | 28.0% | 24.2% | 23.3% | 22.4% | 21.4% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 3.8% | 2.5% | 2.2% | 1.9% | 1.6% |
| | 5 | 5.2% | 4.0% | 3.7% | 3.4% | 3.0% |

Source: Adams Integra, August 2012

**Graph 16a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Low Density**

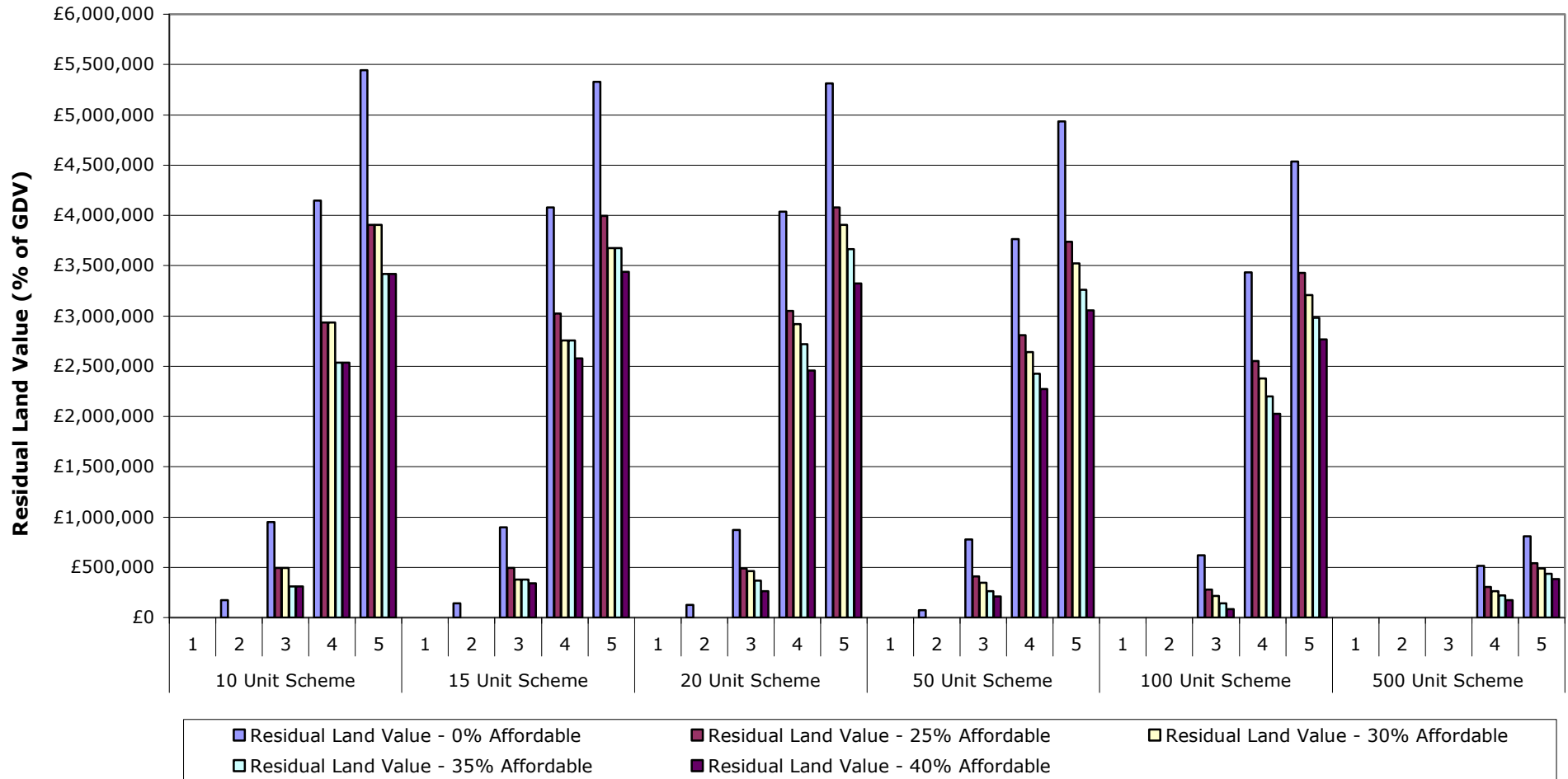


**Table 16b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £171,075 | £0 | £0 | £0 | £0 |
| | 3 | £948,125 | £493,745 | £493,745 | £308,832 | £308,832 |
| | 4 | £4,144,985 | £2,936,819 | £2,936,819 | £2,538,029 | £2,538,029 |
| | 5 | £5,442,522 | £3,903,033 | £3,903,033 | £3,418,638 | £3,418,638 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £139,681 | £0 | £0 | £0 | £0 |
| | 3 | £897,468 | £492,464 | £375,528 | £375,528 | £339,709 |
| | 4 | £4,080,635 | £3,021,201 | £2,758,287 | £2,758,287 | £2,578,020 |
| | 5 | £5,330,439 | £3,996,132 | £3,676,780 | £3,676,780 | £3,440,075 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £127,295 | £0 | £0 | £0 | £0 |
| | 3 | £873,823 | £485,977 | £459,530 | £369,519 | £262,763 |
| | 4 | £4,036,794 | £3,050,590 | £2,916,147 | £2,720,066 | £2,456,547 |
| | 5 | £5,312,766 | £4,079,470 | £3,902,936 | £3,664,763 | £3,322,519 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £73,968 | £0 | £0 | £0 | £0 |
| | 3 | £777,732 | £410,346 | £346,289 | £260,036 | £208,301 |
| | 4 | £3,765,797 | £2,810,775 | £2,639,648 | £2,427,405 | £2,272,705 |
| | 5 | £4,934,623 | £3,738,410 | £3,520,318 | £3,258,988 | £3,057,322 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £619,886 | £278,603 | £214,279 | £143,699 | £83,988 |
| | 4 | £3,434,730 | £2,550,889 | £2,378,054 | £2,197,481 | £2,028,194 |
| | 5 | £4,535,798 | £3,425,747 | £3,207,669 | £2,981,855 | £2,767,326 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £515,541 | £303,202 | £260,515 | £218,193 | £175,506 |
| | 5 | £809,997 | £542,430 | £488,466 | £435,253 | £381,289 |

Source: Adams Integra, August 2012

**Graph 16b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Low Density**

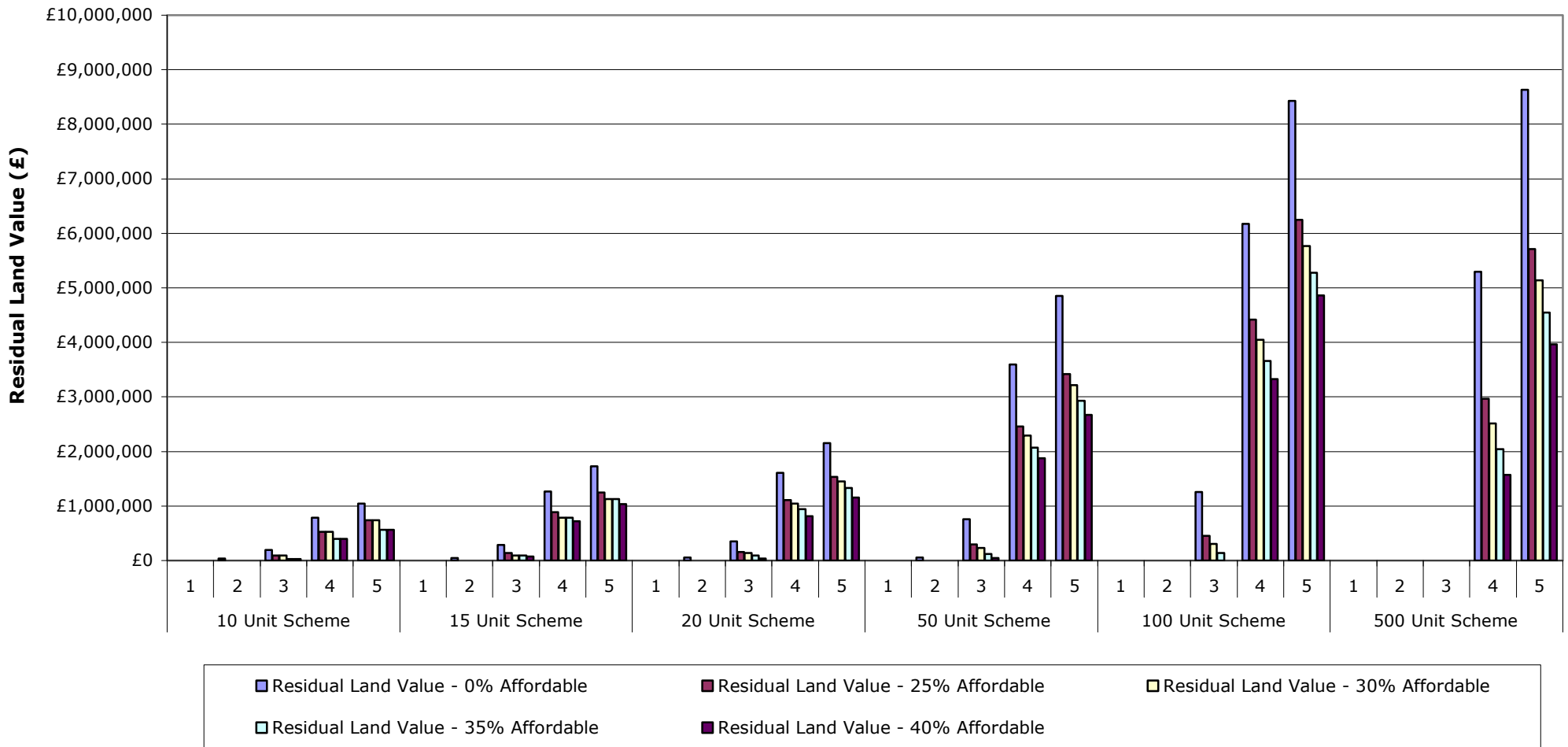


**Table 17: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £35,887 | £0 | £0 | £0 | £0 |
| | 3 | £190,439 | £87,969 | £87,969 | £31,791 | £31,791 |
| | 4 | £782,335 | £531,026 | £531,026 | £401,175 | £401,175 |
| | 5 | £1,048,599 | £734,900 | £734,900 | £560,886 | £560,886 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £50,174 | £0 | £0 | £0 | £0 |
| | 3 | £284,761 | £134,776 | £89,059 | £89,059 | £75,627 |
| | 4 | £1,268,711 | £887,685 | £789,092 | £789,092 | £721,492 |
| | 5 | £1,729,946 | £1,247,637 | £1,127,880 | £1,127,880 | £1,039,116 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £59,900 | £0 | £0 | £0 | £0 |
| | 3 | £349,562 | £155,392 | £142,035 | £96,575 | £41,330 |
| | 4 | £1,604,217 | £1,111,114 | £1,043,893 | £945,852 | £814,093 |
| | 5 | £2,153,348 | £1,536,701 | £1,448,433 | £1,329,347 | £1,158,225 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £56,987 | £0 | £0 | £0 | £0 |
| | 3 | £762,150 | £297,823 | £227,758 | £117,067 | £50,398 |
| | 4 | £3,596,696 | £2,461,478 | £2,296,054 | £2,067,299 | £1,873,923 |
| | 5 | £4,849,984 | £3,418,479 | £3,213,883 | £2,925,503 | £2,673,421 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £1,254,762 | £453,490 | £302,697 | £136,455 | £0 |
| | 4 | £6,170,003 | £4,422,364 | £4,050,859 | £3,660,012 | £3,323,383 |
| | 5 | £8,427,861 | £6,243,540 | £5,769,697 | £5,276,513 | £4,862,099 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £5,297,131 | £2,965,800 | £2,515,056 | £2,037,934 | £1,575,032 |
| | 5 | £8,633,356 | £5,709,012 | £5,142,024 | £4,543,918 | £3,962,421 |

Source: Adams Integra, August 2012

Graph 17: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL Medium Density

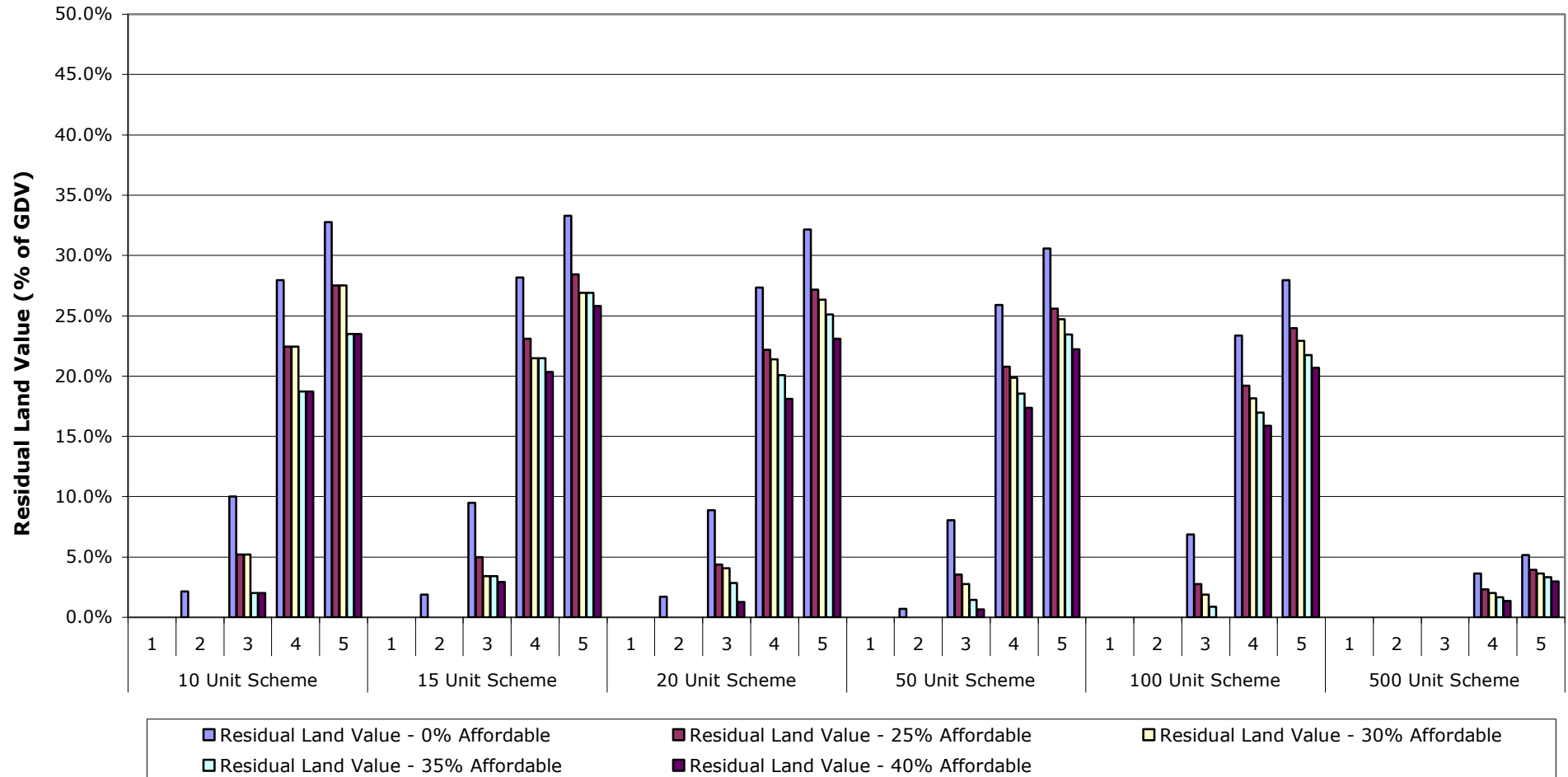


**Table 17a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.0% | 5.2% | 5.2% | 2.0% | 2.0% |
| | 4 | 27.9% | 22.4% | 22.4% | 18.7% | 18.7% |
| | 5 | 32.8% | 27.5% | 27.5% | 23.5% | 23.5% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.5% | 5.0% | 3.4% | 3.4% | 2.9% |
| | 4 | 28.2% | 23.1% | 21.5% | 21.5% | 20.3% |
| | 5 | 33.3% | 28.4% | 26.9% | 26.9% | 25.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.9% | 4.4% | 4.1% | 2.8% | 1.2% |
| | 4 | 27.4% | 22.2% | 21.4% | 20.1% | 18.1% |
| | 5 | 32.1% | 27.2% | 26.3% | 25.1% | 23.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.1% | 3.5% | 2.7% | 1.4% | 0.6% |
| | 4 | 25.9% | 20.8% | 19.9% | 18.6% | 17.4% |
| | 5 | 30.6% | 25.6% | 24.7% | 23.4% | 22.2% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 6.9% | 2.8% | 1.9% | 0.9% | 0.0% |
| | 4 | 23.4% | 19.2% | 18.1% | 17.0% | 15.9% |
| | 5 | 27.9% | 24.0% | 22.9% | 21.7% | 20.7% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 3.6% | 2.3% | 2.0% | 1.7% | 1.3% |
| | 5 | 5.2% | 3.9% | 3.6% | 3.3% | 3.0% |

Source: Adams Integra, August 2012

**Graph 17a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density**

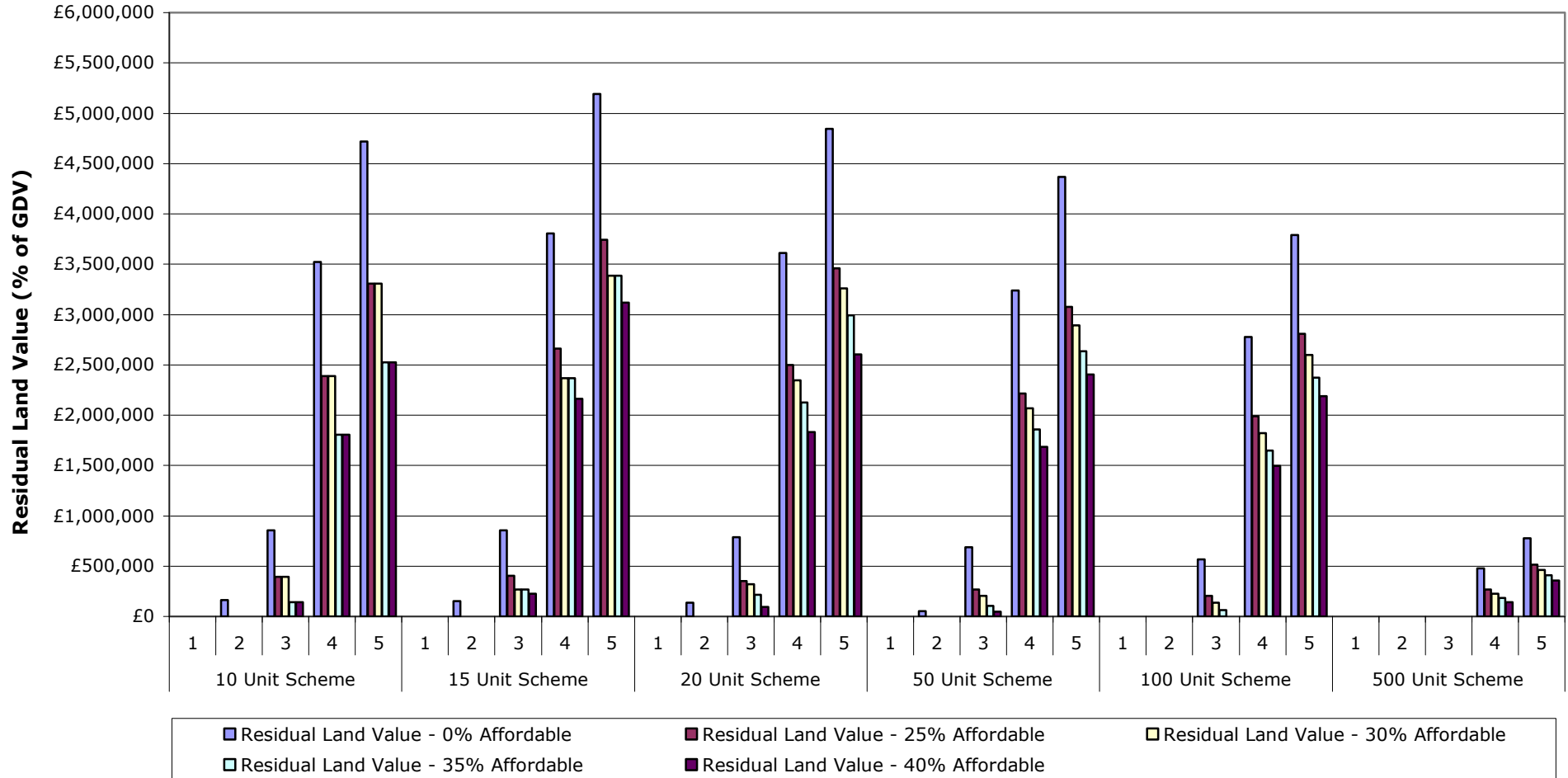


**Table 17b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £161,490 | £0 | £0 | £0 | £0 |
| | 3 | £856,977 | £395,862 | £395,862 | £143,060 | £143,060 |
| | 4 | £3,520,508 | £2,389,617 | £2,389,617 | £1,805,289 | £1,805,289 |
| | 5 | £4,718,696 | £3,307,052 | £3,307,052 | £2,523,988 | £2,523,988 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £150,521 | £0 | £0 | £0 | £0 |
| | 3 | £854,284 | £404,327 | £267,178 | £267,178 | £226,882 |
| | 4 | £3,806,134 | £2,663,055 | £2,367,277 | £2,367,277 | £2,164,477 |
| | 5 | £5,189,838 | £3,742,911 | £3,383,640 | £3,383,640 | £3,117,347 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £134,775 | £0 | £0 | £0 | £0 |
| | 3 | £786,514 | £349,631 | £319,578 | £217,293 | £92,993 |
| | 4 | £3,609,487 | £2,500,007 | £2,348,759 | £2,128,168 | £1,831,709 |
| | 5 | £4,845,034 | £3,457,576 | £3,258,975 | £2,991,031 | £2,606,007 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £51,288 | £0 | £0 | £0 | £0 |
| | 3 | £685,935 | £268,040 | £204,982 | £105,360 | £45,358 |
| | 4 | £3,237,027 | £2,215,331 | £2,066,449 | £1,860,569 | £1,686,531 |
| | 5 | £4,364,985 | £3,076,631 | £2,892,495 | £2,632,953 | £2,406,079 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £564,643 | £204,071 | £136,214 | £61,405 | £0 |
| | 4 | £2,776,501 | £1,990,064 | £1,822,887 | £1,647,005 | £1,495,523 |
| | 5 | £3,792,538 | £2,809,593 | £2,596,364 | £2,374,431 | £2,187,945 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £476,742 | £266,922 | £226,355 | £183,414 | £141,753 |
| | 5 | £777,002 | £513,811 | £462,782 | £408,953 | £356,618 |

Source: Adams Integra, August 2012

**Graph 17b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density**

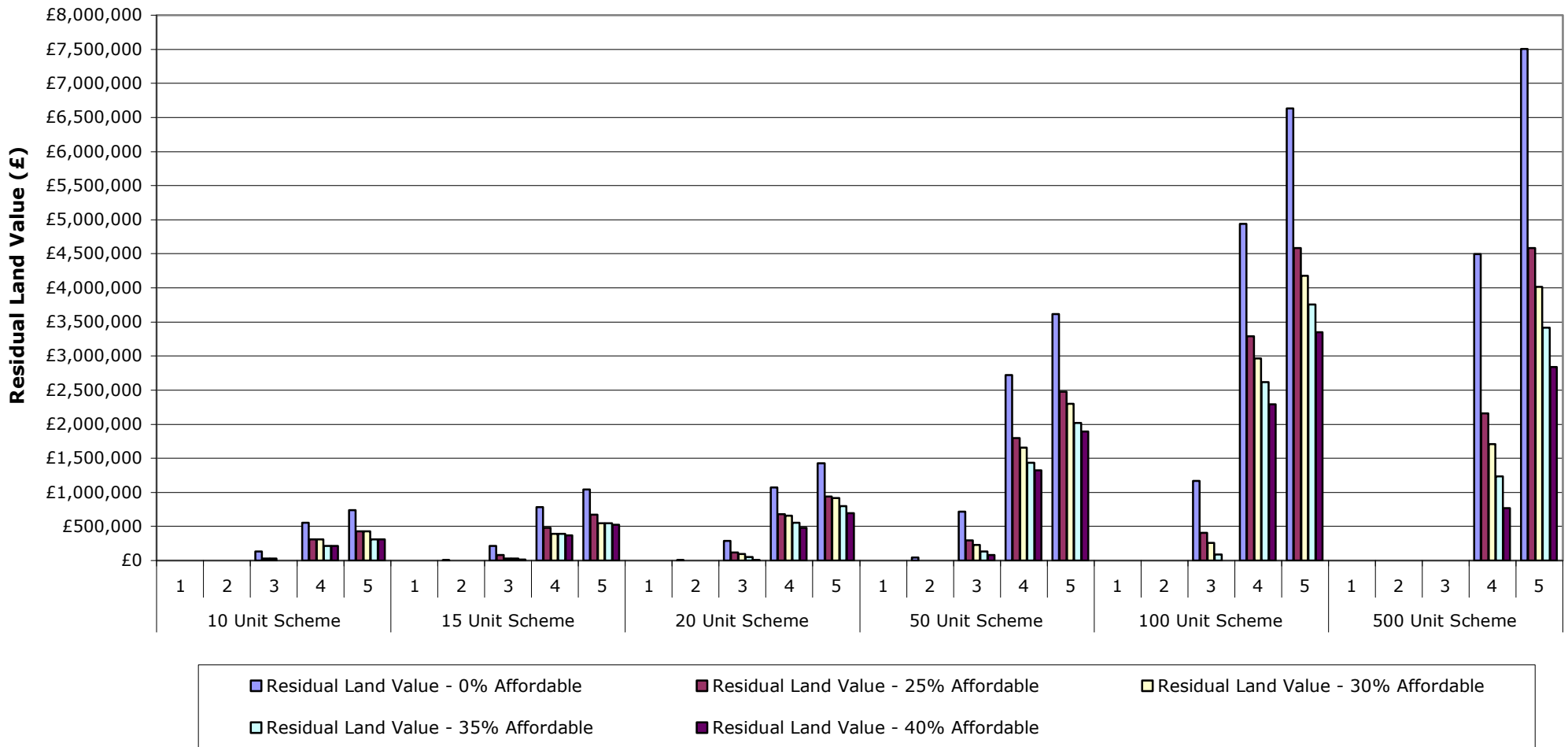


**Table 18: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £135,851 | £31,458 | £31,458 | £0 | £0 |
| | 4 | £557,224 | £309,102 | £309,102 | £212,662 | £212,662 |
| | 5 | £738,627 | £429,355 | £429,355 | £306,994 | £306,994 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £4,287 | £0 | £0 | £0 | £0 |
| | 3 | £213,554 | £78,373 | £32,657 | £32,657 | £12,815 |
| | 4 | £780,312 | £483,484 | £388,900 | £388,900 | £366,008 |
| | 5 | £1,040,078 | £670,419 | £550,662 | £550,662 | £525,425 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £9,885 | £0 | £0 | £0 | £0 |
| | 3 | £290,528 | £117,484 | £97,753 | £52,293 | £8,452 |
| | 4 | £1,071,078 | £677,873 | £655,343 | £557,302 | £480,385 |
| | 5 | £1,427,480 | £940,806 | £915,710 | £796,624 | £695,492 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £43,944 | £0 | £0 | £0 | £0 |
| | 3 | £717,490 | £296,427 | £226,175 | £130,266 | £79,119 |
| | 4 | £2,718,874 | £1,799,243 | £1,657,284 | £1,432,829 | £1,324,725 |
| | 5 | £3,617,234 | £2,474,267 | £2,301,098 | £2,018,752 | £1,894,231 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £1,166,976 | £404,508 | £259,284 | £85,730 | £0 |
| | 4 | £4,937,699 | £3,286,827 | £2,965,818 | £2,615,778 | £2,294,769 |
| | 5 | £6,630,262 | £4,585,379 | £4,178,800 | £3,752,609 | £3,346,031 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £4,491,904 | £2,160,573 | £1,709,830 | £1,232,708 | £769,805 |
| | 5 | £7,507,166 | £4,582,823 | £4,015,834 | £3,417,728 | £2,836,231 |

Source: Adams Integra, August 2012

Graph 18: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL High Density

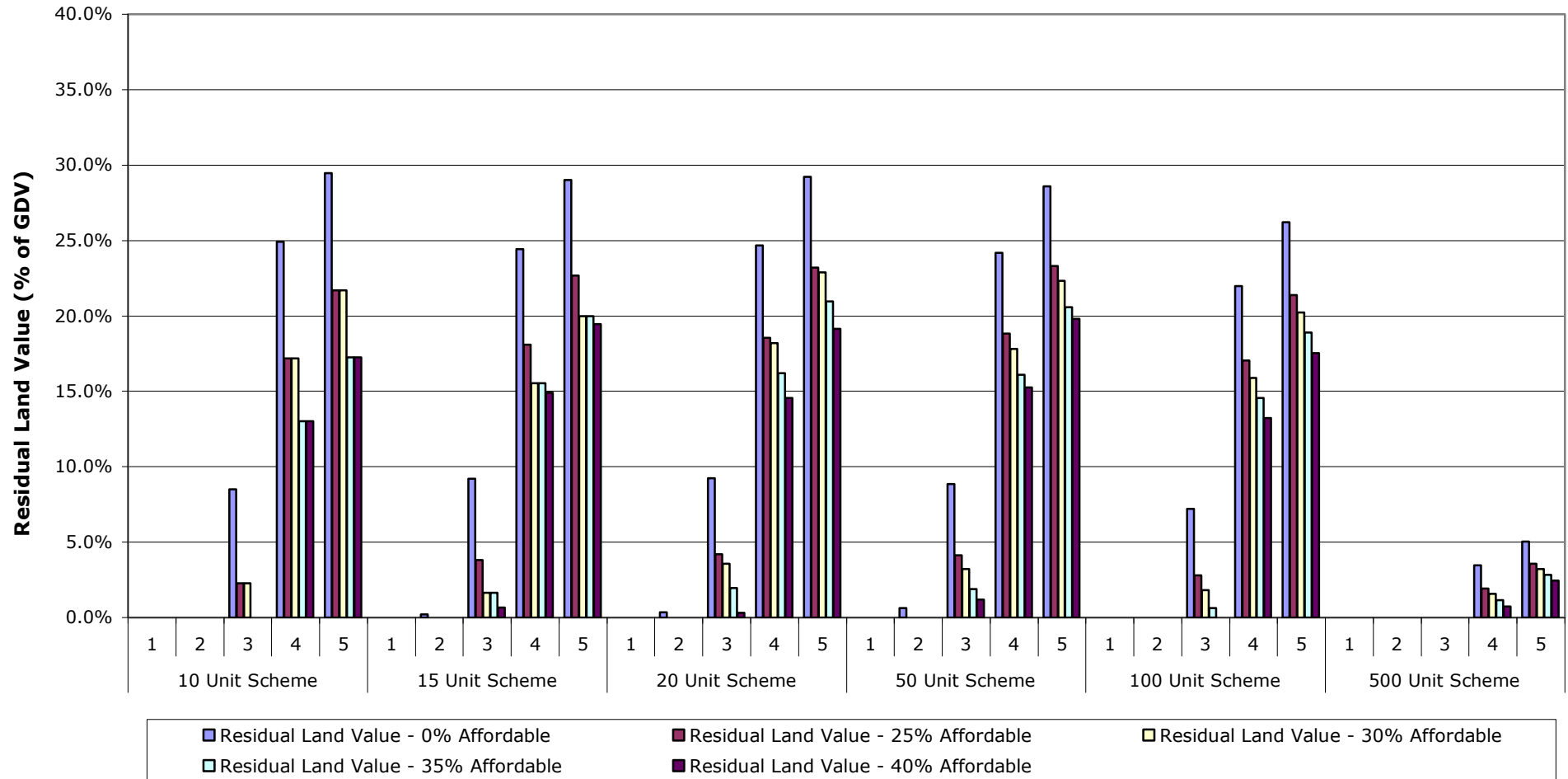


**Table 18a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.5% | 2.3% | 2.3% | 0.0% | 0.0% |
| | 4 | 24.9% | 17.2% | 17.2% | 13.0% | 13.0% |
| | 5 | 29.5% | 21.7% | 21.7% | 17.3% | 17.3% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.2% | 3.8% | 1.7% | 1.7% | 0.7% |
| | 4 | 24.4% | 18.1% | 15.5% | 15.5% | 14.9% |
| | 5 | 29.0% | 22.7% | 20.0% | 20.0% | 19.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.2% | 4.2% | 3.6% | 2.0% | 0.3% |
| | 4 | 24.7% | 18.5% | 18.2% | 16.2% | 14.6% |
| | 5 | 29.2% | 23.2% | 22.9% | 21.0% | 19.2% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.9% | 4.1% | 3.2% | 1.9% | 1.2% |
| | 4 | 24.2% | 18.8% | 17.8% | 16.1% | 15.3% |
| | 5 | 28.6% | 23.3% | 22.3% | 20.6% | 19.8% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.2% | 2.8% | 1.8% | 0.6% | 0.0% |
| | 4 | 22.0% | 17.0% | 15.9% | 14.5% | 13.2% |
| | 5 | 26.2% | 21.4% | 20.2% | 18.9% | 17.5% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 3.5% | 1.9% | 1.6% | 1.2% | 0.7% |
| | 5 | 5.0% | 3.6% | 3.2% | 2.8% | 2.4% |

Source: Adams Integra, August 2012

**Graph 18a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density**

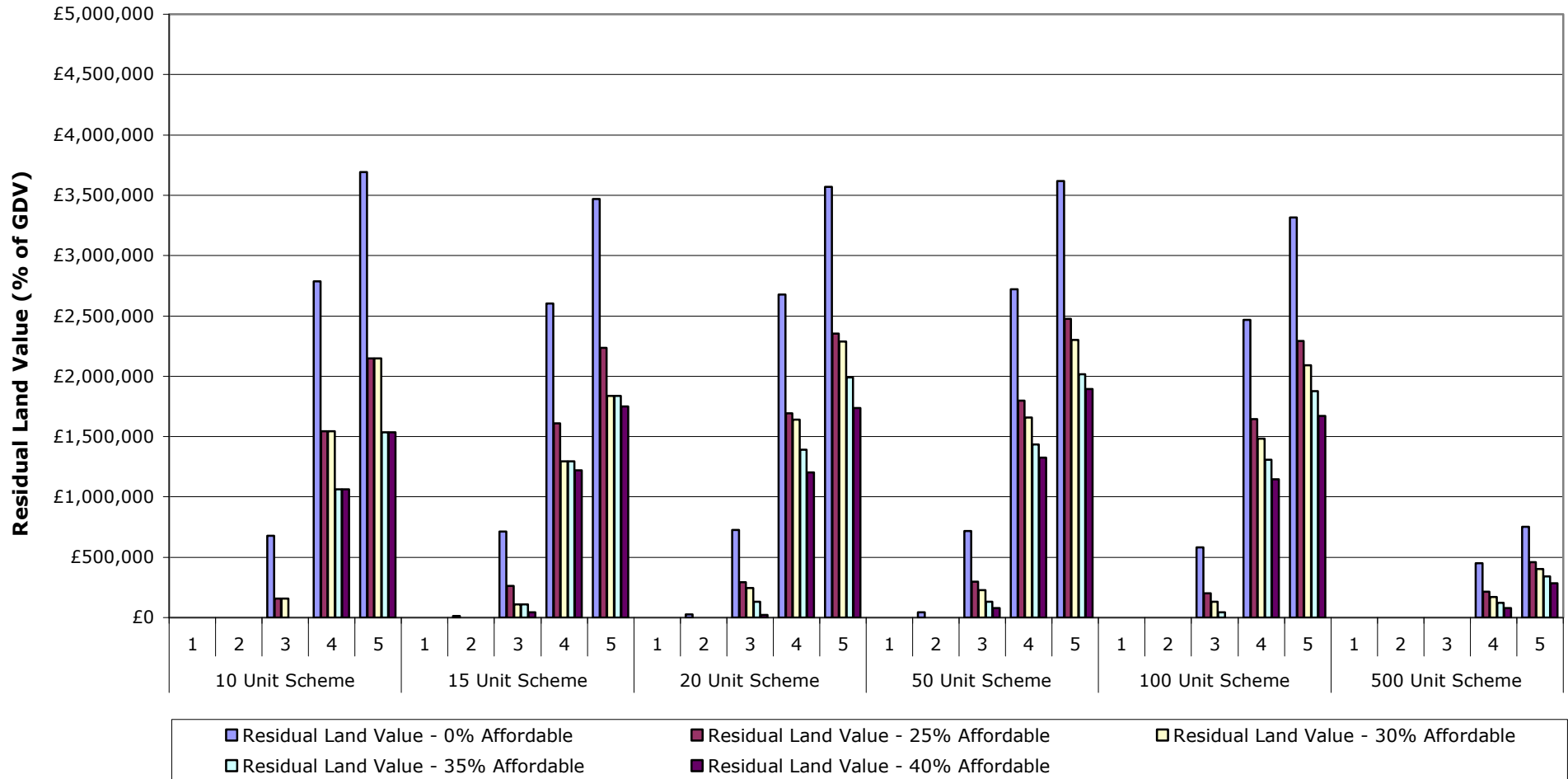


**Table 18b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £679,256 | £157,288 | £157,288 | £0 | £0 |
| | 4 | £2,786,121 | £1,545,510 | £1,545,510 | £1,063,311 | £1,063,311 |
| | 5 | £3,693,135 | £2,146,773 | £2,146,773 | £1,534,972 | £1,534,972 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £14,289 | £0 | £0 | £0 | £0 |
| | 3 | £711,848 | £261,242 | £108,855 | £108,855 | £42,716 |
| | 4 | £2,601,039 | £1,611,612 | £1,296,334 | £1,296,334 | £1,220,025 |
| | 5 | £3,466,925 | £2,234,731 | £1,835,541 | £1,835,541 | £1,751,416 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £24,713 | £0 | £0 | £0 | £0 |
| | 3 | £726,320 | £293,710 | £244,383 | £130,734 | £21,129 |
| | 4 | £2,677,695 | £1,694,681 | £1,638,357 | £1,393,256 | £1,200,962 |
| | 5 | £3,568,699 | £2,352,016 | £2,289,275 | £1,991,560 | £1,738,731 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £43,944 | £0 | £0 | £0 | £0 |
| | 3 | £717,490 | £296,427 | £226,175 | £130,266 | £79,119 |
| | 4 | £2,718,874 | £1,799,243 | £1,657,284 | £1,432,829 | £1,324,725 |
| | 5 | £3,617,234 | £2,474,267 | £2,301,098 | £2,018,752 | £1,894,231 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £583,488 | £202,254 | £129,642 | £42,865 | £0 |
| | 4 | £2,468,849 | £1,643,413 | £1,482,909 | £1,307,889 | £1,147,385 |
| | 5 | £3,315,131 | £2,292,689 | £2,089,400 | £1,876,305 | £1,673,016 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £449,190 | £216,057 | £170,983 | £123,271 | £76,981 |
| | 5 | £750,717 | £458,282 | £401,583 | £341,773 | £283,623 |

Source: Adams Integra, August 2012

**Graph 18b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density**

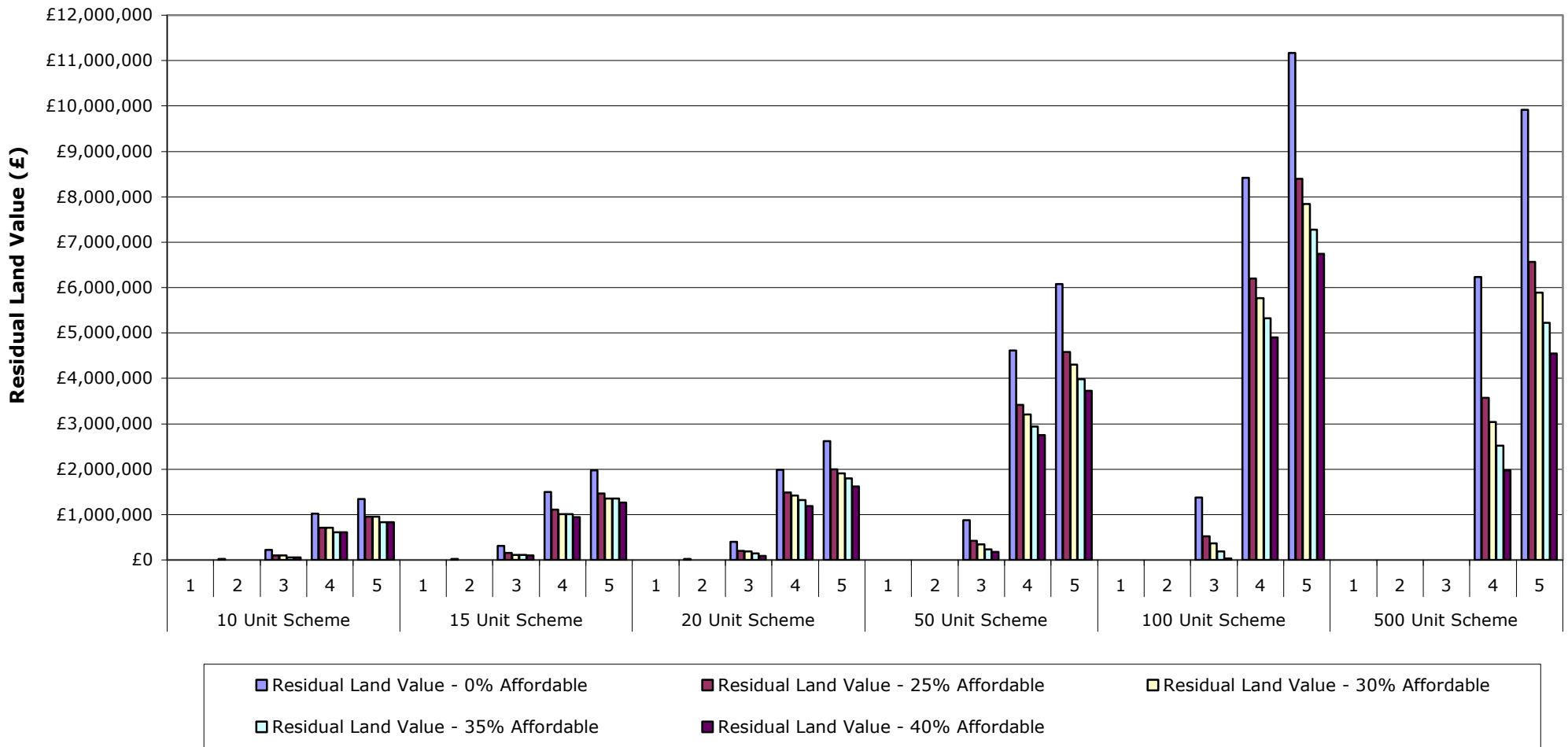


**Table 19: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £22,390 | £0 | £0 | £0 | £0 |
| | 3 | £216,857 | £103,058 | £103,058 | £56,830 | £56,830 |
| | 4 | £1,016,683 | £714,641 | £714,641 | £614,944 | £614,944 |
| | 5 | £1,341,067 | £956,195 | £956,195 | £835,096 | £835,096 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £21,768 | £0 | £0 | £0 | £0 |
| | 3 | £306,856 | £155,926 | £110,210 | £110,210 | £96,778 |
| | 4 | £1,500,850 | £1,103,562 | £1,004,969 | £1,004,969 | £937,369 |
| | 5 | £1,969,526 | £1,469,161 | £1,349,404 | £1,349,404 | £1,260,640 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £23,568 | £0 | £0 | £0 | £0 |
| | 3 | £398,034 | £203,310 | £190,086 | £146,546 | £91,302 |
| | 4 | £1,979,921 | £1,486,818 | £1,419,597 | £1,321,557 | £1,189,797 |
| | 5 | £2,617,907 | £2,001,259 | £1,912,992 | £1,793,905 | £1,622,783 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £879,925 | £425,076 | £339,661 | £236,625 | £172,346 |
| | 4 | £4,615,007 | £3,421,230 | £3,207,321 | £2,942,017 | £2,748,641 |
| | 5 | £6,076,039 | £4,580,773 | £4,308,158 | £3,981,495 | £3,729,413 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £1,375,931 | £522,724 | £365,684 | £187,441 | £31,066 |
| | 4 | £8,413,041 | £6,203,439 | £5,771,350 | £5,319,918 | £4,896,701 |
| | 5 | £11,165,711 | £8,390,584 | £7,845,390 | £7,280,853 | £6,744,531 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £6,229,530 | £3,575,290 | £3,041,702 | £2,512,680 | £1,979,093 |
| | 5 | £9,910,229 | £6,565,641 | £5,891,096 | £5,225,930 | £4,551,385 |

Source: Adams Integra, August 2012

Graph 19: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL Low Density

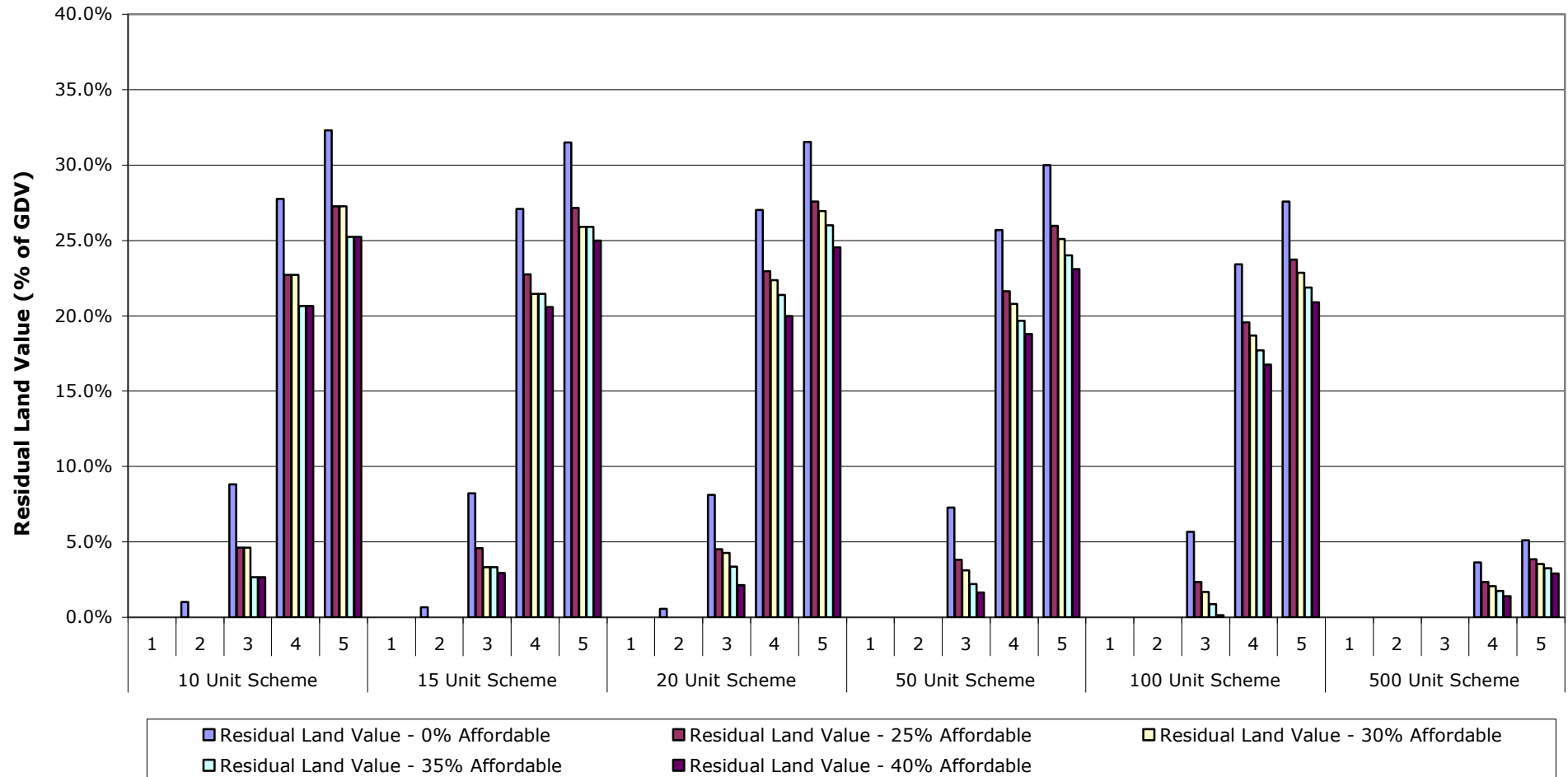


**Table 19a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.8% | 4.6% | 4.6% | 2.7% | 2.7% |
| | 4 | 27.7% | 22.7% | 22.7% | 20.6% | 20.6% |
| | 5 | 32.3% | 27.3% | 27.3% | 25.2% | 25.2% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.2% | 4.6% | 3.3% | 3.3% | 3.0% |
| | 4 | 27.1% | 22.7% | 21.4% | 21.4% | 20.6% |
| | 5 | 31.5% | 27.2% | 25.9% | 25.9% | 25.0% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.1% | 4.5% | 4.3% | 3.3% | 2.1% |
| | 4 | 27.0% | 23.0% | 22.4% | 21.4% | 20.0% |
| | 5 | 31.5% | 27.6% | 26.9% | 26.0% | 24.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.3% | 3.8% | 3.1% | 2.2% | 1.6% |
| | 4 | 25.7% | 21.6% | 20.8% | 19.7% | 18.8% |
| | 5 | 30.0% | 26.0% | 25.1% | 24.0% | 23.1% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 5.7% | 2.3% | 1.7% | 0.9% | 0.1% |
| | 4 | 23.4% | 19.6% | 18.7% | 17.7% | 16.8% |
| | 5 | 27.6% | 23.7% | 22.8% | 21.9% | 20.9% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 3.6% | 2.4% | 2.1% | 1.7% | 1.4% |
| | 5 | 5.1% | 3.8% | 3.6% | 3.2% | 2.9% |

Source: Adams Integra, August 2012

**Graph 19a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density**

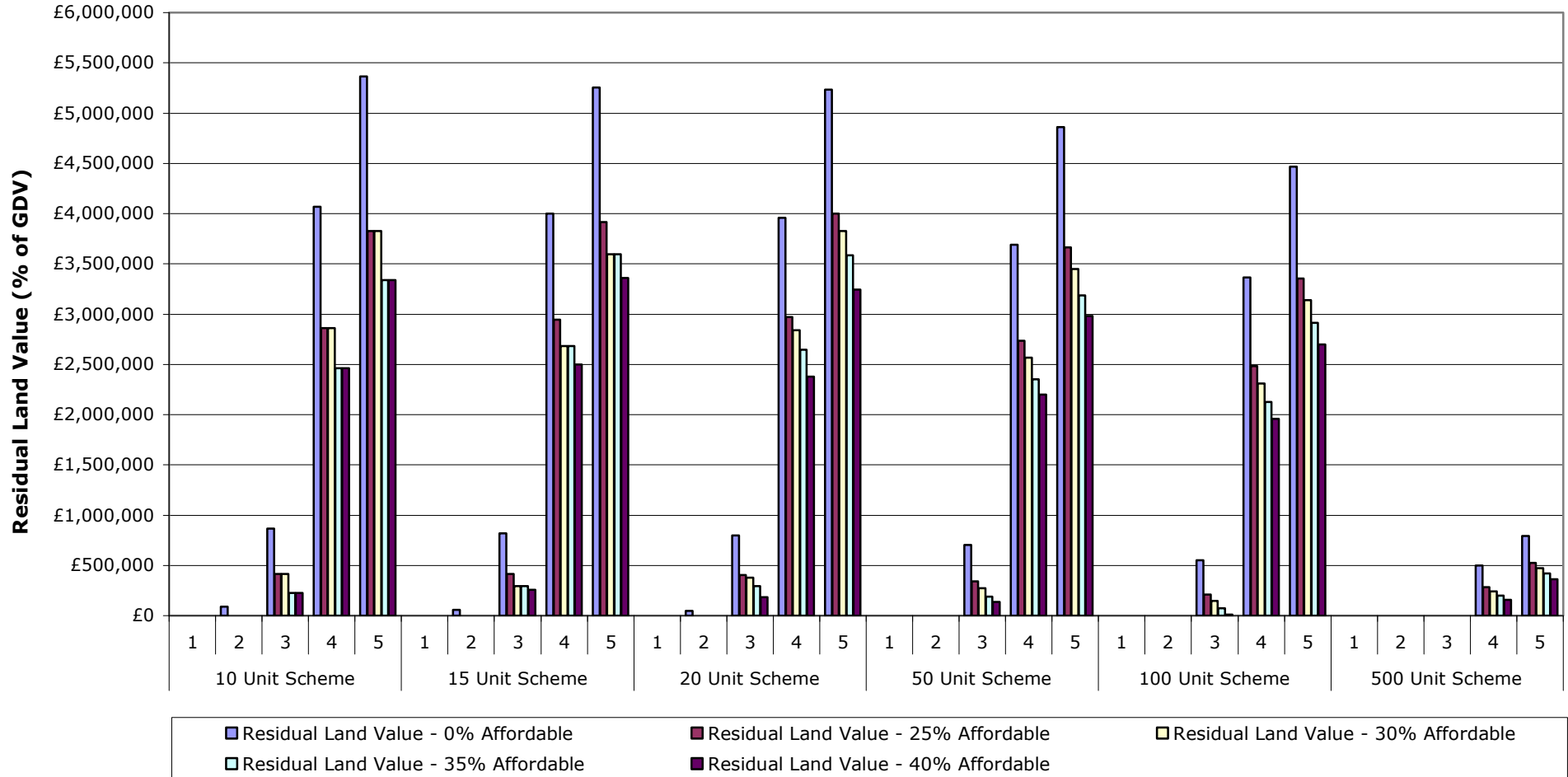


**Table 19b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £89,561 | £0 | £0 | £0 | £0 |
| | 3 | £867,427 | £412,231 | £412,231 | £227,318 | £227,318 |
| | 4 | £4,066,732 | £2,858,565 | £2,858,565 | £2,459,776 | £2,459,776 |
| | 5 | £5,364,269 | £3,824,780 | £3,824,780 | £3,340,385 | £3,340,385 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £58,047 | £0 | £0 | £0 | £0 |
| | 3 | £818,283 | £415,804 | £293,894 | £293,894 | £258,075 |
| | 4 | £4,002,266 | £2,942,832 | £2,679,918 | £2,679,918 | £2,499,651 |
| | 5 | £5,252,070 | £3,917,764 | £3,598,412 | £3,598,412 | £3,361,706 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £47,136 | £0 | £0 | £0 | £0 |
| | 3 | £796,069 | £406,619 | £380,173 | £293,093 | £182,604 |
| | 4 | £3,959,842 | £2,973,637 | £2,839,194 | £2,643,113 | £2,379,594 |
| | 5 | £5,235,813 | £4,002,518 | £3,825,983 | £3,587,811 | £3,245,567 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £703,940 | £340,061 | £271,729 | £189,300 | £137,877 |
| | 4 | £3,692,005 | £2,736,984 | £2,565,857 | £2,353,614 | £2,198,913 |
| | 5 | £4,860,831 | £3,664,618 | £3,446,526 | £3,185,196 | £2,983,530 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £550,373 | £209,090 | £146,273 | £74,976 | £12,426 |
| | 4 | £3,365,217 | £2,481,376 | £2,308,540 | £2,127,967 | £1,958,680 |
| | 5 | £4,466,285 | £3,356,234 | £3,138,156 | £2,912,341 | £2,697,812 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £498,362 | £286,023 | £243,336 | £201,014 | £158,327 |
| | 5 | £792,818 | £525,251 | £471,288 | £418,074 | £364,111 |

Source: Adams Integra, August 2012

**Graph 19b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density**

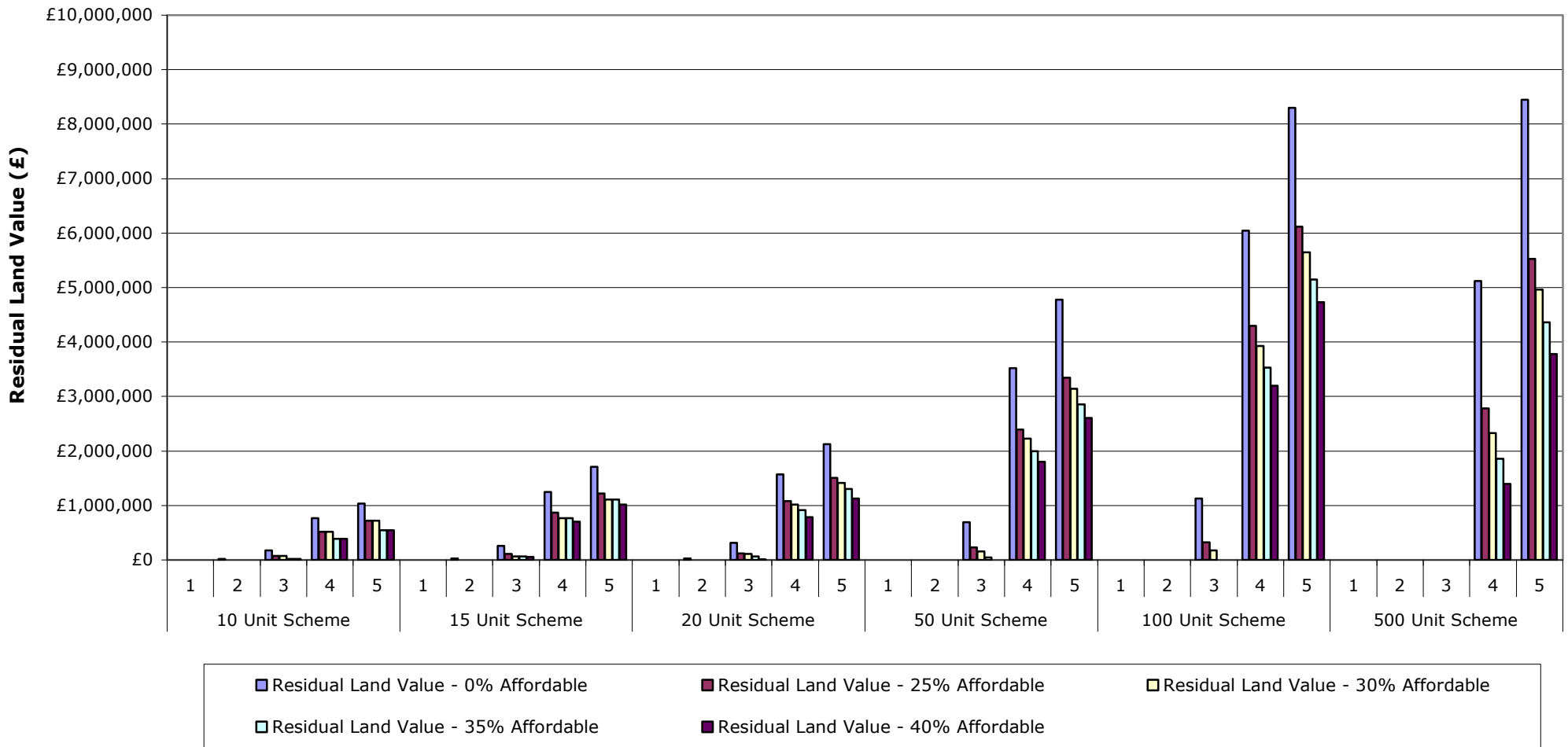


**Table 20: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £20,273 | £0 | £0 | £0 | £0 |
| | 3 | £174,982 | £72,356 | £72,356 | £16,178 | £16,178 |
| | 4 | £767,346 | £516,037 | £516,037 | £386,030 | £386,030 |
| | 5 | £1,033,610 | £719,912 | £719,912 | £545,897 | £545,897 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £25,809 | £0 | £0 | £0 | £0 |
| | 3 | £261,127 | £110,410 | £64,694 | £64,694 | £51,262 |
| | 4 | £1,245,321 | £864,294 | £765,702 | £765,702 | £698,102 |
| | 5 | £1,706,555 | £1,224,246 | £1,104,489 | £1,104,489 | £1,015,725 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £27,861 | £0 | £0 | £0 | £0 |
| | 3 | £318,484 | £123,353 | £109,996 | £64,536 | £9,291 |
| | 4 | £1,573,459 | £1,080,357 | £1,013,136 | £915,095 | £783,336 |
| | 5 | £2,122,591 | £1,505,943 | £1,417,676 | £1,298,590 | £1,127,468 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £691,125 | £230,718 | £156,073 | £43,082 | £0 |
| | 4 | £3,525,671 | £2,390,453 | £2,225,028 | £1,996,273 | £1,802,897 |
| | 5 | £4,778,958 | £3,347,453 | £3,142,857 | £2,854,477 | £2,602,395 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £1,127,747 | £325,152 | £177,954 | £4,147 | £0 |
| | 4 | £6,042,988 | £4,295,348 | £3,923,844 | £3,532,997 | £3,196,368 |
| | 5 | £8,300,846 | £6,116,525 | £5,642,682 | £5,149,498 | £4,735,084 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £5,115,693 | £2,784,362 | £2,333,619 | £1,856,497 | £1,393,594 |
| | 5 | £8,451,919 | £5,527,575 | £4,960,586 | £4,362,480 | £3,780,983 |

Source: Adams Integra, August 2012

Graph 20: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL Medium Density

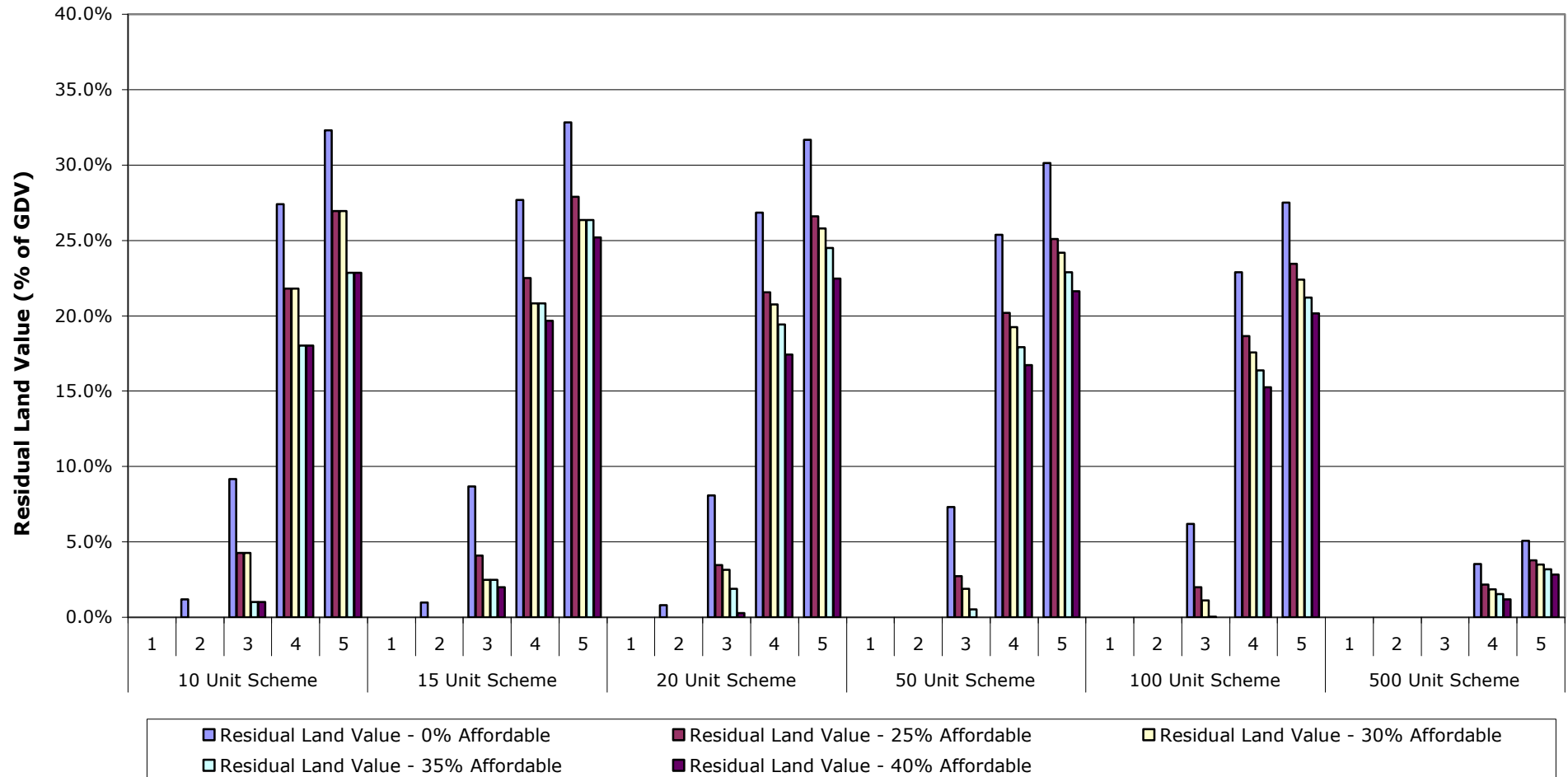


**Table 20a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.2% | 4.3% | 4.3% | 1.0% | 1.0% |
| | 4 | 27.4% | 21.8% | 21.8% | 18.0% | 18.0% |
| | 5 | 32.3% | 26.9% | 26.9% | 22.8% | 22.8% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.7% | 4.1% | 2.5% | 2.5% | 2.0% |
| | 4 | 27.7% | 22.5% | 20.8% | 20.8% | 19.7% |
| | 5 | 32.8% | 27.9% | 26.4% | 26.4% | 25.2% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.1% | 3.5% | 3.1% | 1.9% | 0.3% |
| | 4 | 26.8% | 21.6% | 20.8% | 19.4% | 17.4% |
| | 5 | 31.7% | 26.6% | 25.8% | 24.5% | 22.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.3% | 2.7% | 1.9% | 0.5% | 0.0% |
| | 4 | 25.4% | 20.2% | 19.3% | 17.9% | 16.7% |
| | 5 | 30.1% | 25.1% | 24.2% | 22.9% | 21.6% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 6.2% | 2.0% | 1.1% | 0.0% | 0.0% |
| | 4 | 22.9% | 18.6% | 17.6% | 16.4% | 15.3% |
| | 5 | 27.5% | 23.5% | 22.4% | 21.2% | 20.2% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 3.5% | 2.2% | 1.9% | 1.5% | 1.2% |
| | 5 | 5.1% | 3.8% | 3.5% | 3.2% | 2.8% |

Source: Adams Integra, August 2012

**Graph 20a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density**

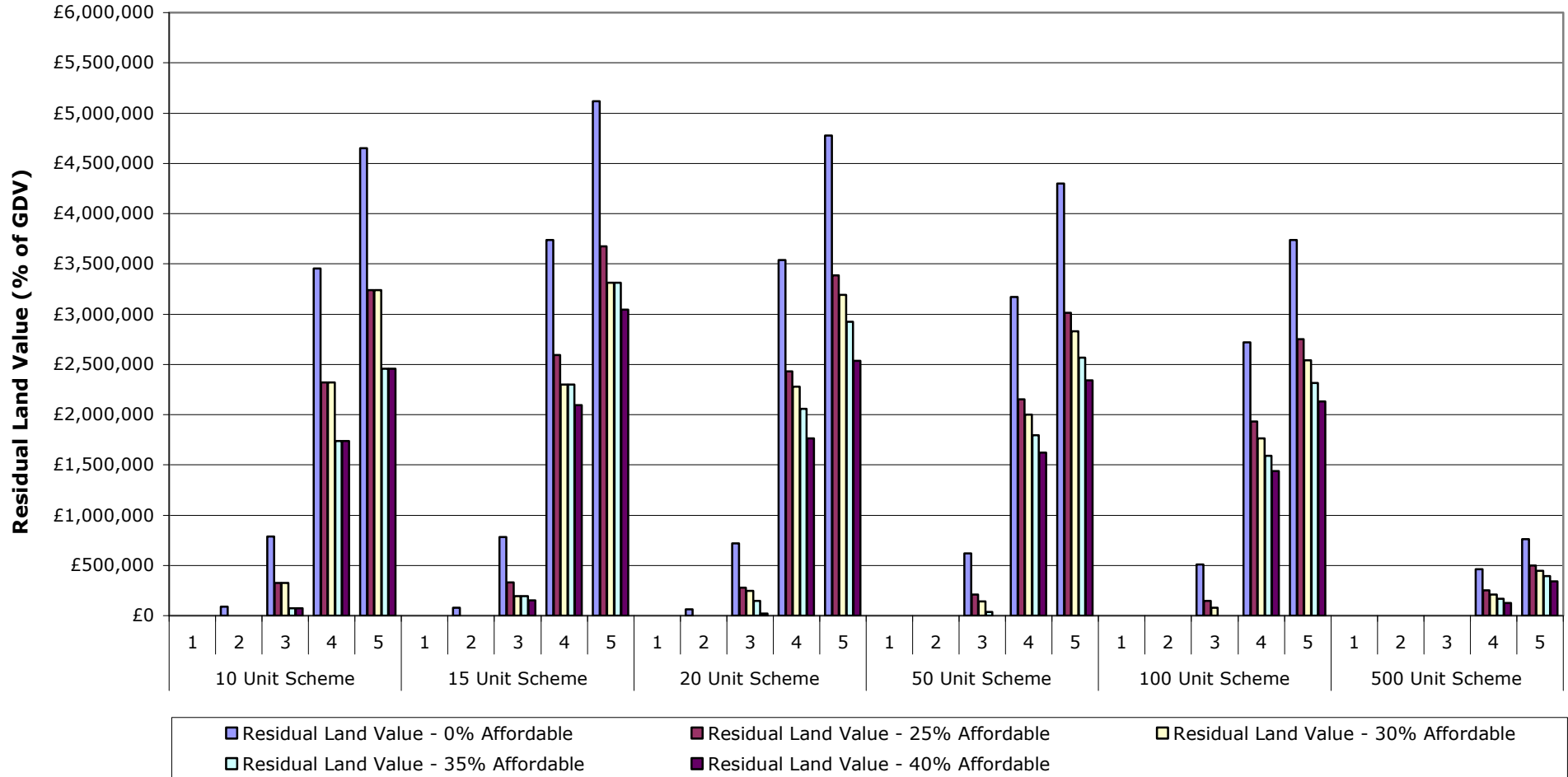


**Table 20b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £91,230 | £0 | £0 | £0 | £0 |
| | 3 | £787,420 | £325,603 | £325,603 | £72,800 | £72,800 |
| | 4 | £3,453,058 | £2,322,168 | £2,322,168 | £1,737,137 | £1,737,137 |
| | 5 | £4,651,247 | £3,239,603 | £3,239,603 | £2,456,538 | £2,456,538 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £77,426 | £0 | £0 | £0 | £0 |
| | 3 | £783,381 | £331,231 | £194,083 | £194,083 | £153,786 |
| | 4 | £3,735,962 | £2,592,883 | £2,297,105 | £2,297,105 | £2,094,305 |
| | 5 | £5,119,666 | £3,672,739 | £3,313,468 | £3,313,468 | £3,047,175 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £62,688 | £0 | £0 | £0 | £0 |
| | 3 | £716,590 | £277,544 | £247,491 | £145,206 | £20,906 |
| | 4 | £3,540,284 | £2,430,804 | £2,279,555 | £2,058,964 | £1,762,505 |
| | 5 | £4,775,830 | £3,388,373 | £3,189,771 | £2,921,828 | £2,536,803 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £622,012 | £207,646 | £140,466 | £38,773 | £0 |
| | 4 | £3,173,103 | £2,151,407 | £2,002,526 | £1,796,646 | £1,622,607 |
| | 5 | £4,301,062 | £3,012,708 | £2,828,572 | £2,569,030 | £2,342,155 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £507,486 | £146,318 | £80,079 | £1,866 | £0 |
| | 4 | £2,719,345 | £1,932,907 | £1,765,730 | £1,589,849 | £1,438,366 |
| | 5 | £3,735,381 | £2,752,436 | £2,539,207 | £2,317,274 | £2,130,788 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £460,412 | £250,593 | £210,026 | £167,085 | £125,423 |
| | 5 | £760,673 | £497,482 | £446,453 | £392,623 | £340,289 |

Source: Adams Integra, August 2012

**Graph 20b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density**

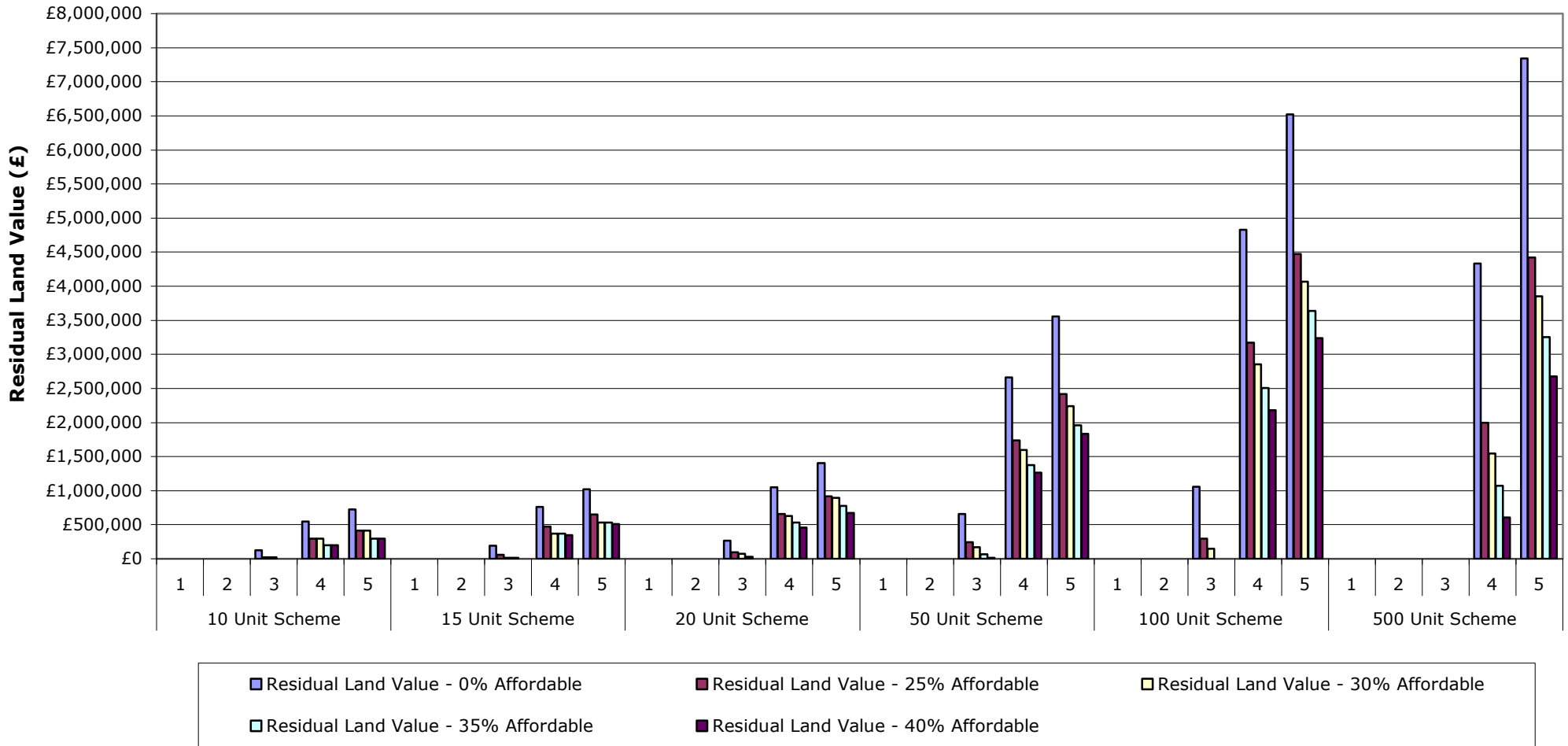


**Table 21: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £123,054 | £18,660 | £18,660 | £0 | £0 |
| | 4 | £544,939 | £296,688 | £296,688 | £199,993 | £199,993 |
| | 5 | £726,342 | £416,941 | £416,941 | £294,581 | £294,581 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £195,653 | £60,291 | £14,575 | £14,575 | £0 |
| | 4 | £762,953 | £470,980 | £371,361 | £371,361 | £348,468 |
| | 5 | £1,022,719 | £653,061 | £533,303 | £533,303 | £508,066 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £266,802 | £93,025 | £73,294 | £27,834 | £0 |
| | 4 | £1,047,597 | £654,391 | £631,862 | £533,821 | £456,659 |
| | 5 | £1,403,999 | £917,325 | £892,229 | £773,143 | £672,011 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £658,454 | £241,657 | £166,963 | £68,769 | £17,623 |
| | 4 | £2,659,837 | £1,740,207 | £1,598,248 | £1,373,792 | £1,265,689 |
| | 5 | £3,558,198 | £2,415,231 | £2,242,062 | £1,959,716 | £1,835,194 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £1,055,748 | £292,121 | £151,441 | £0 | £0 |
| | 4 | £4,826,471 | £3,175,599 | £2,854,590 | £2,504,550 | £2,183,541 |
| | 5 | £6,519,034 | £4,474,151 | £4,067,572 | £3,641,381 | £3,234,803 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £4,329,153 | £1,997,822 | £1,547,078 | £1,069,956 | £607,054 |
| | 5 | £7,344,415 | £4,420,071 | £3,853,083 | £3,254,977 | £2,673,480 |

Source: Adams Integra, August 2012

Graph 21: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL High Density

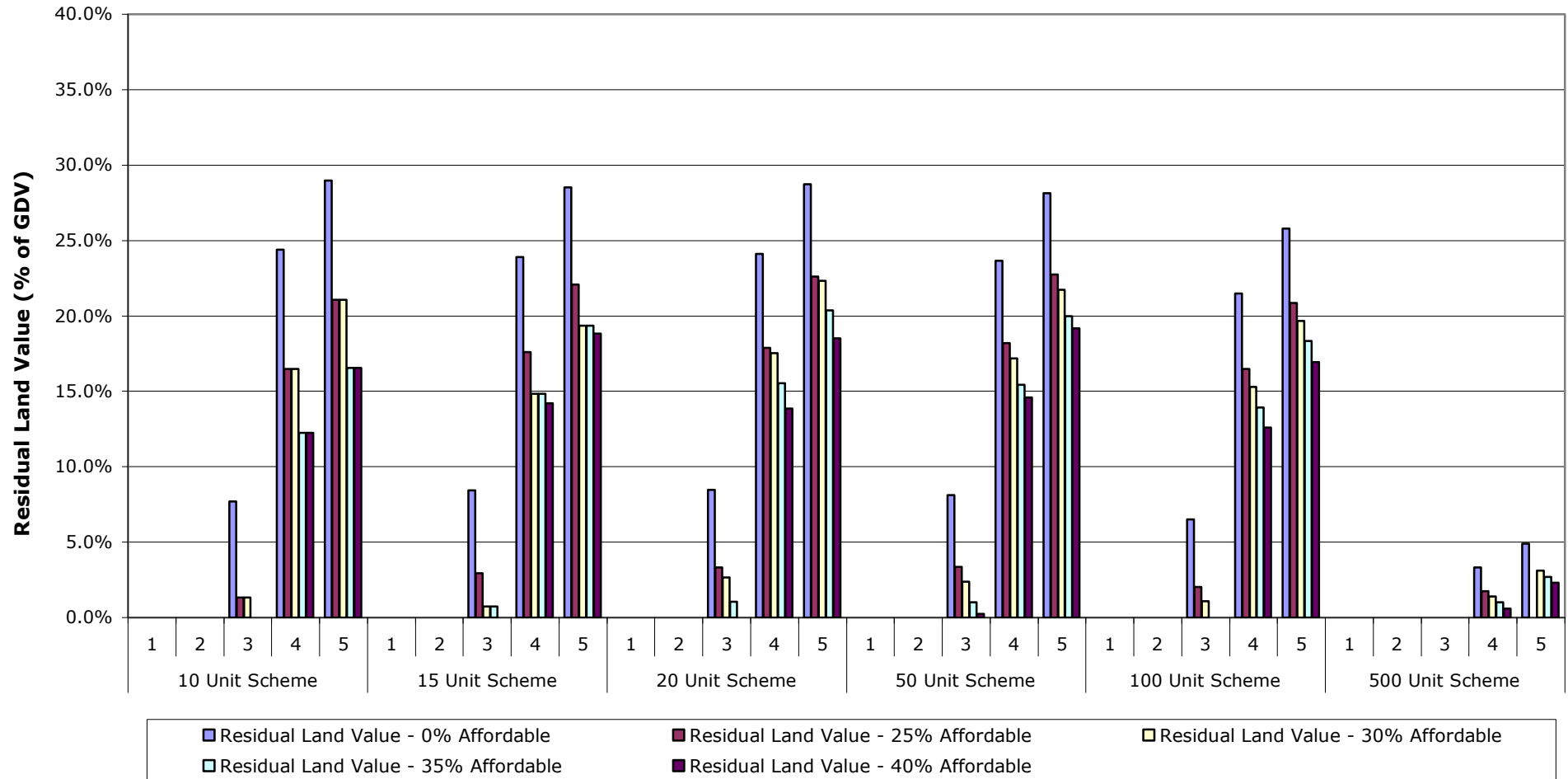


**Table 21a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.7% | 1.3% | 1.3% | 0.0% | 0.0% |
| | 4 | 24.4% | 16.5% | 16.5% | 12.3% | 12.3% |
| | 5 | 29.0% | 21.1% | 21.1% | 16.6% | 16.6% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.4% | 2.9% | 0.7% | 0.7% | 0.0% |
| | 4 | 23.9% | 17.6% | 14.8% | 14.8% | 14.2% |
| | 5 | 28.5% | 22.1% | 19.3% | 19.3% | 18.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.5% | 3.3% | 2.7% | 1.0% | 0.0% |
| | 4 | 24.1% | 17.9% | 17.5% | 15.5% | 13.9% |
| | 5 | 28.7% | 22.6% | 22.3% | 20.4% | 18.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.1% | 3.4% | 2.4% | 1.0% | 0.3% |
| | 4 | 23.7% | 18.2% | 17.2% | 15.4% | 14.6% |
| | 5 | 28.1% | 22.8% | 21.7% | 20.0% | 19.2% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 6.5% | 2.0% | 1.1% | 0.0% | 0.0% |
| | 4 | 21.5% | 16.5% | 15.3% | 13.9% | 12.6% |
| | 5 | 25.8% | 20.9% | 19.7% | 18.3% | 16.9% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 3.3% | 1.8% | 1.4% | 1.0% | 0.6% |
| | 5 | 4.9% | 3.4% | 3.1% | 2.7% | 2.3% |

Source: Adams Integra, August 2012

**Graph 21a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density**

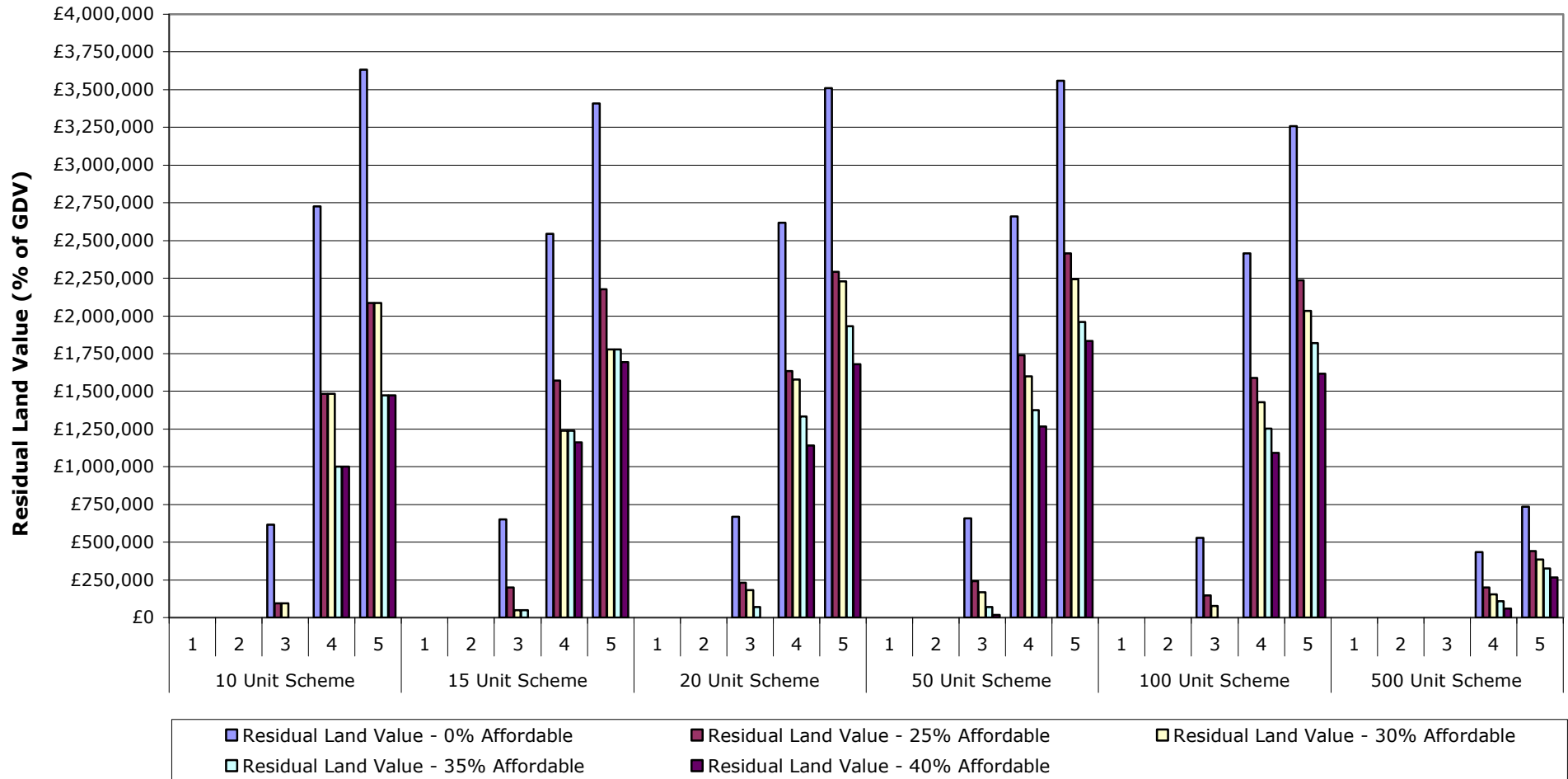


**Table 21b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £615,269 | £93,301 | £93,301 | £0 | £0 |
| | 4 | £2,724,694 | £1,483,442 | £1,483,442 | £999,964 | £999,964 |
| | 5 | £3,631,708 | £2,084,706 | £2,084,706 | £1,472,904 | £1,472,904 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £652,177 | £200,969 | £48,582 | £48,582 | £0 |
| | 4 | £2,543,177 | £1,569,935 | £1,237,869 | £1,237,869 | £1,161,560 |
| | 5 | £3,409,063 | £2,176,868 | £1,777,678 | £1,777,678 | £1,693,553 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £667,006 | £232,561 | £183,235 | £69,585 | £0 |
| | 4 | £2,618,993 | £1,635,979 | £1,579,654 | £1,334,553 | £1,141,647 |
| | 5 | £3,509,997 | £2,293,313 | £2,230,572 | £1,932,857 | £1,680,028 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £658,454 | £241,657 | £166,963 | £68,769 | £17,623 |
| | 4 | £2,659,837 | £1,740,207 | £1,598,248 | £1,373,792 | £1,265,689 |
| | 5 | £3,558,198 | £2,415,231 | £2,242,062 | £1,959,716 | £1,835,194 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £527,874 | £146,061 | £75,721 | £0 | £0 |
| | 4 | £2,413,235 | £1,587,799 | £1,427,295 | £1,252,275 | £1,091,771 |
| | 5 | £3,259,517 | £2,237,075 | £2,033,786 | £1,820,691 | £1,617,402 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £432,915 | £199,782 | £154,708 | £106,996 | £60,705 |
| | 5 | £734,442 | £442,007 | £385,308 | £325,498 | £267,348 |

Source: Adams Integra, August 2012

**Graph 21b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density**



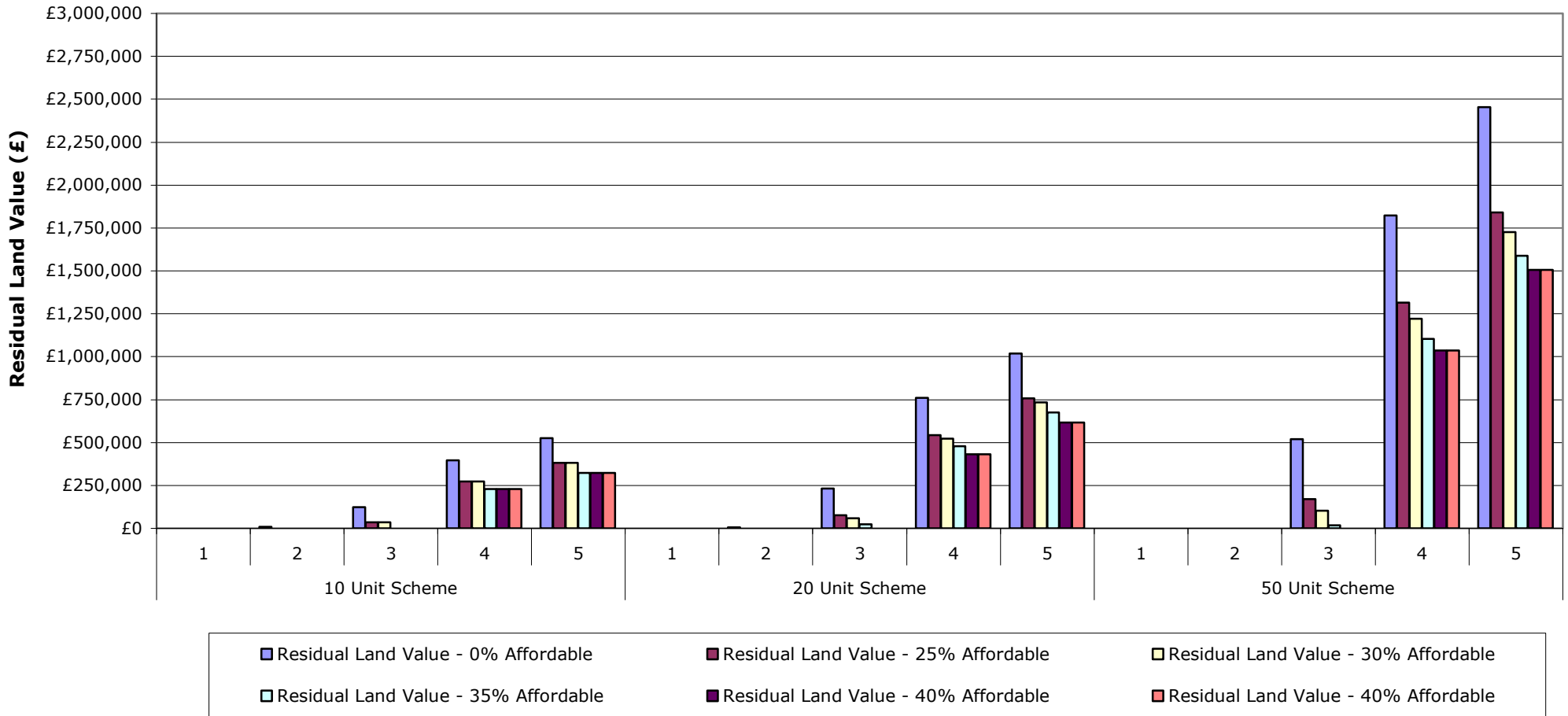
Appendix 3a

**Table 22: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £8,404 | £0 | £0 | £0 | £0 |
| | 3 | £124,456 | £35,424 | £35,424 | £940 | £940 |
| | 4 | £395,751 | £273,895 | £273,895 | £229,171 | £229,171 |
| | 5 | £524,354 | £382,575 | £382,575 | £321,847 | £321,847 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £4,647 | £0 | £0 | £0 | £0 |
| | 3 | £230,565 | £77,520 | £57,789 | £23,878 | £0 |
| | 4 | £758,918 | £544,255 | £521,726 | £478,627 | £430,093 |
| | 5 | £1,019,872 | £758,366 | £733,270 | £674,167 | £615,065 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £520,800 | £169,199 | £103,288 | £18,202 | £0 |
| | 4 | £1,821,448 | £1,313,747 | £1,220,387 | £1,105,132 | £1,036,557 |
| | 5 | £2,455,457 | £1,840,961 | £1,726,086 | £1,586,822 | £1,504,995 |

Source: Adams Integra, August 2012

Graph 22: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL Low Density Flats Only Schemes

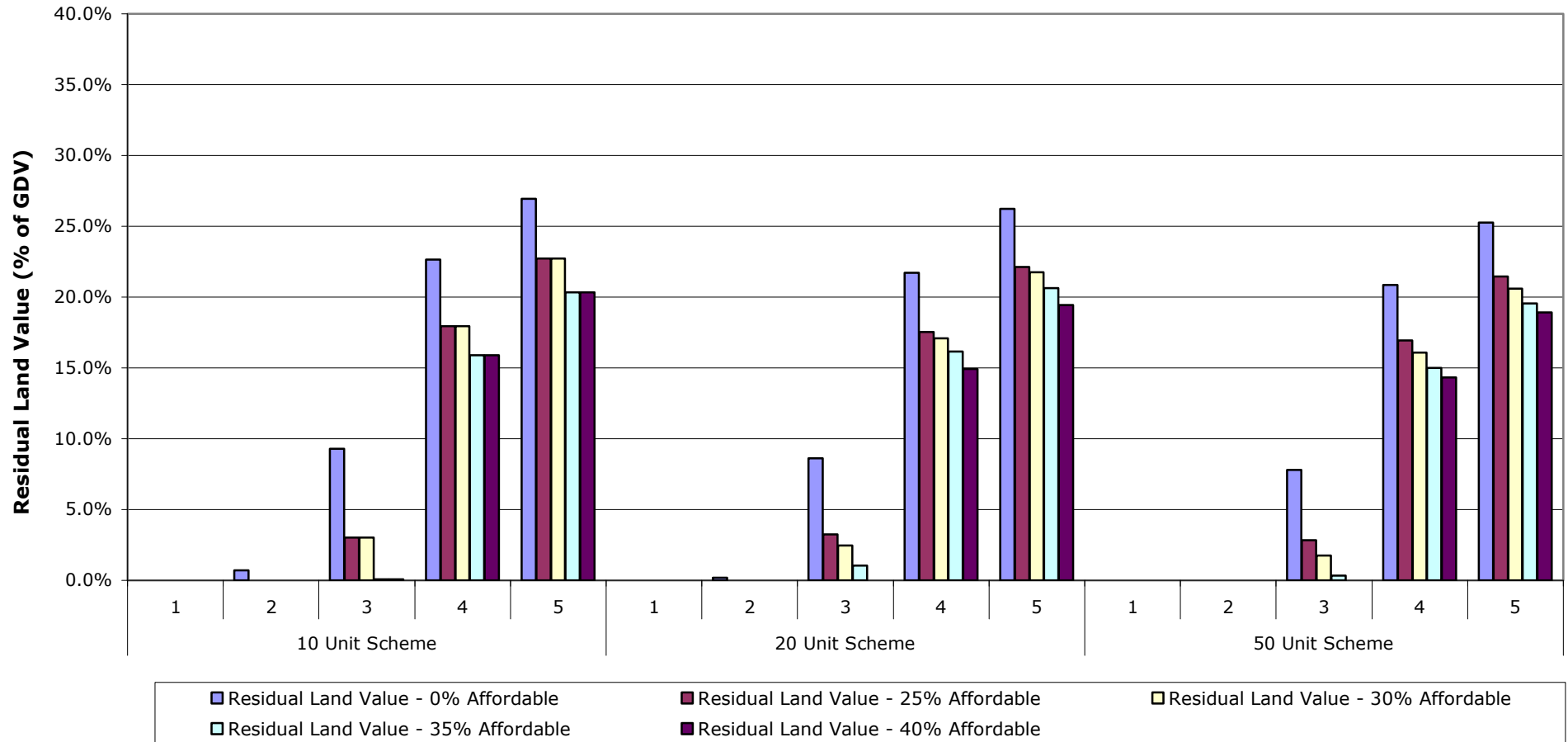


**Table 22a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.3% | 3.0% | 3.0% | 0.1% | 0.1% |
| | 4 | 22.7% | 18.0% | 18.0% | 15.9% | 15.9% |
| | 5 | 27.0% | 22.7% | 22.7% | 20.3% | 20.3% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.6% | 3.2% | 2.5% | 1.0% | 0.0% |
| | 4 | 21.7% | 17.5% | 17.1% | 16.1% | 14.9% |
| | 5 | 26.2% | 22.1% | 21.8% | 20.6% | 19.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.8% | 2.8% | 1.8% | 0.3% | 0.0% |
| | 4 | 20.9% | 16.9% | 16.1% | 15.0% | 14.3% |
| | 5 | 25.2% | 21.5% | 20.6% | 19.6% | 18.9% |

Source: Adams Integra, August 2012

**Graph 22a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Low Density
Flats Only Schemes**

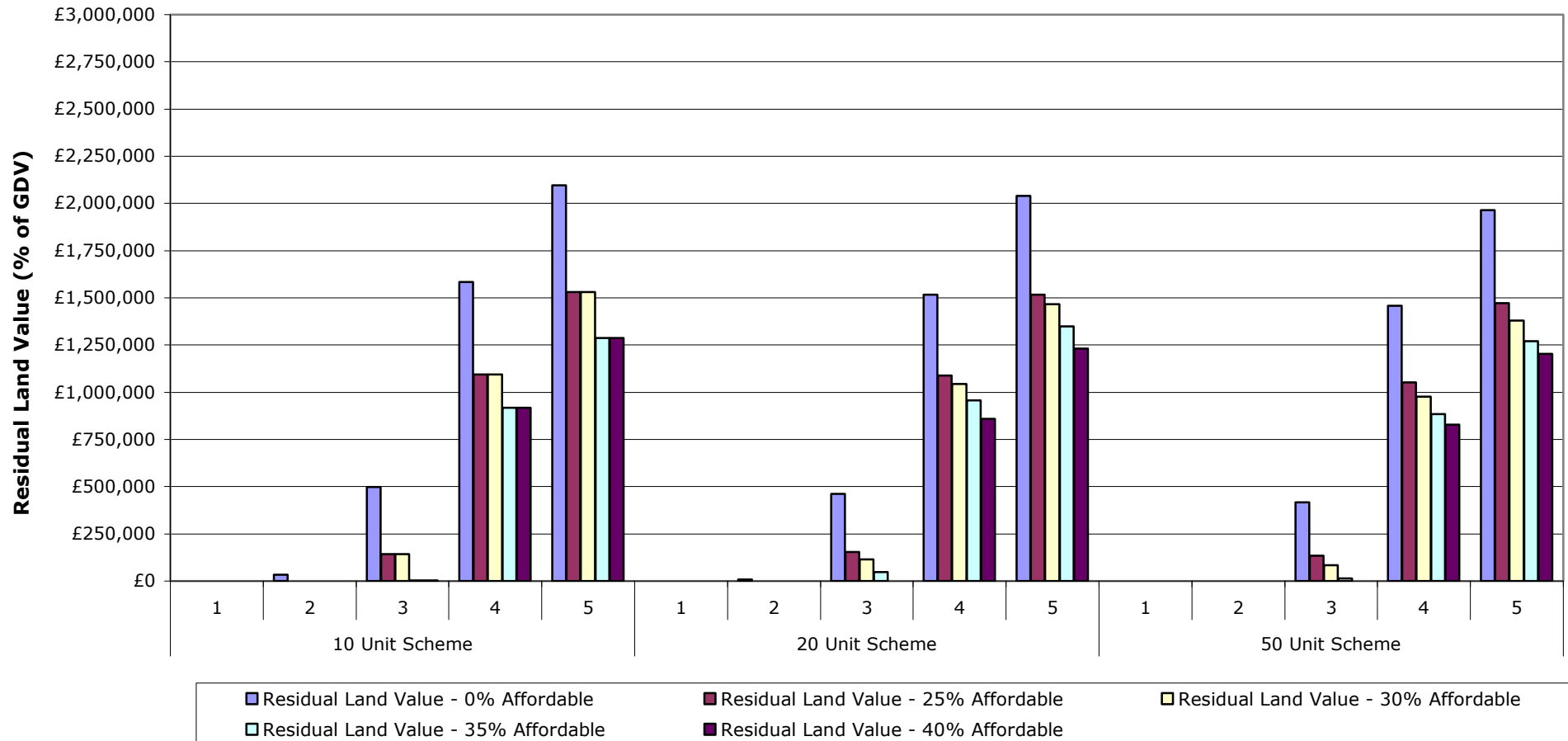


**Table 22b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £33,615 | £0 | £0 | £0 | £0 |
| | 3 | £497,825 | £141,696 | £141,696 | £3,759 | £3,759 |
| | 4 | £1,583,006 | £1,095,579 | £1,095,579 | £916,683 | £916,683 |
| | 5 | £2,097,416 | £1,530,300 | £1,530,300 | £1,287,390 | £1,287,390 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £9,294 | £0 | £0 | £0 | £0 |
| | 3 | £461,130 | £155,040 | £115,578 | £47,756 | £0 |
| | 4 | £1,517,835 | £1,088,511 | £1,043,451 | £957,254 | £860,187 |
| | 5 | £2,039,744 | £1,516,732 | £1,466,539 | £1,348,334 | £1,230,130 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £416,640 | £135,359 | £82,630 | £14,561 | £0 |
| | 4 | £1,457,158 | £1,050,998 | £976,310 | £884,105 | £829,245 |
| | 5 | £1,964,365 | £1,472,769 | £1,380,869 | £1,269,457 | £1,203,996 |

Source: Adams Integra, August 2012

**Graph 22b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Low Density
Flats Only Schemes**

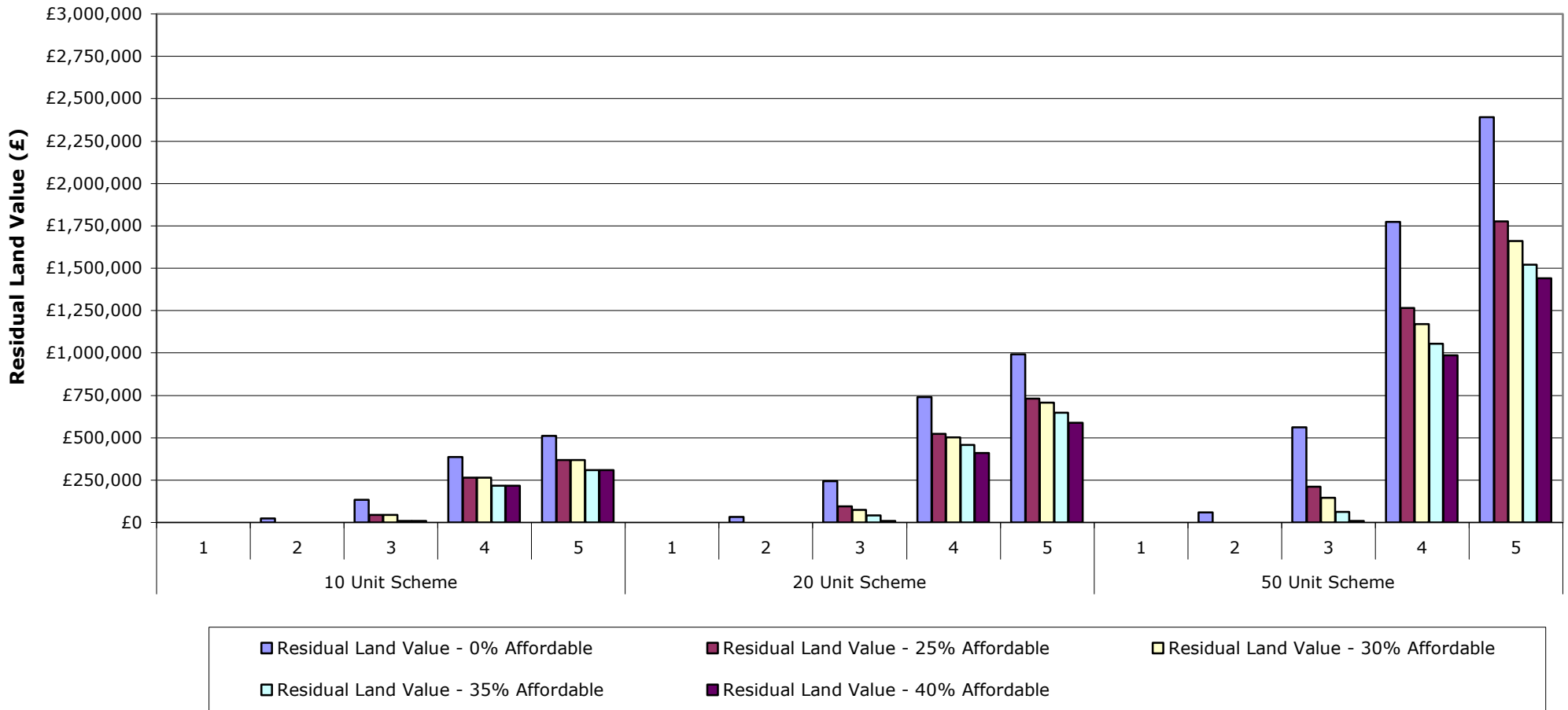


**Table 23: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £22,913 | £0 | £0 | £0 | £0 |
| | 3 | £133,232 | £44,200 | £44,200 | £9,716 | £9,716 |
| | 4 | £384,933 | £263,076 | £263,076 | £218,129 | £218,129 |
| | 5 | £510,294 | £368,368 | £368,368 | £307,641 | £307,641 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £33,455 | £0 | £0 | £0 | £0 |
| | 3 | £242,913 | £95,052 | £75,321 | £41,410 | £7,499 |
| | 4 | £738,121 | £523,458 | £500,929 | £457,613 | £409,080 |
| | 5 | £992,480 | £730,974 | £705,878 | £646,776 | £587,673 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £59,049 | £0 | £0 | £0 | £0 |
| | 3 | £562,750 | £210,768 | £146,986 | £61,900 | £9,769 |
| | 4 | £1,771,978 | £1,264,277 | £1,170,917 | £1,055,662 | £987,087 |
| | 5 | £2,389,965 | £1,775,470 | £1,660,594 | £1,521,330 | £1,439,503 |

Source: Adams Integra, August 2012

Graph 23: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL Medium Density Flats Only Schemes

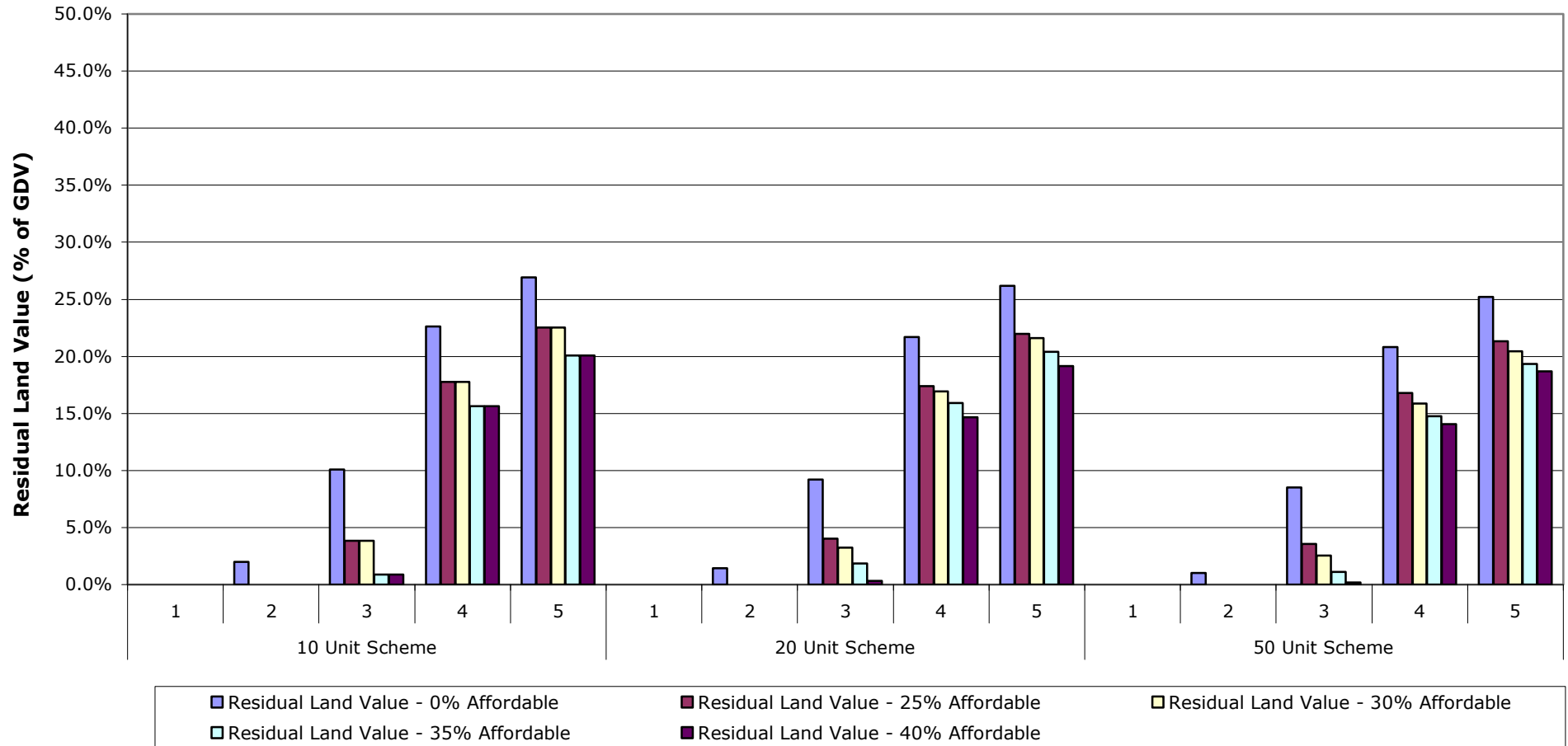


**Table 23a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.1% | 3.8% | 3.8% | 0.9% | 0.9% |
| | 4 | 22.6% | 17.8% | 17.8% | 15.6% | 15.6% |
| | 5 | 26.9% | 22.5% | 22.5% | 20.1% | 20.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.2% | 4.0% | 3.3% | 1.8% | 0.3% |
| | 4 | 21.7% | 17.4% | 16.9% | 15.9% | 14.7% |
| | 5 | 26.2% | 22.0% | 21.6% | 20.4% | 19.2% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.5% | 3.6% | 2.5% | 1.1% | 0.2% |
| | 4 | 20.8% | 16.8% | 15.9% | 14.8% | 14.1% |
| | 5 | 25.2% | 21.3% | 20.4% | 19.3% | 18.7% |

Source: Adams Integra, August 2012

**Graph 23a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density
Flats Only Schemes**

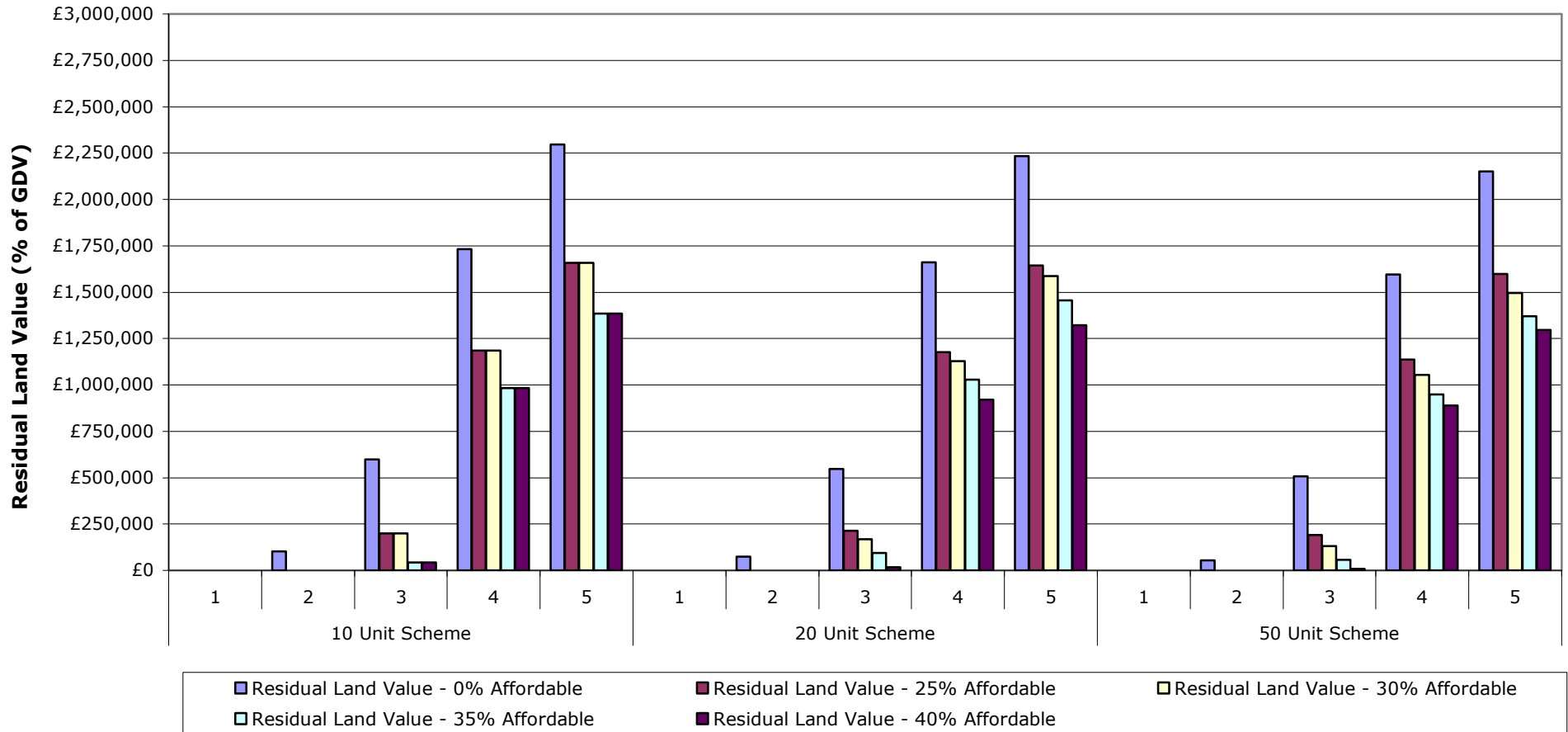


**Table 23b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £103,107 | £0 | £0 | £0 | £0 |
| | 3 | £599,544 | £198,899 | £198,899 | £43,720 | £43,720 |
| | 4 | £1,732,197 | £1,183,843 | £1,183,843 | £981,581 | £981,581 |
| | 5 | £2,296,322 | £1,657,658 | £1,657,658 | £1,384,384 | £1,384,384 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £75,273 | £0 | £0 | £0 | £0 |
| | 3 | £546,555 | £213,867 | £169,473 | £93,173 | £16,874 |
| | 4 | £1,660,771 | £1,177,781 | £1,127,090 | £1,029,630 | £920,430 |
| | 5 | £2,233,081 | £1,644,692 | £1,588,226 | £1,455,245 | £1,322,265 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £53,144 | £0 | £0 | £0 | £0 |
| | 3 | £506,475 | £189,691 | £132,287 | £55,710 | £8,792 |
| | 4 | £1,594,780 | £1,137,850 | £1,053,825 | £950,096 | £888,378 |
| | 5 | £2,150,969 | £1,597,923 | £1,494,535 | £1,369,197 | £1,295,553 |

Source: Adams Integra, August 2012

**Graph 23b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density
Flats Only Schemes**

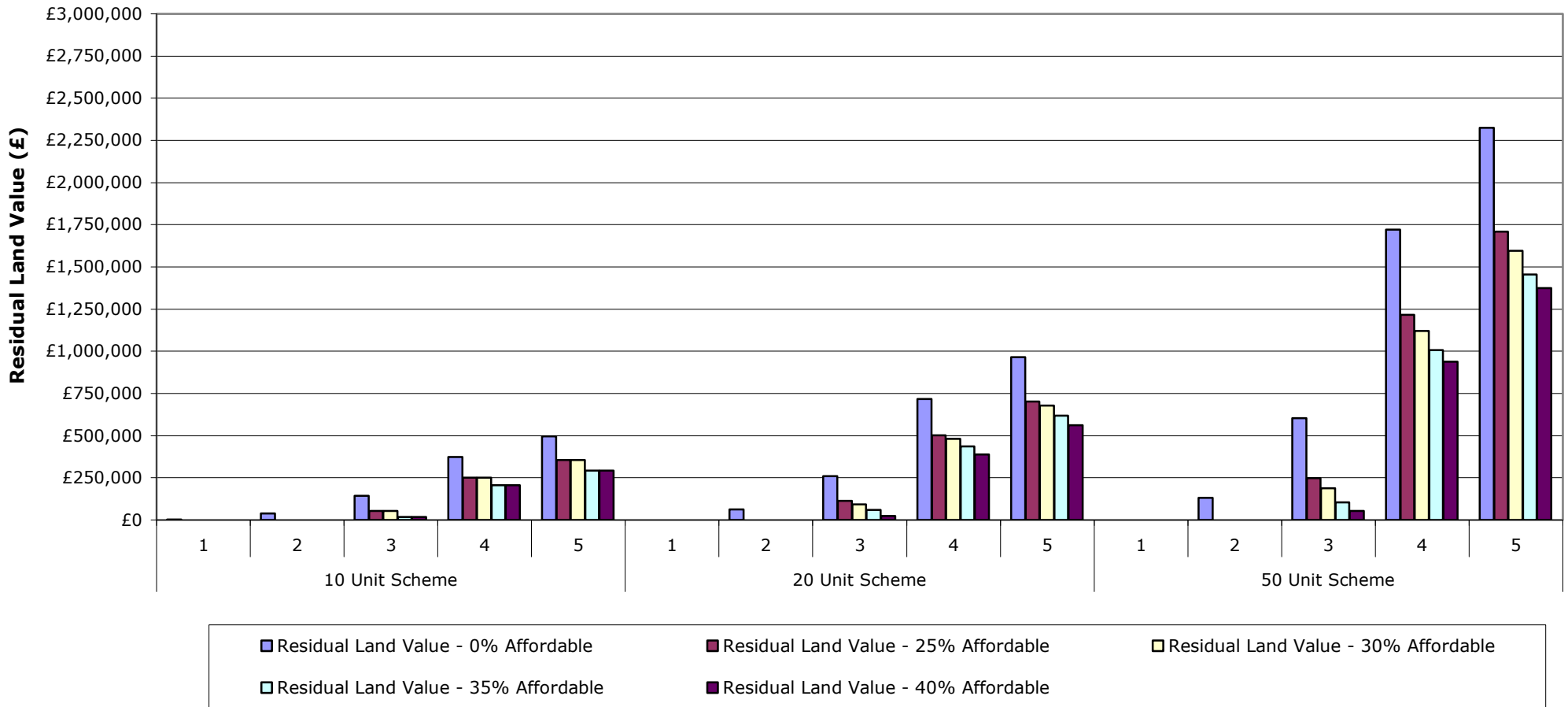


**Table 24: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £3,509 | £0 | £0 | £0 | £0 |
| | 2 | £37,422 | £0 | £0 | £0 | £0 |
| | 3 | £142,008 | £52,976 | £52,976 | £18,491 | £18,491 |
| | 4 | £374,114 | £252,258 | £252,258 | £207,087 | £207,087 |
| | 5 | £496,234 | £354,162 | £354,162 | £293,434 | £293,434 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £62,263 | £0 | £0 | £0 | £0 |
| | 3 | £259,920 | £112,584 | £92,853 | £58,942 | £25,032 |
| | 4 | £717,324 | £502,661 | £480,132 | £436,600 | £388,066 |
| | 5 | £965,089 | £703,583 | £678,487 | £619,384 | £560,282 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £130,142 | £0 | £0 | £0 | £0 |
| | 3 | £604,700 | £248,897 | £188,777 | £105,597 | £53,467 |
| | 4 | £1,722,508 | £1,214,808 | £1,121,447 | £1,006,192 | £937,617 |
| | 5 | £2,324,473 | £1,709,978 | £1,595,103 | £1,455,838 | £1,374,012 |

Source: Adams Integra, August 2012

Graph 24: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL High Density Flats Only Schemes

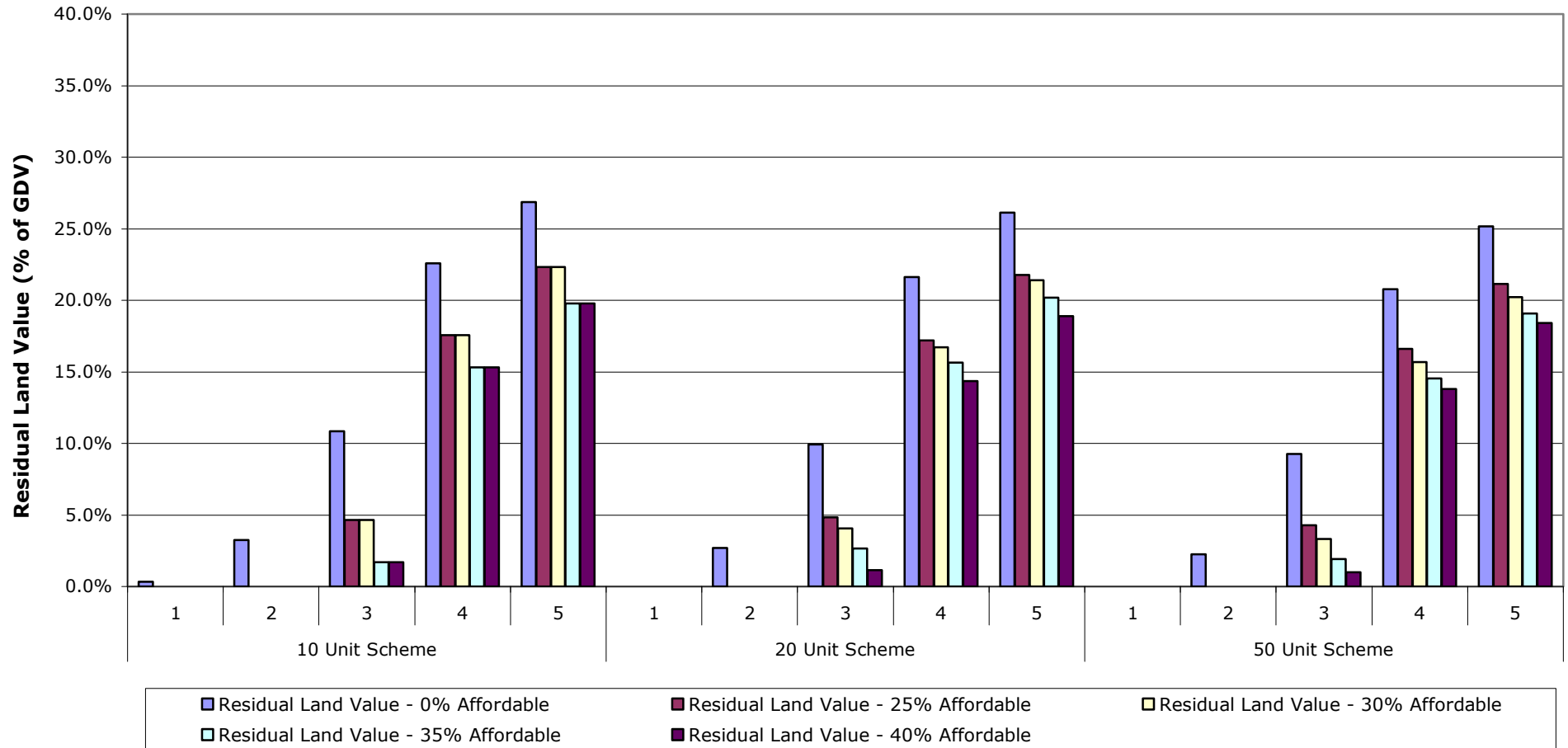


**Table 24a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.9% | 4.6% | 4.6% | 1.7% | 1.7% |
| | 4 | 22.6% | 17.6% | 17.6% | 15.3% | 15.3% |
| | 5 | 26.9% | 22.3% | 22.3% | 19.8% | 19.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.9% | 4.8% | 4.1% | 2.7% | 1.2% |
| | 4 | 21.6% | 17.2% | 16.7% | 15.7% | 14.4% |
| | 5 | 26.1% | 21.8% | 21.4% | 20.2% | 18.9% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.3% | 4.3% | 3.3% | 1.9% | 1.0% |
| | 4 | 20.8% | 16.6% | 15.7% | 14.5% | 13.8% |
| | 5 | 25.2% | 21.1% | 20.2% | 19.1% | 18.4% |

Source: Adams Integra, August 2012

**Graph 24a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density
Flats Only Schemes**

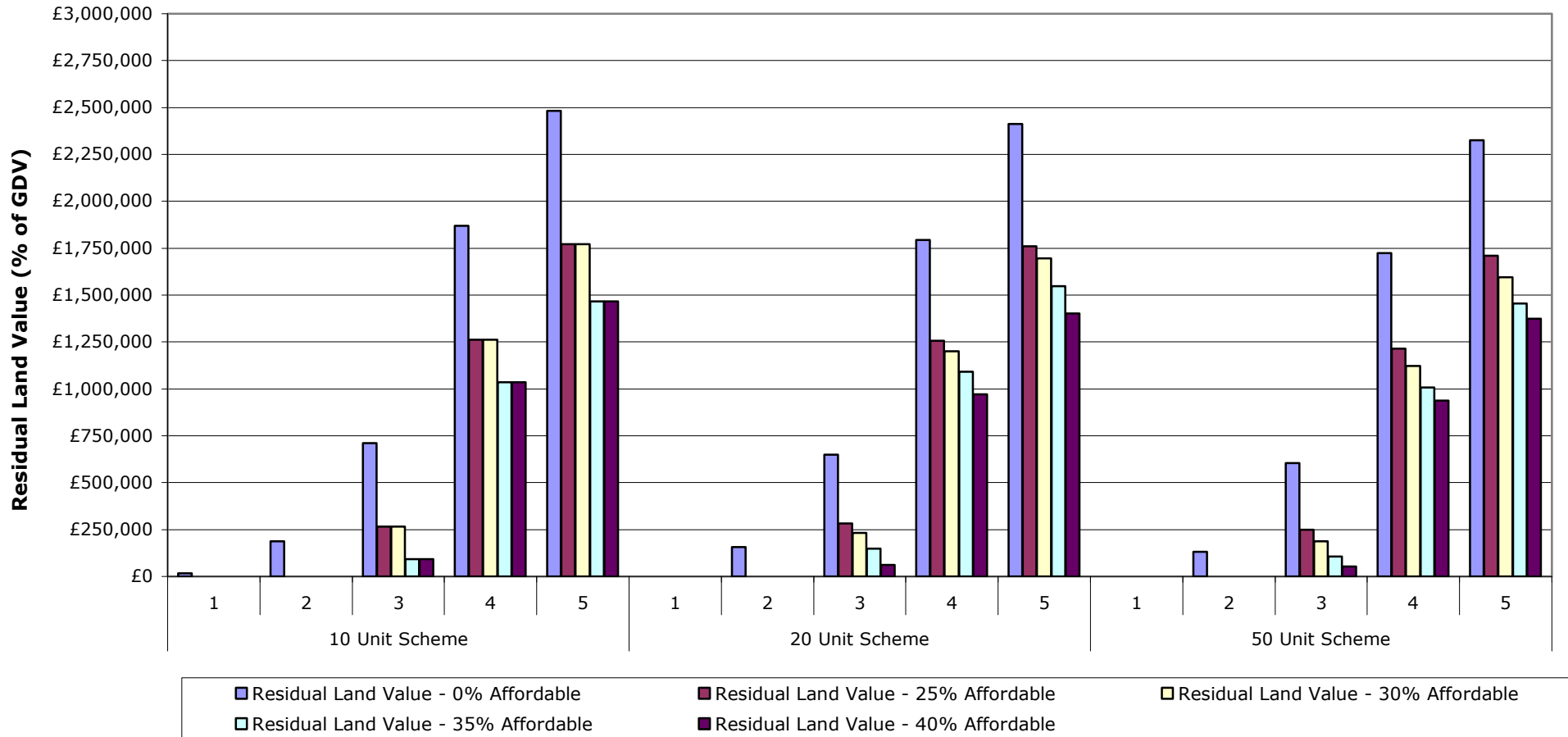


**Table 24b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £17,546 | £0 | £0 | £0 | £0 |
| | 2 | £187,108 | £0 | £0 | £0 | £0 |
| | 3 | £710,039 | £264,878 | £264,878 | £92,457 | £92,457 |
| | 4 | £1,870,571 | £1,261,288 | £1,261,288 | £1,035,437 | £1,035,437 |
| | 5 | £2,481,169 | £1,770,809 | £1,770,809 | £1,467,172 | £1,467,172 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £155,656 | £0 | £0 | £0 | £0 |
| | 3 | £649,799 | £281,460 | £232,133 | £147,356 | £62,579 |
| | 4 | £1,793,309 | £1,256,654 | £1,200,329 | £1,091,499 | £970,165 |
| | 5 | £2,412,722 | £1,758,957 | £1,696,217 | £1,548,461 | £1,400,704 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £130,142 | £0 | £0 | £0 | £0 |
| | 3 | £604,700 | £248,897 | £188,777 | £105,597 | £53,467 |
| | 4 | £1,722,508 | £1,214,808 | £1,121,447 | £1,006,192 | £937,617 |
| | 5 | £2,324,473 | £1,709,978 | £1,595,103 | £1,455,838 | £1,374,012 |

Source: Adams Integra, August 2012

**Graph 24b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density
Flats Only Schemes**

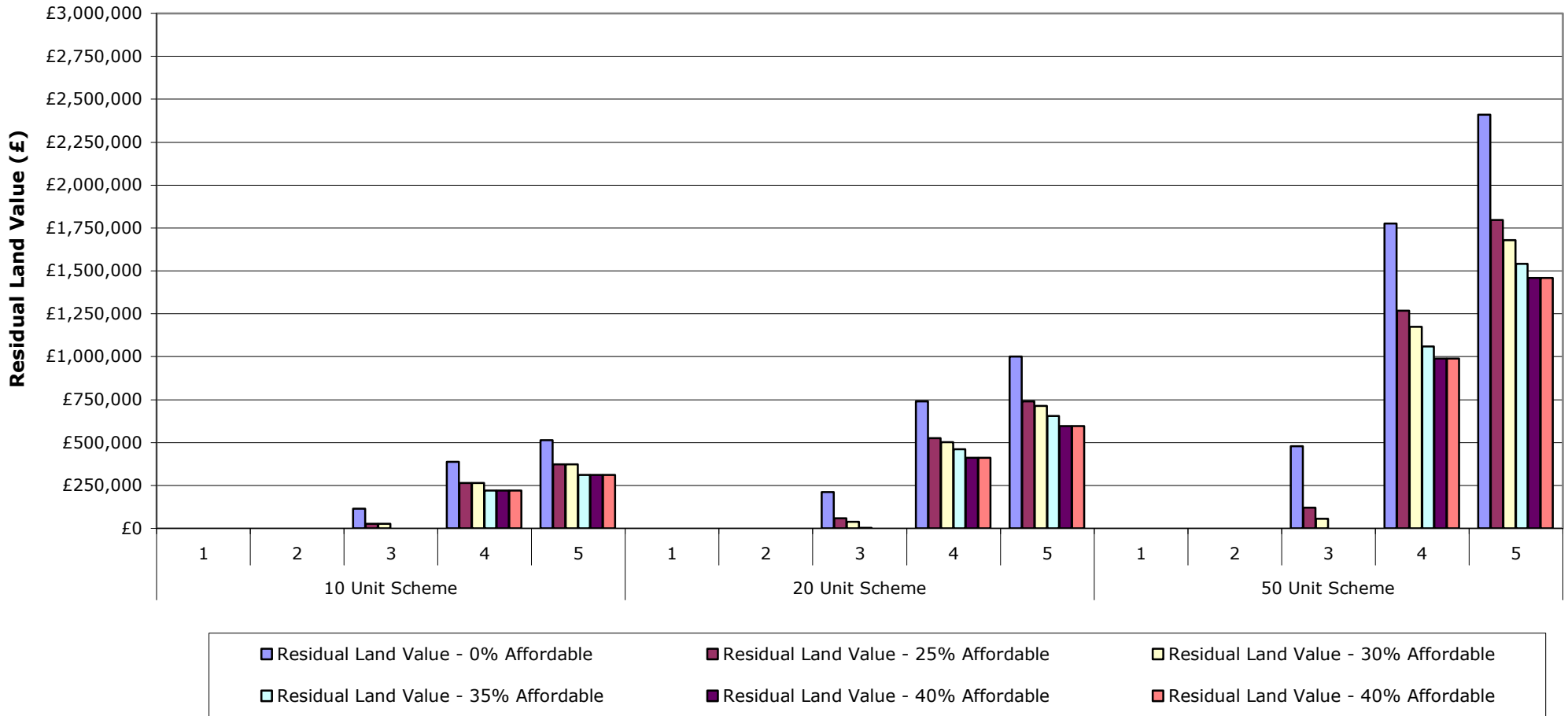


**Table 25: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £114,456 | £25,424 | £25,424 | £0 | £0 |
| | 4 | £386,052 | £264,195 | £264,195 | £219,271 | £219,271 |
| | 5 | £514,754 | £372,875 | £372,875 | £312,148 | £312,148 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £211,095 | £57,853 | £38,122 | £4,211 | £0 |
| | 4 | £740,037 | £525,375 | £502,845 | £459,550 | £411,016 |
| | 5 | £1,000,992 | £739,486 | £714,389 | £655,287 | £596,184 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £479,876 | £121,417 | £55,505 | £0 | £0 |
| | 4 | £1,775,577 | £1,267,876 | £1,174,516 | £1,059,260 | £990,685 |
| | 5 | £2,409,585 | £1,795,090 | £1,680,215 | £1,540,950 | £1,459,124 |

Source: Adams Integra, August 2012

Graph 25: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL Low Density Flats Only Schemes

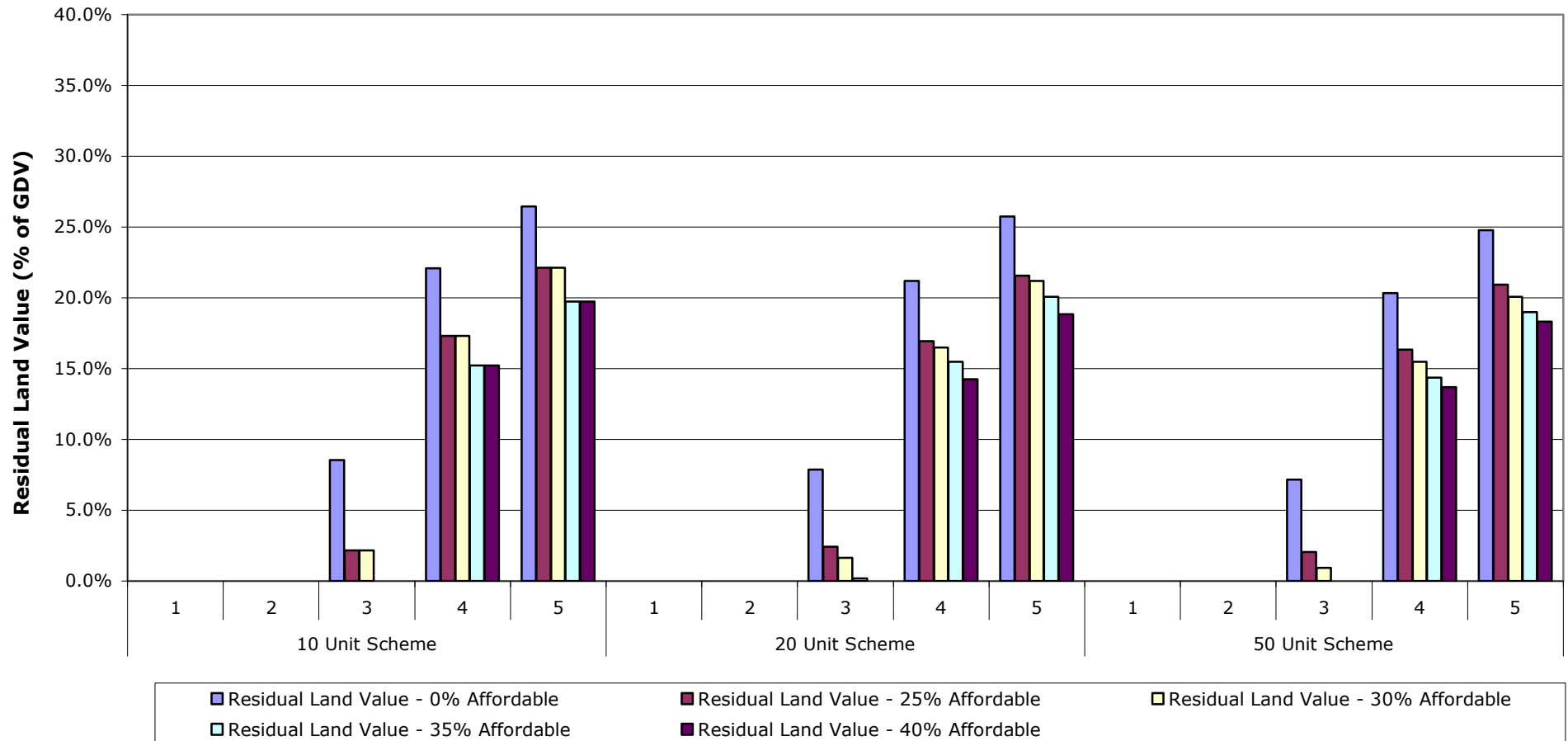


**Table 25a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.6% | 2.2% | 2.2% | 0.0% | 0.0% |
| | 4 | 22.1% | 17.3% | 17.3% | 15.2% | 15.2% |
| | 5 | 26.5% | 22.1% | 22.1% | 19.7% | 19.7% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.9% | 2.4% | 1.6% | 0.2% | 0.0% |
| | 4 | 21.2% | 16.9% | 16.5% | 15.5% | 14.3% |
| | 5 | 25.7% | 21.6% | 21.2% | 20.1% | 18.8% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.2% | 2.0% | 0.9% | 0.0% | 0.0% |
| | 4 | 20.3% | 16.3% | 15.5% | 14.4% | 13.7% |
| | 5 | 24.8% | 20.9% | 20.1% | 19.0% | 18.3% |

Source: Adams Integra, August 2012

**Graph 25a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density
Flats Only Schemes**

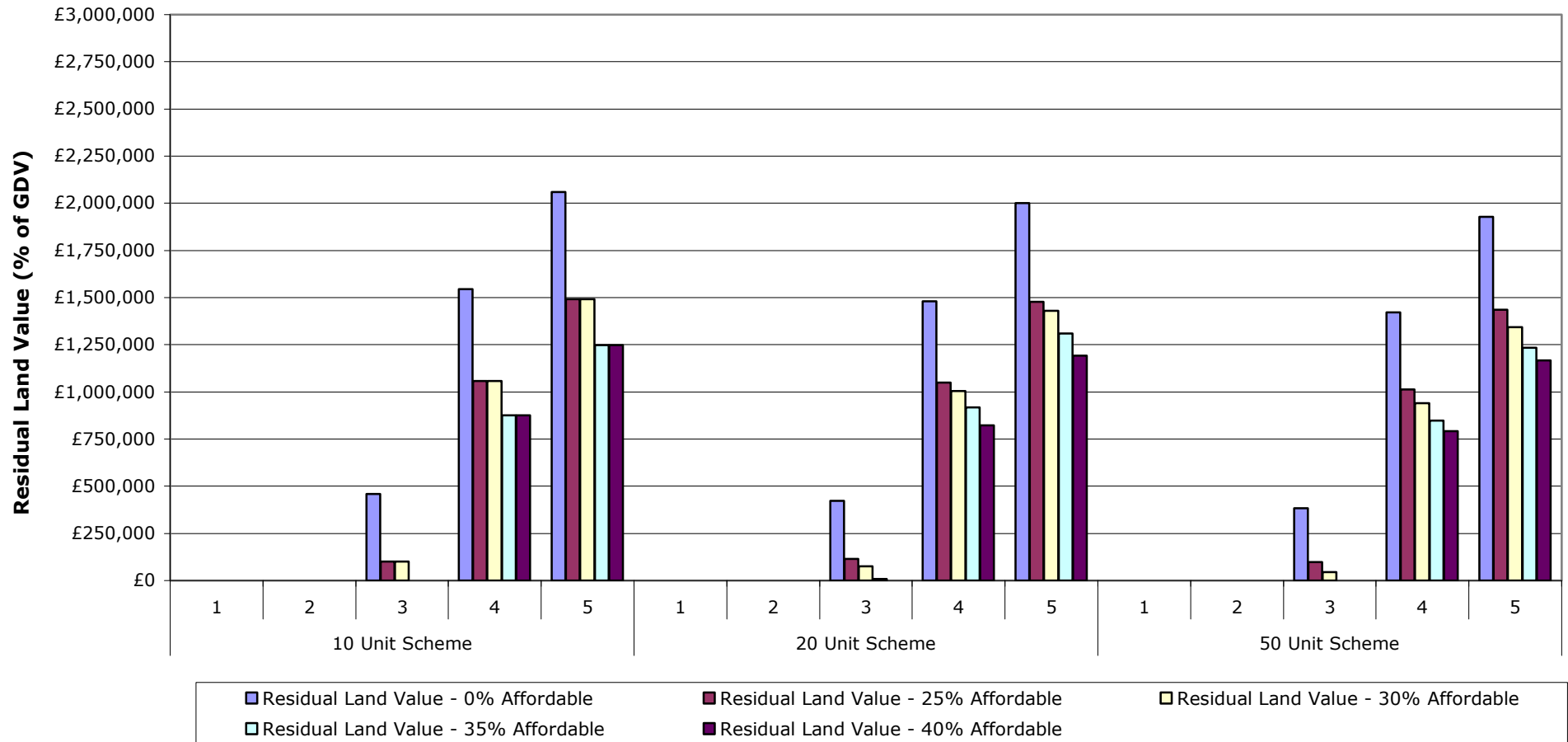


**Table 25b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £457,826 | £101,697 | £101,697 | £0 | £0 |
| | 4 | £1,544,207 | £1,056,780 | £1,056,780 | £877,084 | £877,084 |
| | 5 | £2,059,017 | £1,491,501 | £1,491,501 | £1,248,591 | £1,248,591 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £422,190 | £115,706 | £76,244 | £8,422 | £0 |
| | 4 | £1,480,074 | £1,050,750 | £1,005,691 | £919,100 | £822,033 |
| | 5 | £2,001,983 | £1,478,971 | £1,428,779 | £1,310,574 | £1,192,369 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £383,901 | £97,133 | £44,404 | £0 | £0 |
| | 4 | £1,420,461 | £1,014,301 | £939,613 | £847,408 | £792,548 |
| | 5 | £1,927,668 | £1,436,072 | £1,344,172 | £1,232,760 | £1,167,299 |

Source: Adams Integra, August 2012

**Graph 25b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density
Flats Only Schemes**

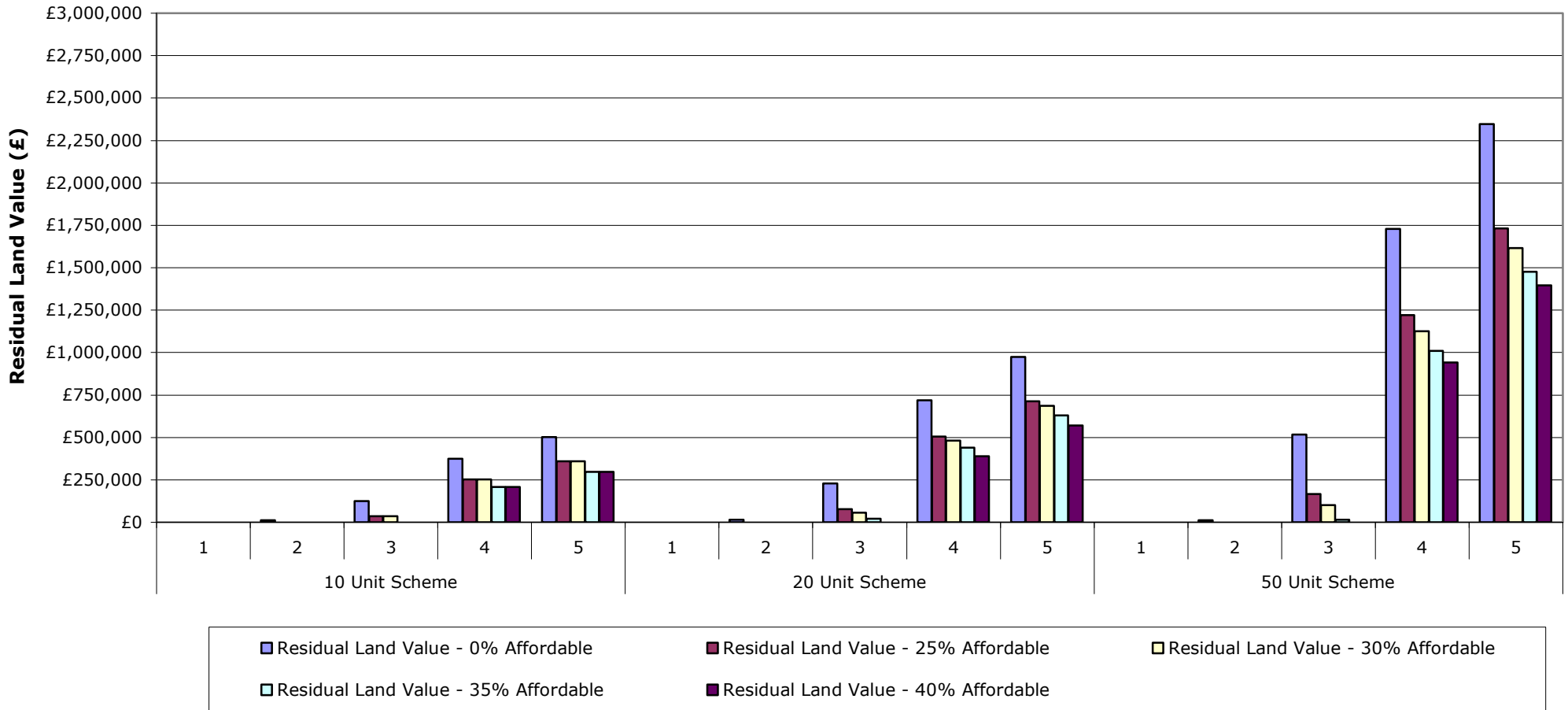


**Table 26: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £13,166 | £0 | £0 | £0 | £0 |
| | 3 | £123,485 | £34,453 | £34,453 | £0 | £0 |
| | 4 | £375,478 | £253,622 | £253,622 | £208,480 | £208,480 |
| | 5 | £500,937 | £358,914 | £358,914 | £298,186 | £298,186 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £14,285 | £0 | £0 | £0 | £0 |
| | 3 | £228,944 | £75,882 | £56,151 | £22,240 | £0 |
| | 4 | £719,717 | £505,055 | £482,525 | £439,018 | £390,485 |
| | 5 | £974,077 | £712,571 | £687,475 | £628,373 | £569,270 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £12,474 | £0 | £0 | £0 | £0 |
| | 3 | £518,038 | £166,322 | £100,411 | £15,325 | £0 |
| | 4 | £1,727,266 | £1,219,565 | £1,126,205 | £1,010,950 | £942,375 |
| | 5 | £2,345,253 | £1,730,758 | £1,615,882 | £1,476,618 | £1,394,791 |

Source: Adams Integra, August 2012

Graph 26: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL Medium Density Flats Only Schemes

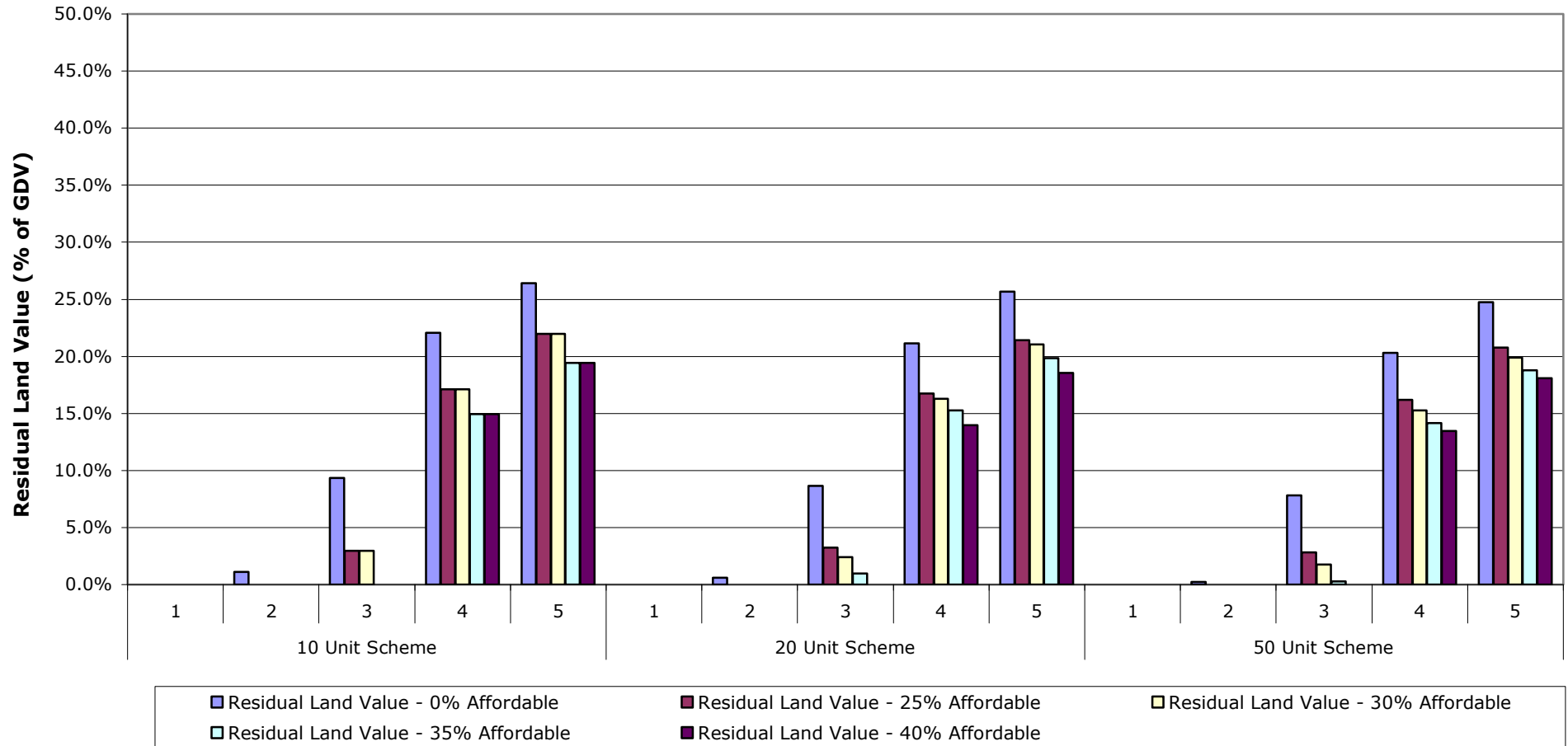


**Table 26a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.3% | 3.0% | 3.0% | 0.0% | 0.0% |
| | 4 | 22.1% | 17.1% | 17.1% | 14.9% | 14.9% |
| | 5 | 26.4% | 22.0% | 22.0% | 19.4% | 19.4% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.7% | 3.2% | 2.4% | 1.0% | 0.0% |
| | 4 | 21.1% | 16.8% | 16.3% | 15.3% | 14.0% |
| | 5 | 25.7% | 21.4% | 21.0% | 19.8% | 18.6% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.8% | 2.8% | 1.7% | 0.3% | 0.0% |
| | 4 | 20.3% | 16.2% | 15.3% | 14.1% | 13.4% |
| | 5 | 24.7% | 20.8% | 19.9% | 18.8% | 18.1% |

Source: Adams Integra, August 2012

**Graph 26a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density
Flats Only Schemes**

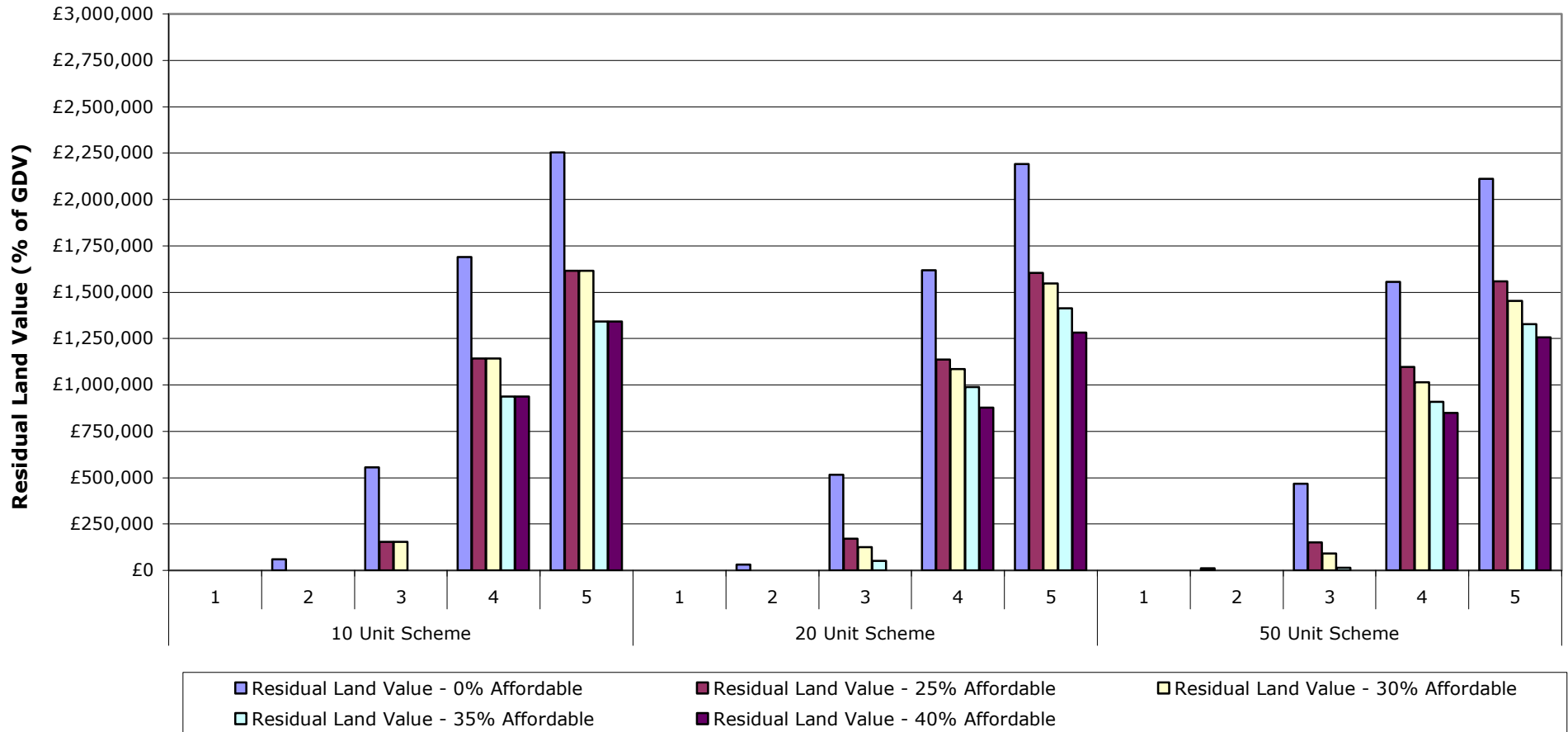


**Table 26b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £59,245 | £0 | £0 | £0 | £0 |
| | 3 | £555,683 | £155,037 | £155,037 | £0 | £0 |
| | 4 | £1,689,652 | £1,141,297 | £1,141,297 | £938,158 | £938,158 |
| | 5 | £2,254,215 | £1,615,112 | £1,615,112 | £1,341,839 | £1,341,839 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £32,141 | £0 | £0 | £0 | £0 |
| | 3 | £515,123 | £170,734 | £126,340 | £50,041 | £0 |
| | 4 | £1,619,364 | £1,136,374 | £1,085,682 | £987,791 | £878,591 |
| | 5 | £2,191,674 | £1,603,285 | £1,546,819 | £1,413,838 | £1,280,858 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £11,226 | £0 | £0 | £0 | £0 |
| | 3 | £466,234 | £149,690 | £90,370 | £13,792 | £0 |
| | 4 | £1,554,540 | £1,097,609 | £1,013,585 | £909,855 | £848,137 |
| | 5 | £2,110,728 | £1,557,682 | £1,454,294 | £1,328,956 | £1,255,312 |

Source: Adams Integra, August 2012

**Graph 26b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density
Flats Only Schemes**

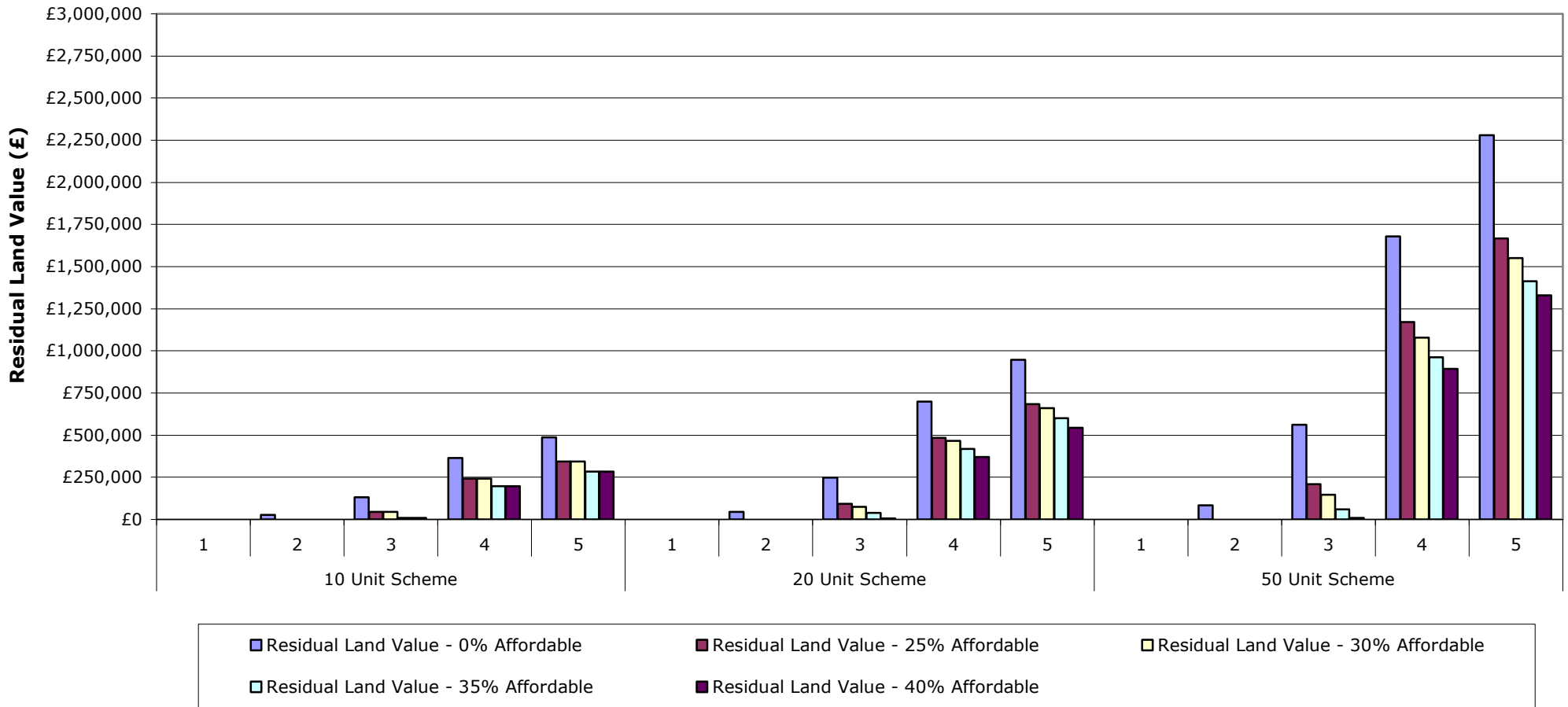


**Table 27: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £27,927 | £0 | £0 | £0 | £0 |
| | 3 | £132,514 | £43,481 | £43,481 | £8,997 | £8,997 |
| | 4 | £364,905 | £243,048 | £243,048 | £197,688 | £197,688 |
| | 5 | £487,119 | £344,952 | £344,952 | £284,225 | £284,225 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £43,590 | £0 | £0 | £0 | £0 |
| | 3 | £246,793 | £93,911 | £74,180 | £40,269 | £6,359 |
| | 4 | £699,397 | £484,735 | £467,020 | £418,487 | £369,953 |
| | 5 | £947,163 | £685,657 | £660,561 | £601,458 | £542,356 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £84,774 | £0 | £0 | £0 | £0 |
| | 3 | £561,147 | £209,115 | £145,316 | £60,230 | £8,099 |
| | 4 | £1,678,956 | £1,171,255 | £1,077,895 | £962,639 | £894,064 |
| | 5 | £2,280,921 | £1,666,425 | £1,551,550 | £1,412,286 | £1,330,459 |

Source: Adams Integra, August 2012

Graph 27: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL High Density Flats Only Schemes

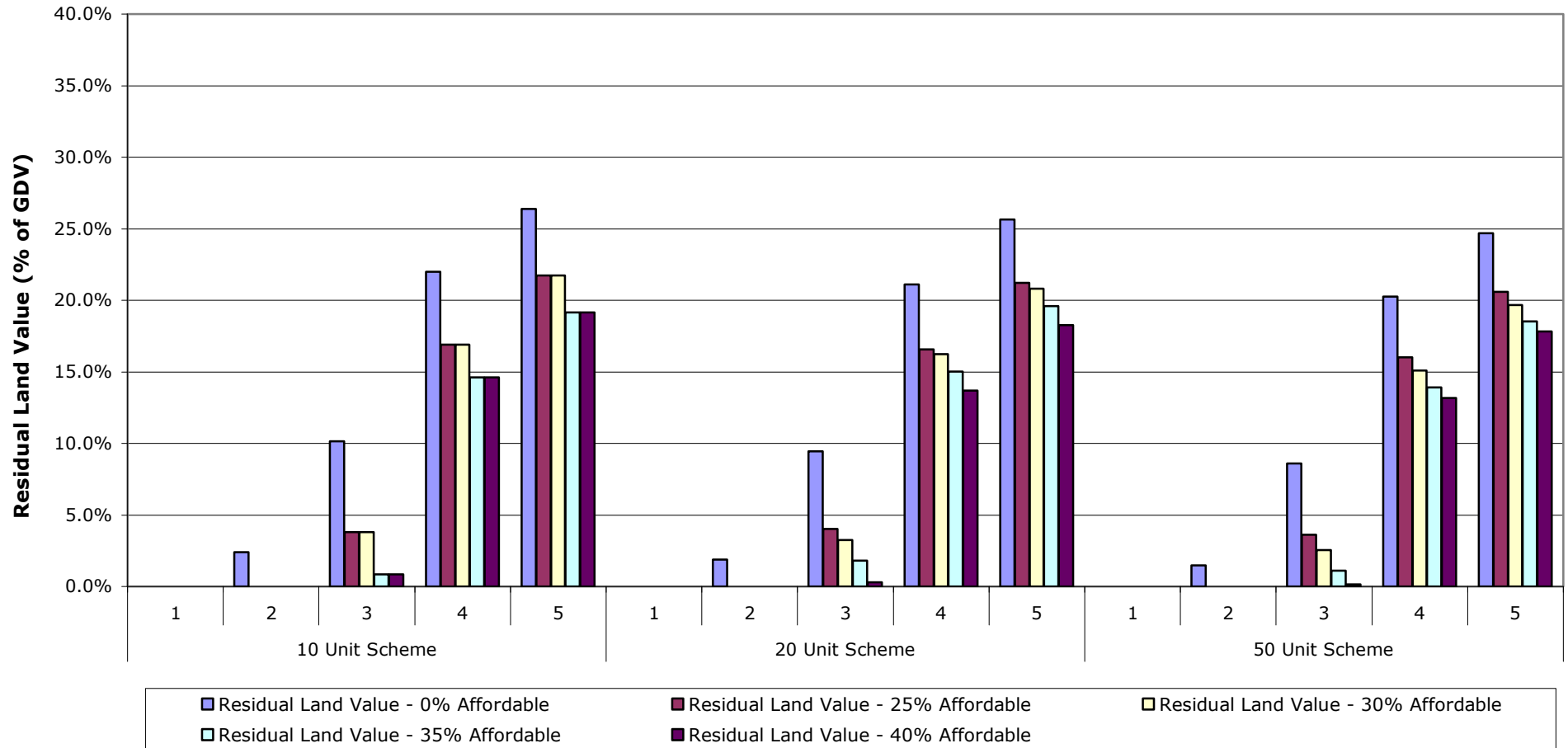


**Table 27a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.1% | 3.8% | 3.8% | 0.8% | 0.8% |
| | 4 | 22.0% | 16.9% | 16.9% | 14.6% | 14.6% |
| | 5 | 26.4% | 21.8% | 21.8% | 19.2% | 19.2% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.4% | 4.0% | 3.2% | 1.8% | 0.3% |
| | 4 | 21.1% | 16.6% | 16.3% | 15.0% | 13.7% |
| | 5 | 25.6% | 21.2% | 20.8% | 19.6% | 18.3% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.6% | 3.6% | 2.6% | 1.1% | 0.1% |
| | 4 | 20.3% | 16.0% | 15.1% | 13.9% | 13.2% |
| | 5 | 24.7% | 20.6% | 19.7% | 18.5% | 17.8% |

Source: Adams Integra, August 2012

**Graph 27a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density
Flats Only Schemes**

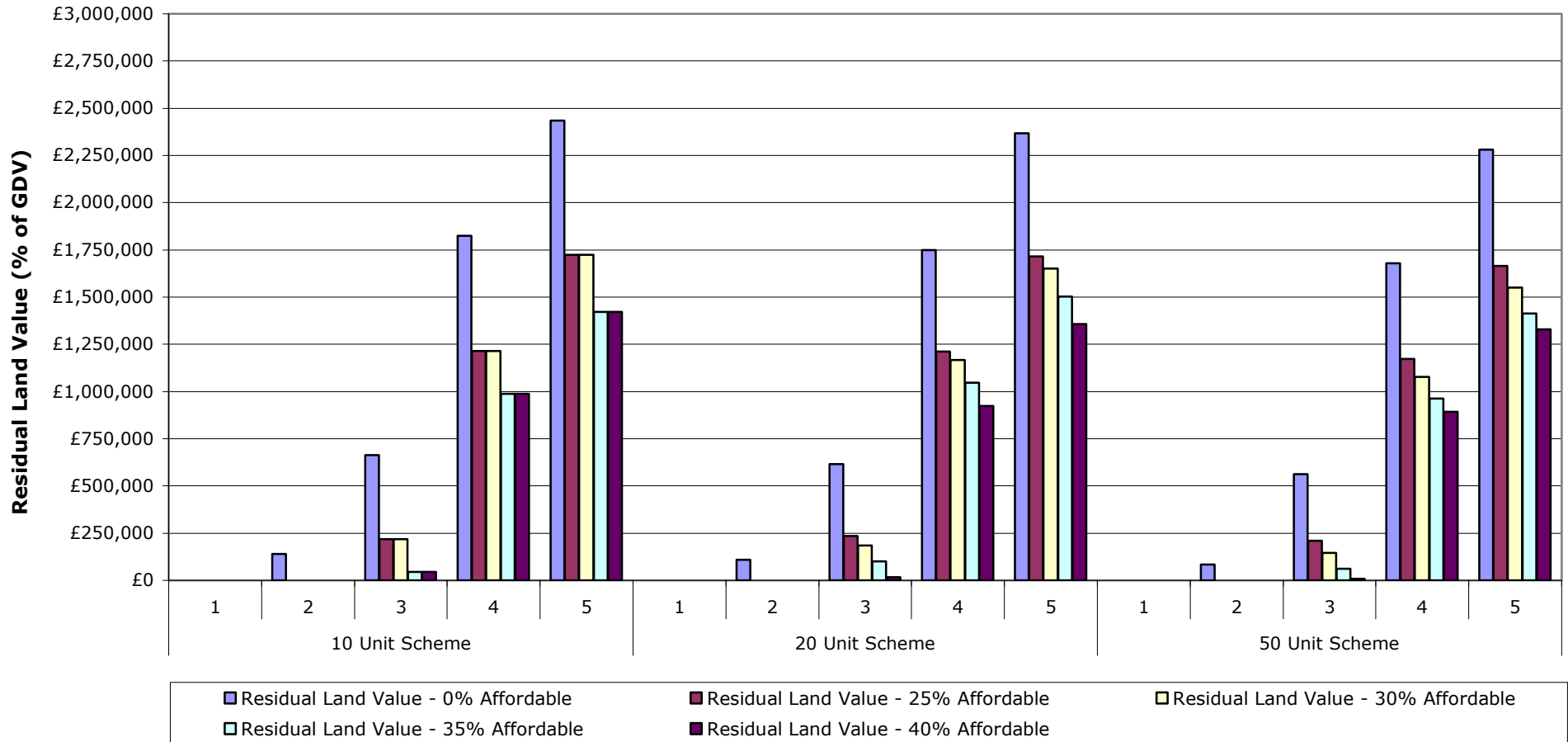


**Table 27b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £139,637 | £0 | £0 | £0 | £0 |
| | 3 | £662,568 | £217,406 | £217,406 | £44,986 | £44,986 |
| | 4 | £1,824,523 | £1,215,240 | £1,215,240 | £988,440 | £988,440 |
| | 5 | £2,435,596 | £1,724,762 | £1,724,762 | £1,421,125 | £1,421,125 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £108,974 | £0 | £0 | £0 | £0 |
| | 3 | £616,981 | £234,778 | £185,451 | £100,674 | £15,896 |
| | 4 | £1,748,494 | £1,211,838 | £1,167,551 | £1,046,217 | £924,883 |
| | 5 | £2,367,907 | £1,714,142 | £1,651,402 | £1,503,645 | £1,355,889 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £84,774 | £0 | £0 | £0 | £0 |
| | 3 | £561,147 | £209,115 | £145,316 | £60,230 | £8,099 |
| | 4 | £1,678,956 | £1,171,255 | £1,077,895 | £962,639 | £894,064 |
| | 5 | £2,280,921 | £1,666,425 | £1,551,550 | £1,412,286 | £1,330,459 |

Source: Adams Integra, August 2012

**Graph 27b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density
Flats Only Schemes**



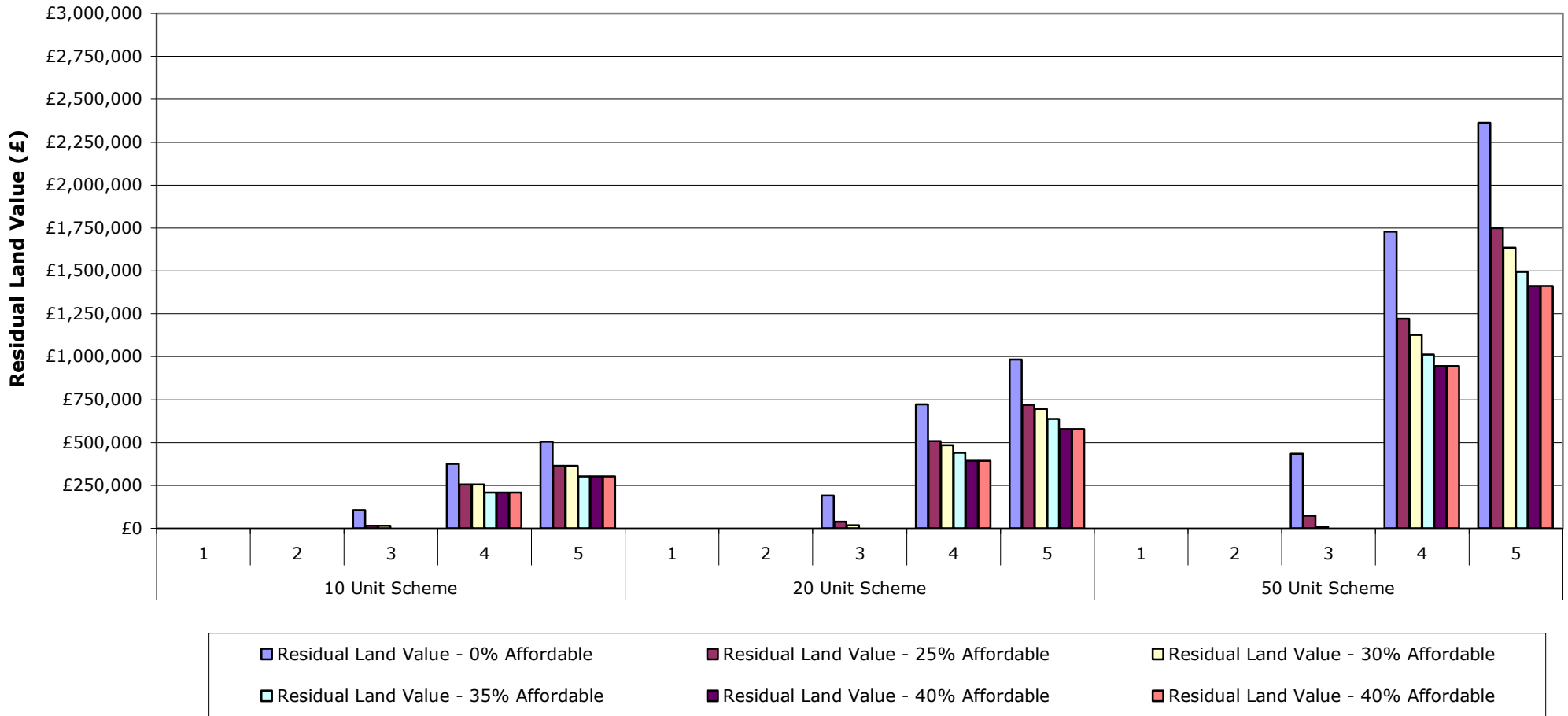
Appendix 3a-i

**Table 28: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £104,457 | £15,424 | £15,424 | £0 | £0 |
| | 4 | £376,352 | £254,495 | £254,495 | £209,371 | £209,371 |
| | 5 | £505,154 | £363,175 | £363,175 | £302,448 | £302,448 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £191,625 | £38,186 | £18,455 | £0 | £0 |
| | 4 | £721,157 | £506,495 | £483,965 | £440,473 | £391,939 |
| | 5 | £982,111 | £720,605 | £695,509 | £636,407 | £577,304 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £433,527 | £73,634 | £7,723 | £0 | £0 |
| | 4 | £1,729,705 | £1,222,005 | £1,128,644 | £1,013,389 | £944,814 |
| | 5 | £2,363,714 | £1,749,219 | £1,634,344 | £1,495,079 | £1,413,252 |

Source: Adams Integra, August 2012

Graph 28: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL Low Density Flats Only Schemes

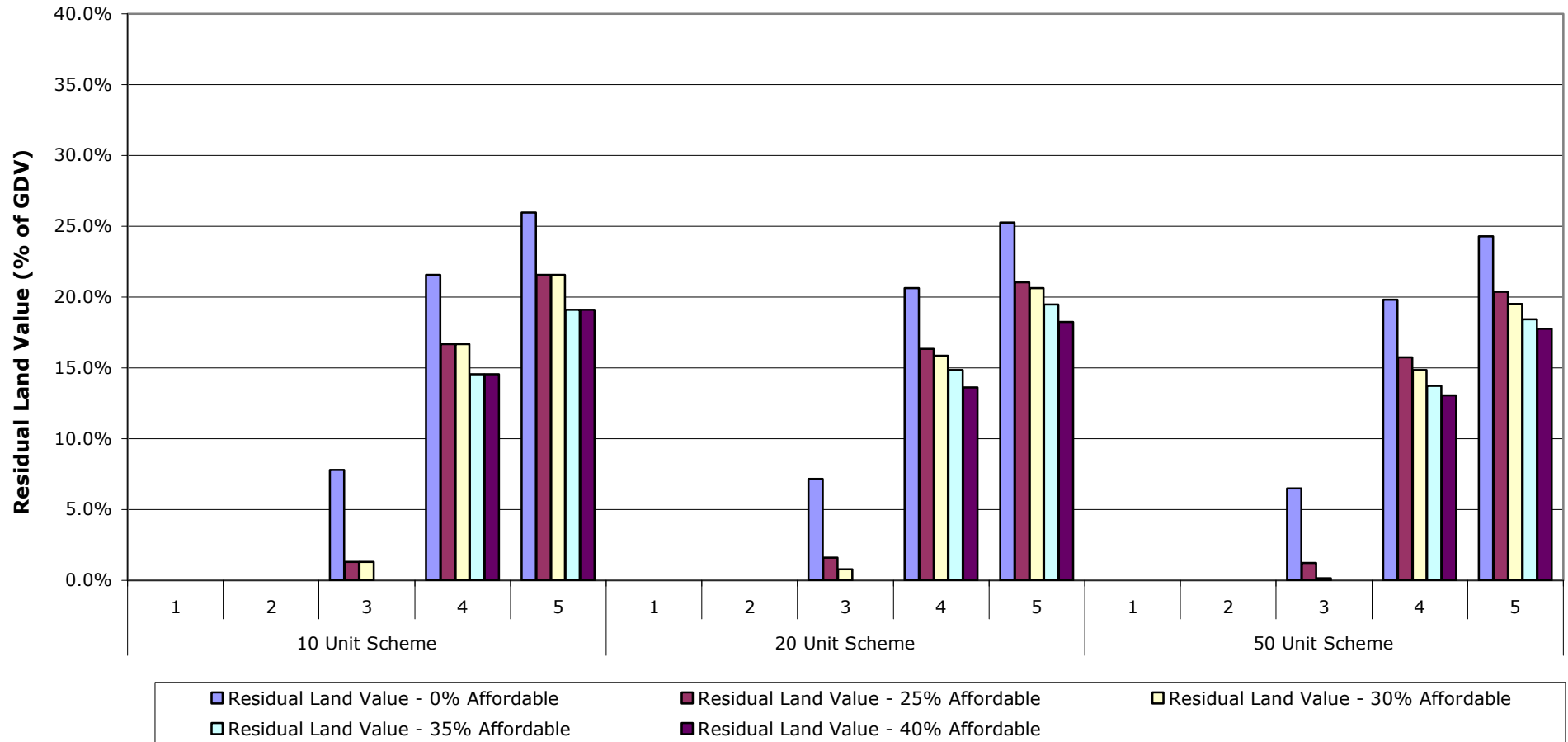


**Table 28a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.8% | 1.3% | 1.3% | 0.0% | 0.0% |
| | 4 | 21.6% | 16.7% | 16.7% | 14.5% | 14.5% |
| | 5 | 26.0% | 21.6% | 21.6% | 19.1% | 19.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.2% | 1.6% | 0.8% | 0.0% | 0.0% |
| | 4 | 20.6% | 16.3% | 15.9% | 14.9% | 13.6% |
| | 5 | 25.2% | 21.0% | 20.6% | 19.5% | 18.2% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 6.5% | 1.2% | 0.1% | 0.0% | 0.0% |
| | 4 | 19.8% | 15.7% | 14.9% | 13.7% | 13.1% |
| | 5 | 24.3% | 20.4% | 19.5% | 18.4% | 17.8% |

Source: Adams Integra, August 2012

**Graph 28a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Low Density
Flats Only Schemes**

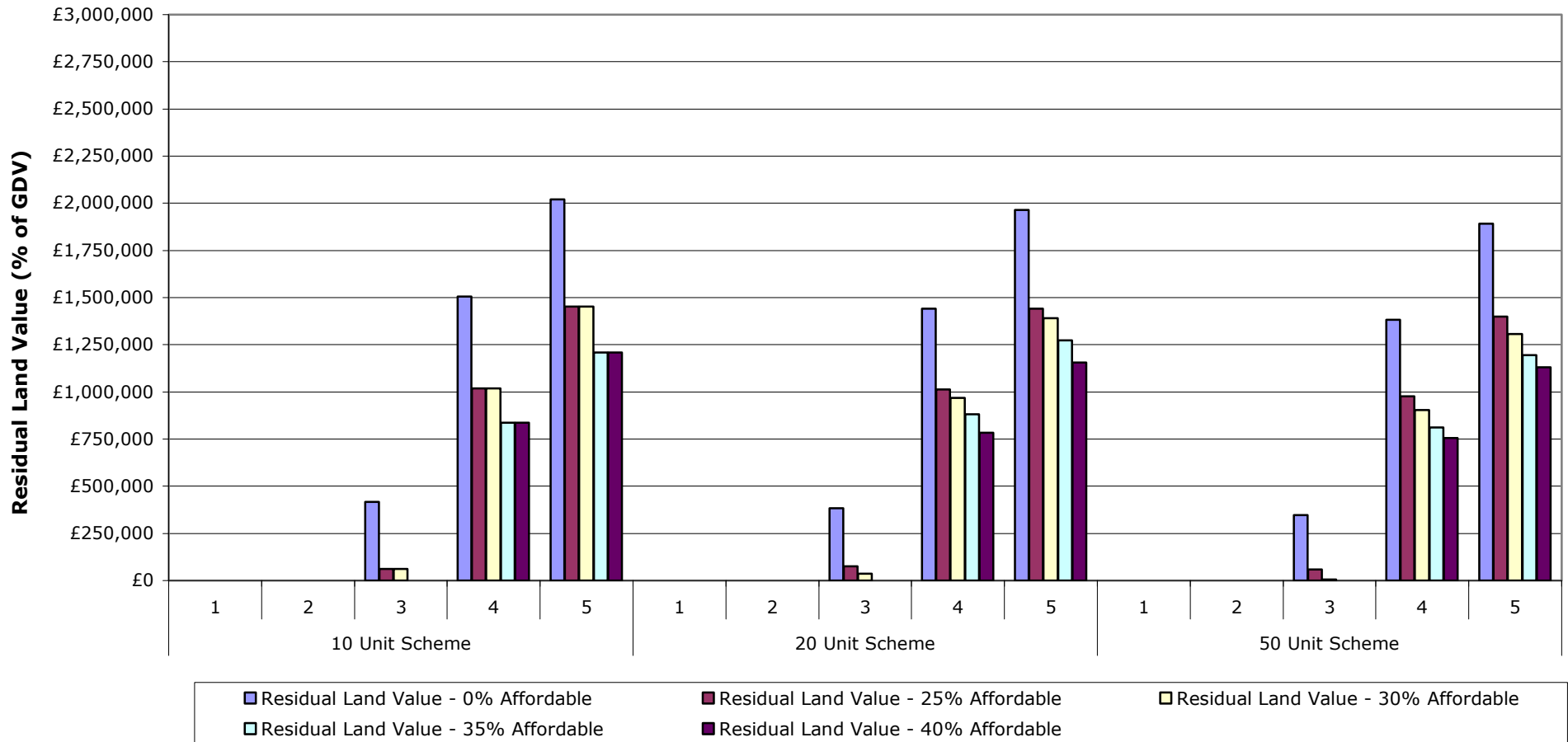


**Table 28b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £417,827 | £61,698 | £61,698 | £0 | £0 |
| | 4 | £1,505,408 | £1,017,981 | £1,017,981 | £837,485 | £837,485 |
| | 5 | £2,020,618 | £1,452,702 | £1,452,702 | £1,209,792 | £1,209,792 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £383,249 | £76,372 | £36,910 | £0 | £0 |
| | 4 | £1,442,314 | £1,012,989 | £967,930 | £880,946 | £783,879 |
| | 5 | £1,964,222 | £1,441,210 | £1,391,018 | £1,272,813 | £1,154,608 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £346,822 | £58,907 | £6,178 | £0 | £0 |
| | 4 | £1,383,764 | £977,604 | £902,916 | £810,711 | £755,851 |
| | 5 | £1,890,971 | £1,399,375 | £1,307,475 | £1,196,063 | £1,130,602 |

Source: Adams Integra, August 2012

**Graph 28b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Low Density
Flats Only Schemes**

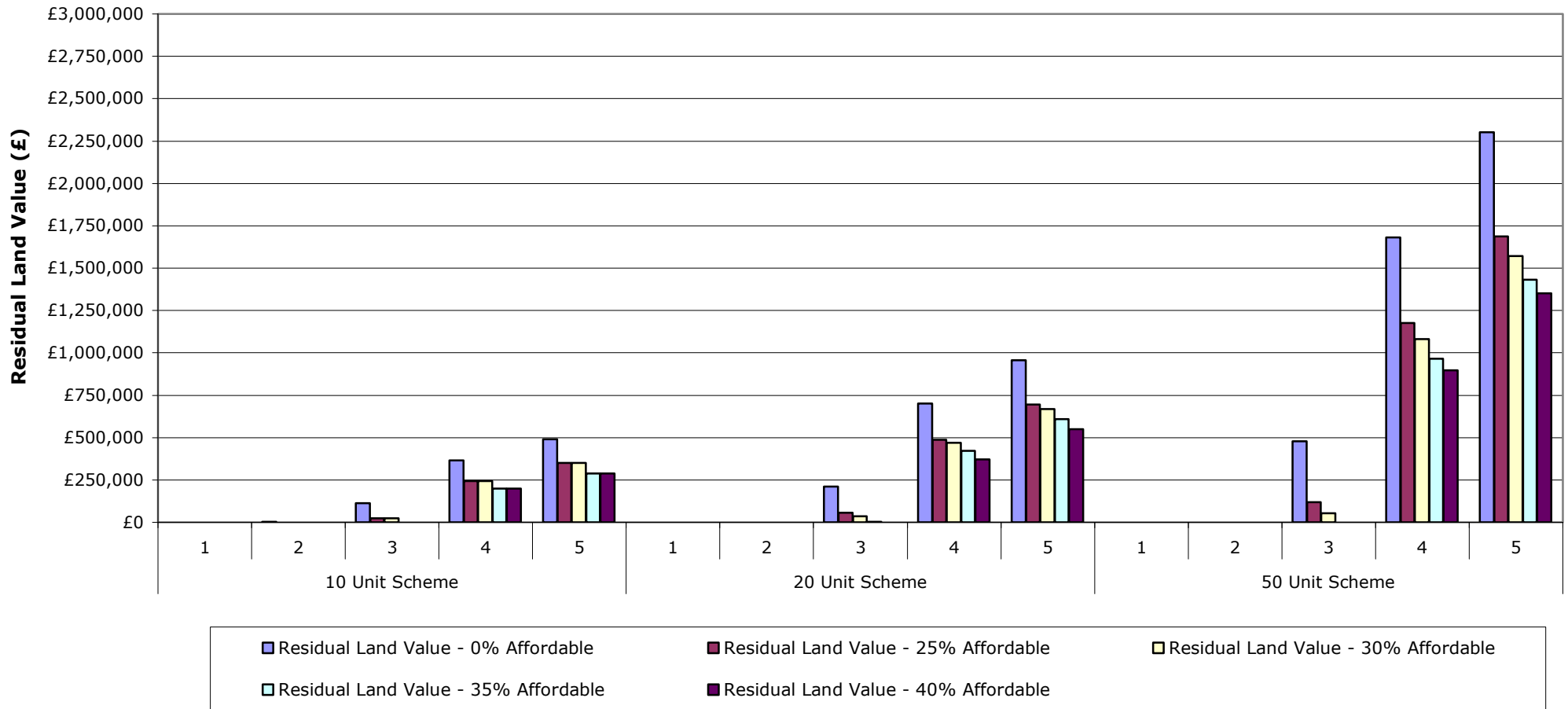


**Table 29: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £3,419 | £0 | £0 | £0 | £0 |
| | 3 | £113,738 | £24,706 | £24,706 | £0 | £0 |
| | 4 | £366,024 | £244,167 | £244,167 | £198,830 | £198,830 |
| | 5 | £491,580 | £349,459 | £349,459 | £288,732 | £288,732 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £209,965 | £56,712 | £36,981 | £3,070 | £0 |
| | 4 | £701,314 | £486,652 | £468,957 | £420,423 | £371,890 |
| | 5 | £955,674 | £694,168 | £669,072 | £609,969 | £550,867 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £478,256 | £119,747 | £53,836 | £0 | £0 |
| | 4 | £1,682,554 | £1,174,853 | £1,081,493 | £966,238 | £897,663 |
| | 5 | £2,300,541 | £1,686,046 | £1,571,170 | £1,431,906 | £1,350,079 |

Source: Adams Integra, August 2012

Graph 29: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL Medium Density Flats Only Schemes

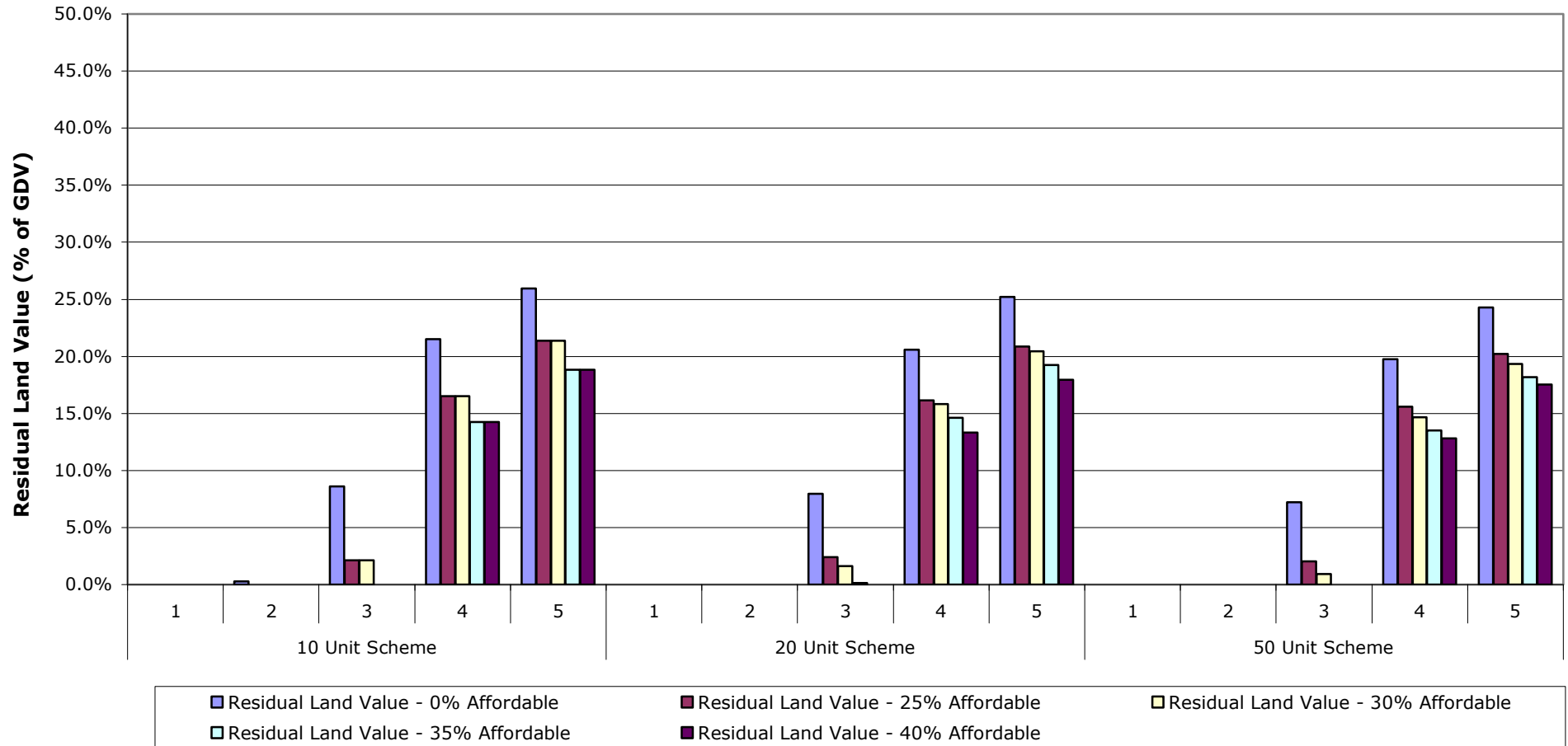


**Table 29a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.6% | 2.1% | 2.1% | 0.0% | 0.0% |
| | 4 | 21.5% | 16.5% | 16.5% | 14.2% | 14.2% |
| | 5 | 25.9% | 21.4% | 21.4% | 18.8% | 18.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.9% | 2.4% | 1.6% | 0.1% | 0.0% |
| | 4 | 20.6% | 16.1% | 15.8% | 14.6% | 13.3% |
| | 5 | 25.2% | 20.9% | 20.5% | 19.3% | 18.0% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.2% | 2.0% | 0.9% | 0.0% | 0.0% |
| | 4 | 19.8% | 15.6% | 14.7% | 13.5% | 12.8% |
| | 5 | 24.3% | 20.2% | 19.3% | 18.2% | 17.5% |

Source: Adams Integra, August 2012

**Graph 29a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density
Flats Only Schemes**

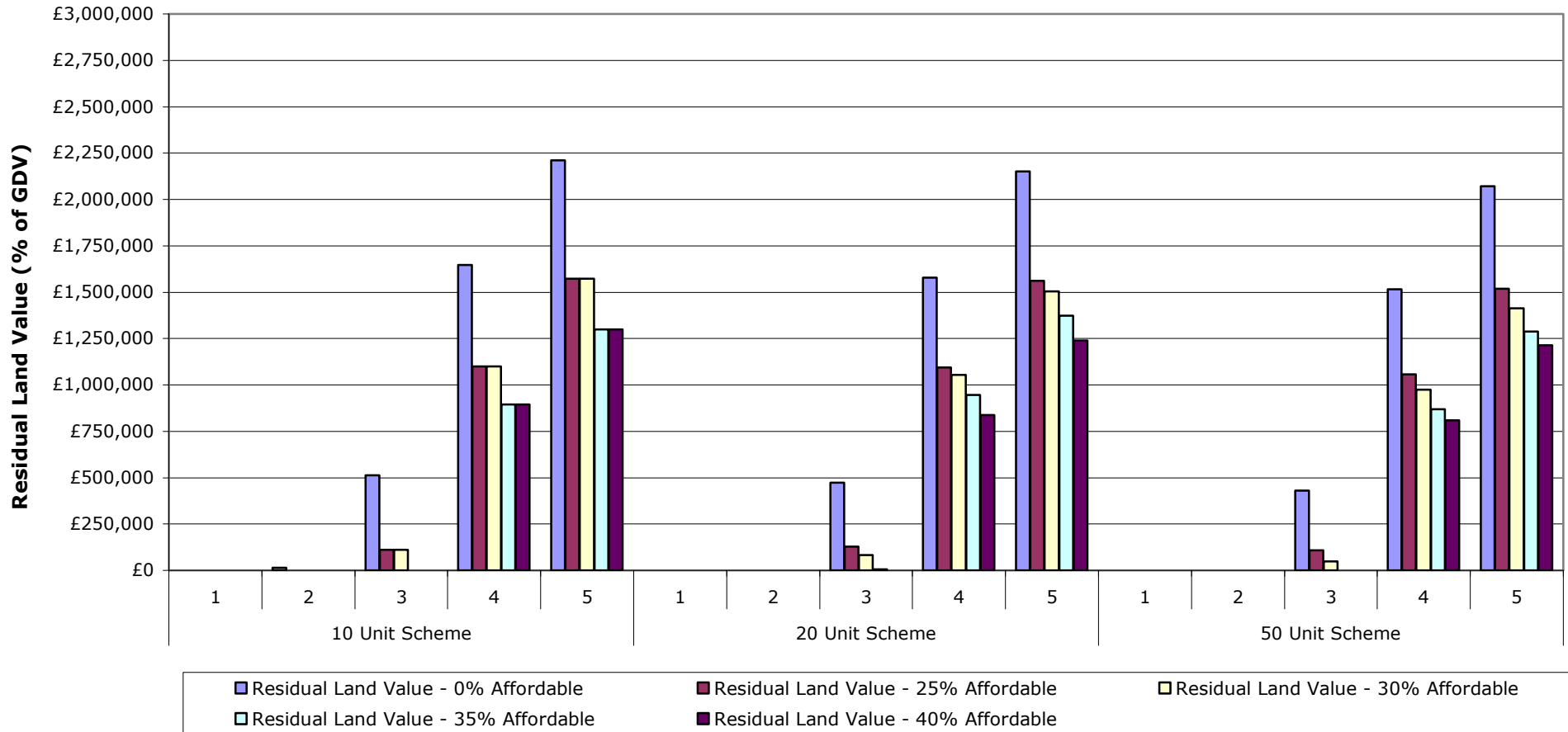


**Table 29b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £15,384 | £0 | £0 | £0 | £0 |
| | 3 | £511,821 | £111,176 | £111,176 | £0 | £0 |
| | 4 | £1,647,106 | £1,098,751 | £1,098,751 | £894,735 | £894,735 |
| | 5 | £2,212,108 | £1,572,566 | £1,572,566 | £1,299,293 | £1,299,293 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £472,422 | £127,602 | £83,208 | £6,908 | £0 |
| | 4 | £1,577,957 | £1,094,967 | £1,055,153 | £945,953 | £836,752 |
| | 5 | £2,150,266 | £1,561,878 | £1,505,412 | £1,372,431 | £1,239,450 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £430,431 | £107,772 | £48,452 | £0 | £0 |
| | 4 | £1,514,299 | £1,057,368 | £973,344 | £869,614 | £807,897 |
| | 5 | £2,070,487 | £1,517,441 | £1,414,053 | £1,288,715 | £1,215,071 |

Source: Adams Integra, August 2012

**Graph 29b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density
Flats Only Schemes**

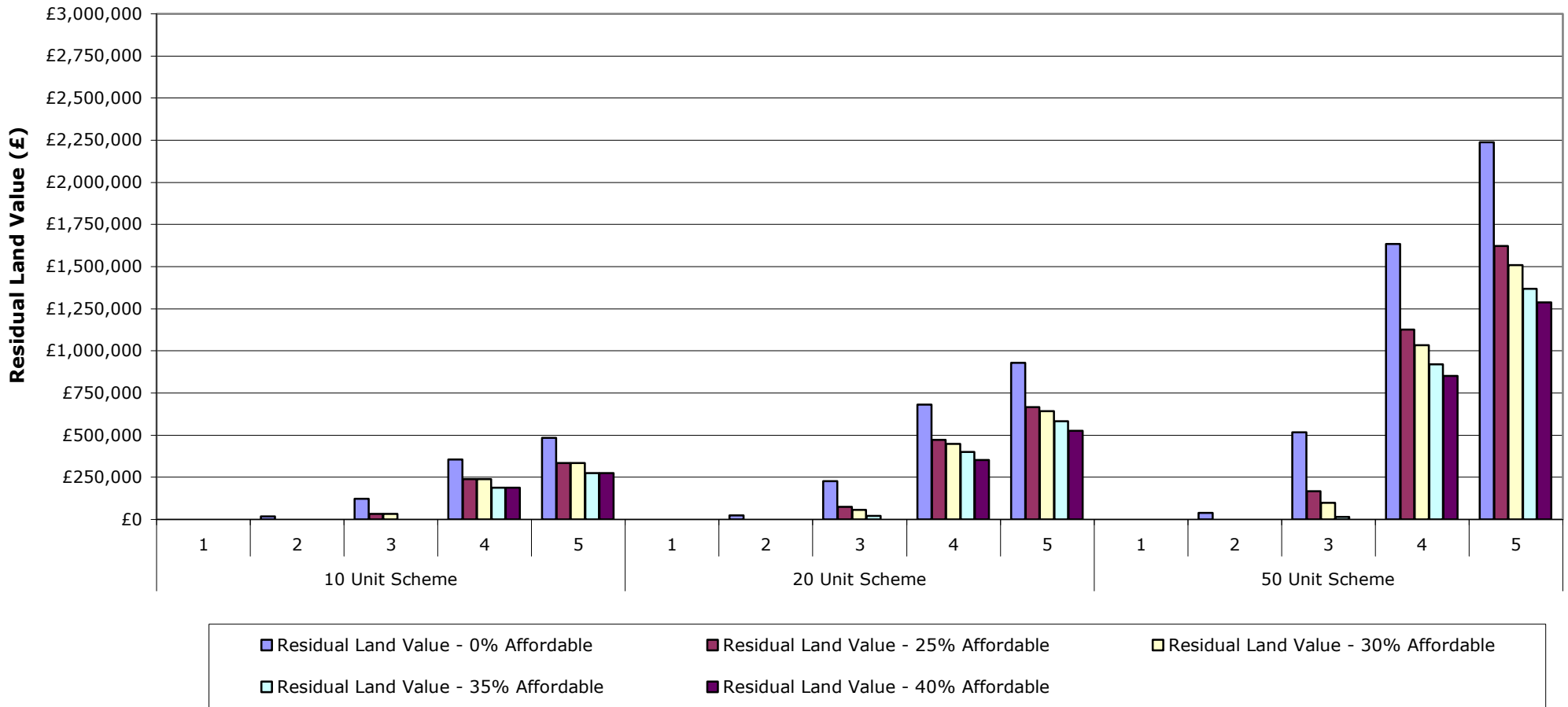


**Table 30: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £18,433 | £0 | £0 | £0 | £0 |
| | 3 | £123,019 | £33,987 | £33,987 | £0 | £0 |
| | 4 | £355,695 | £238,660 | £238,660 | £188,289 | £188,289 |
| | 5 | £482,984 | £335,743 | £335,743 | £275,015 | £275,015 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £24,917 | £0 | £0 | £0 | £0 |
| | 3 | £228,306 | £75,238 | £55,507 | £21,596 | £0 |
| | 4 | £681,471 | £471,672 | £448,907 | £400,374 | £351,841 |
| | 5 | £929,237 | £667,731 | £642,635 | £583,532 | £524,430 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £39,407 | £0 | £0 | £0 | £0 |
| | 3 | £517,594 | £165,860 | £99,949 | £14,862 | £0 |
| | 4 | £1,635,403 | £1,127,702 | £1,034,342 | £919,087 | £850,511 |
| | 5 | £2,237,368 | £1,622,872 | £1,507,997 | £1,368,733 | £1,286,906 |

Source: Adams Integra, August 2012

**Graph 30: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density
Flats Only Schemes**

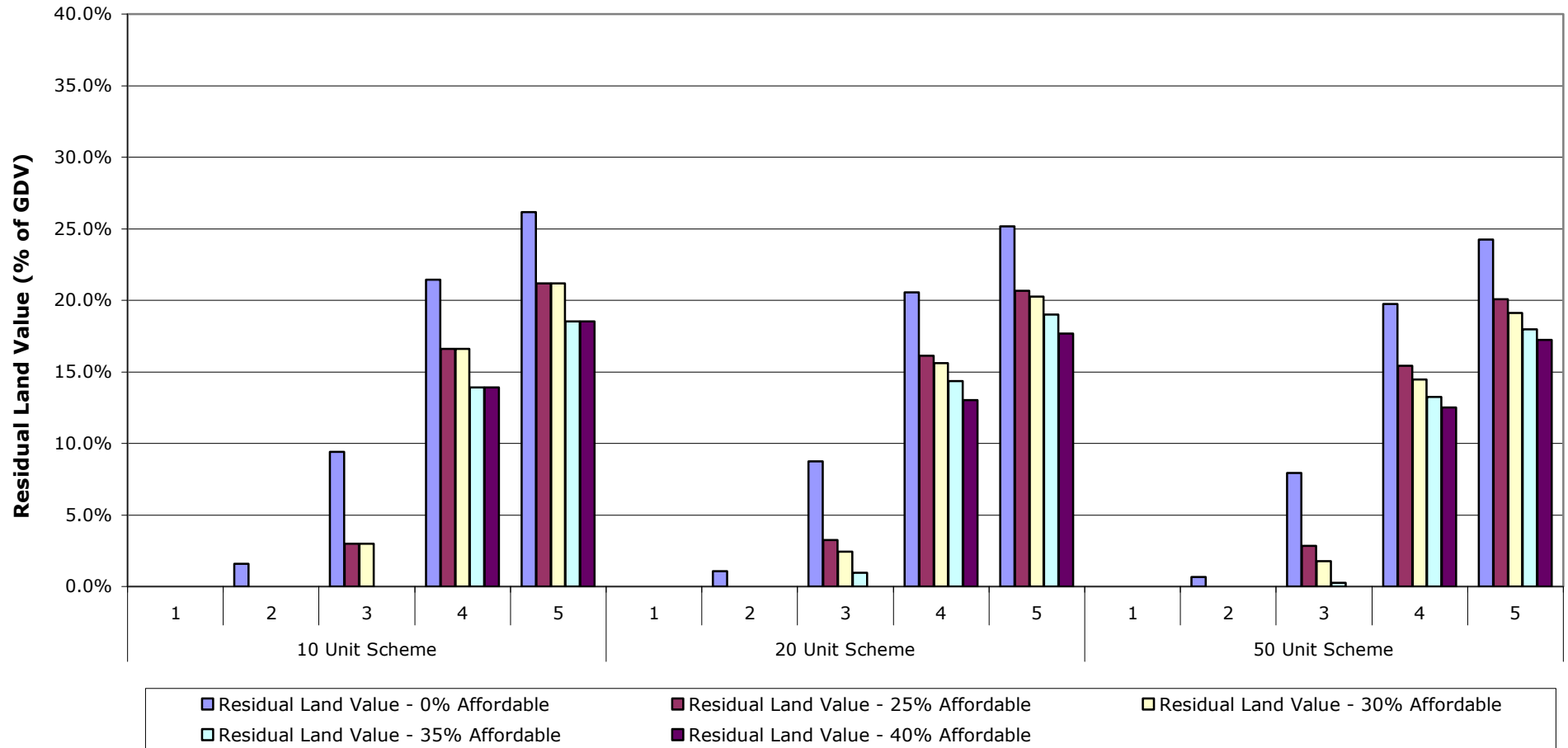


**Table 30a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.4% | 3.0% | 3.0% | 0.0% | 0.0% |
| | 4 | 21.5% | 16.6% | 16.6% | 13.9% | 13.9% |
| | 5 | 26.2% | 21.2% | 21.2% | 18.5% | 18.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.7% | 3.2% | 2.4% | 1.0% | 0.0% |
| | 4 | 20.6% | 16.1% | 15.6% | 14.4% | 13.0% |
| | 5 | 25.2% | 20.7% | 20.3% | 19.0% | 17.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.9% | 2.9% | 1.8% | 0.3% | 0.0% |
| | 4 | 19.7% | 15.4% | 14.5% | 13.3% | 12.5% |
| | 5 | 24.2% | 20.1% | 19.1% | 18.0% | 17.2% |

Source: Adams Integra, August 2012

**Graph 30a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density
Flats Only Schemes**

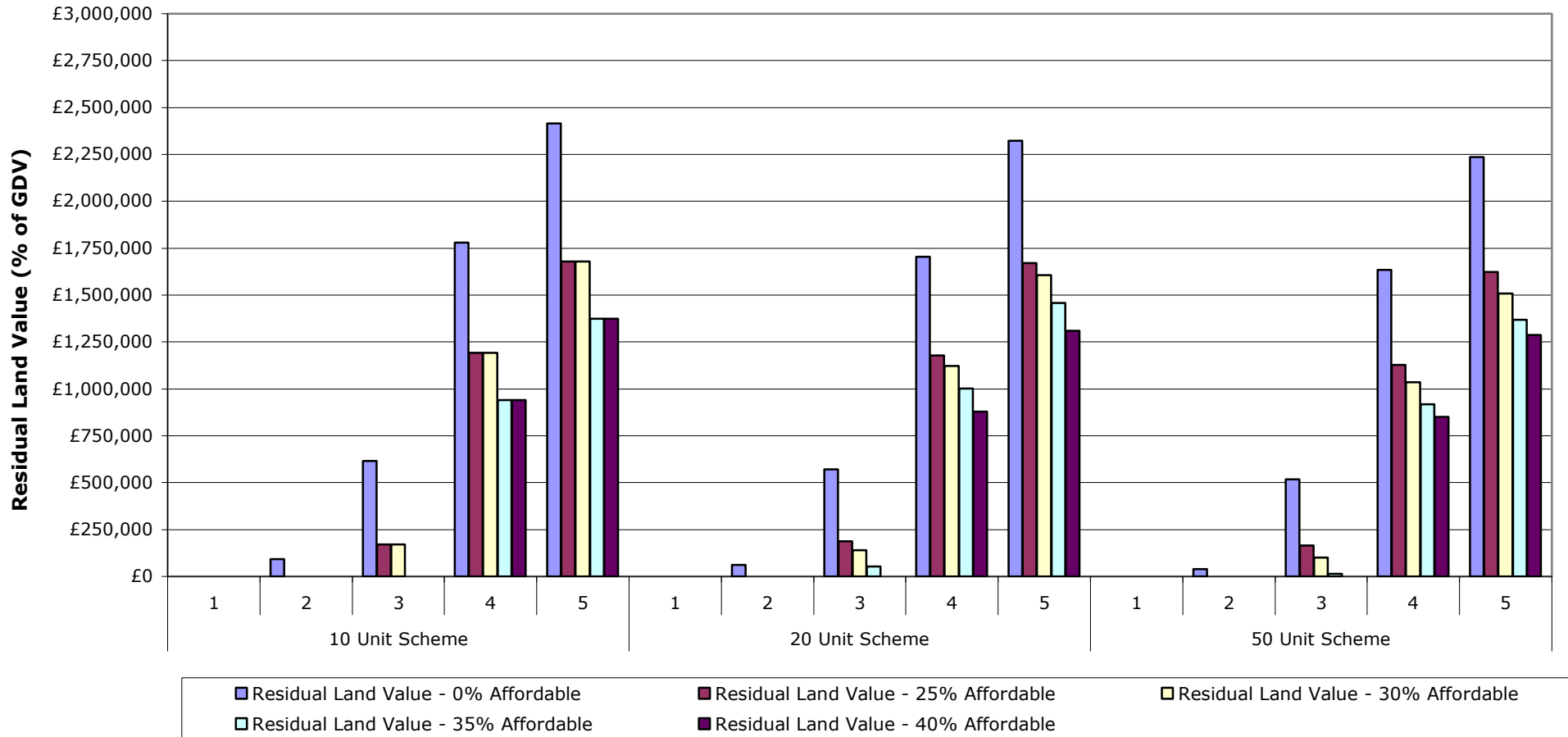


**Table 30b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £92,165 | £0 | £0 | £0 | £0 |
| | 3 | £615,096 | £169,935 | £169,935 | £0 | £0 |
| | 4 | £1,778,476 | £1,193,300 | £1,193,300 | £941,443 | £941,443 |
| | 5 | £2,414,919 | £1,678,714 | £1,678,714 | £1,375,077 | £1,375,077 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £62,291 | £0 | £0 | £0 | £0 |
| | 3 | £570,766 | £188,095 | £138,768 | £53,991 | £0 |
| | 4 | £1,703,678 | £1,179,180 | £1,122,269 | £1,000,935 | £879,601 |
| | 5 | £2,323,092 | £1,669,327 | £1,606,586 | £1,458,830 | £1,311,074 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £39,407 | £0 | £0 | £0 | £0 |
| | 3 | £517,594 | £165,860 | £99,949 | £14,862 | £0 |
| | 4 | £1,635,403 | £1,127,702 | £1,034,342 | £919,087 | £850,511 |
| | 5 | £2,237,368 | £1,622,872 | £1,507,997 | £1,368,733 | £1,286,906 |

Source: Adams Integra, August 2012

**Graph 30b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density
Flats Only Schemes**

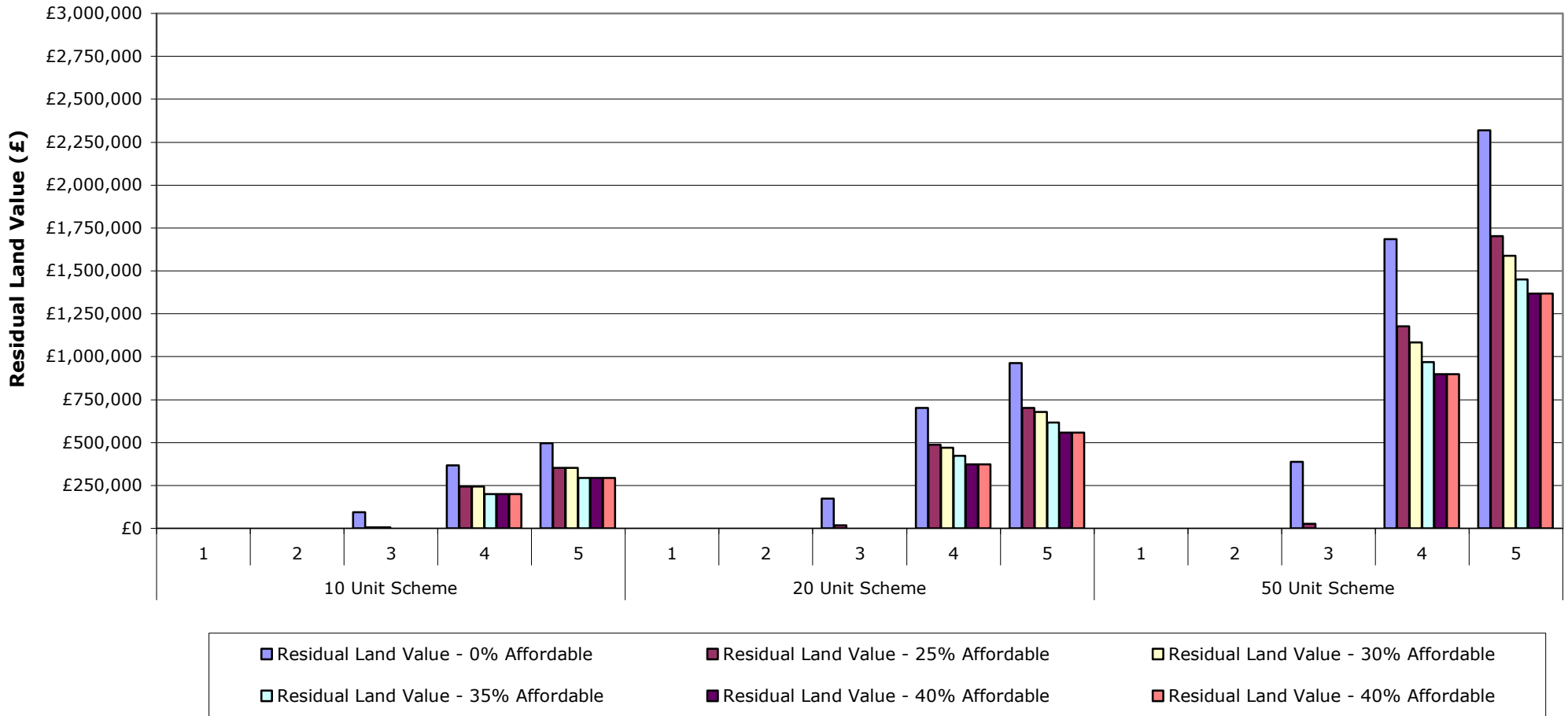


**Table 31: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £94,457 | £5,425 | £5,425 | £0 | £0 |
| | 4 | £366,652 | £244,796 | £244,796 | £199,472 | £199,472 |
| | 5 | £495,555 | £353,476 | £353,476 | £292,748 | £292,748 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £173,893 | £18,519 | £0 | £0 | £0 |
| | 4 | £702,277 | £487,614 | £469,929 | £421,396 | £372,862 |
| | 5 | £963,231 | £701,725 | £676,629 | £617,526 | £558,424 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £387,178 | £25,852 | £0 | £0 | £0 |
| | 4 | £1,683,834 | £1,176,133 | £1,082,773 | £967,518 | £898,943 |
| | 5 | £2,317,843 | £1,703,348 | £1,588,473 | £1,449,208 | £1,367,381 |

Source: Adams Integra, August 2012

Graph 31: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL Low Density Flats Only Schemes

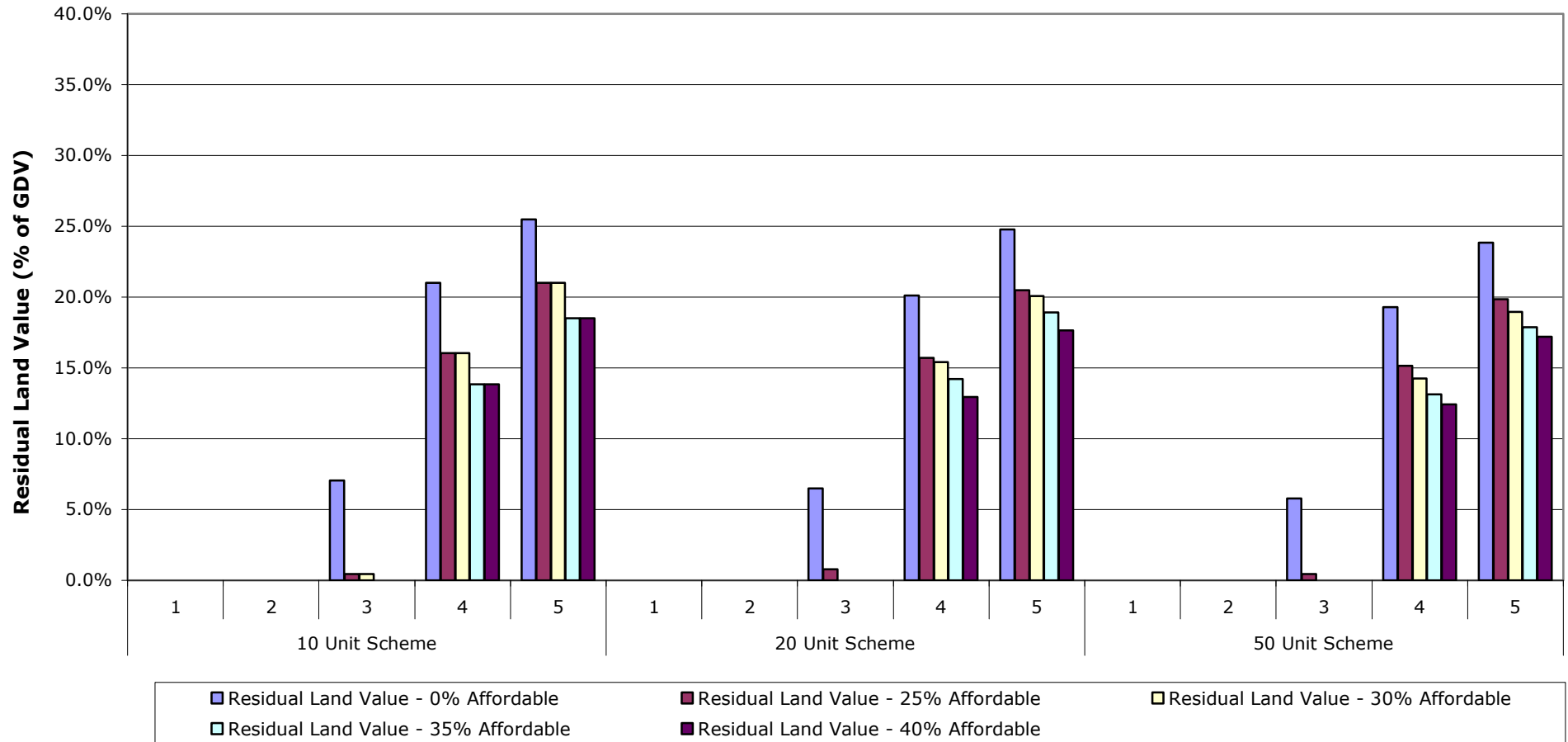


**Table 31a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.1% | 0.5% | 0.5% | 0.0% | 0.0% |
| | 4 | 21.0% | 16.1% | 16.1% | 13.9% | 13.9% |
| | 5 | 25.5% | 21.0% | 21.0% | 18.5% | 18.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 6.5% | 0.8% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.1% | 15.7% | 15.4% | 14.2% | 12.9% |
| | 5 | 24.8% | 20.5% | 20.1% | 18.9% | 17.6% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 5.8% | 0.4% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.3% | 15.2% | 14.3% | 13.1% | 12.4% |
| | 5 | 23.8% | 19.9% | 19.0% | 17.9% | 17.2% |

Source: Adams Integra, August 2012

**Graph 31a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density
Flats Only Schemes**

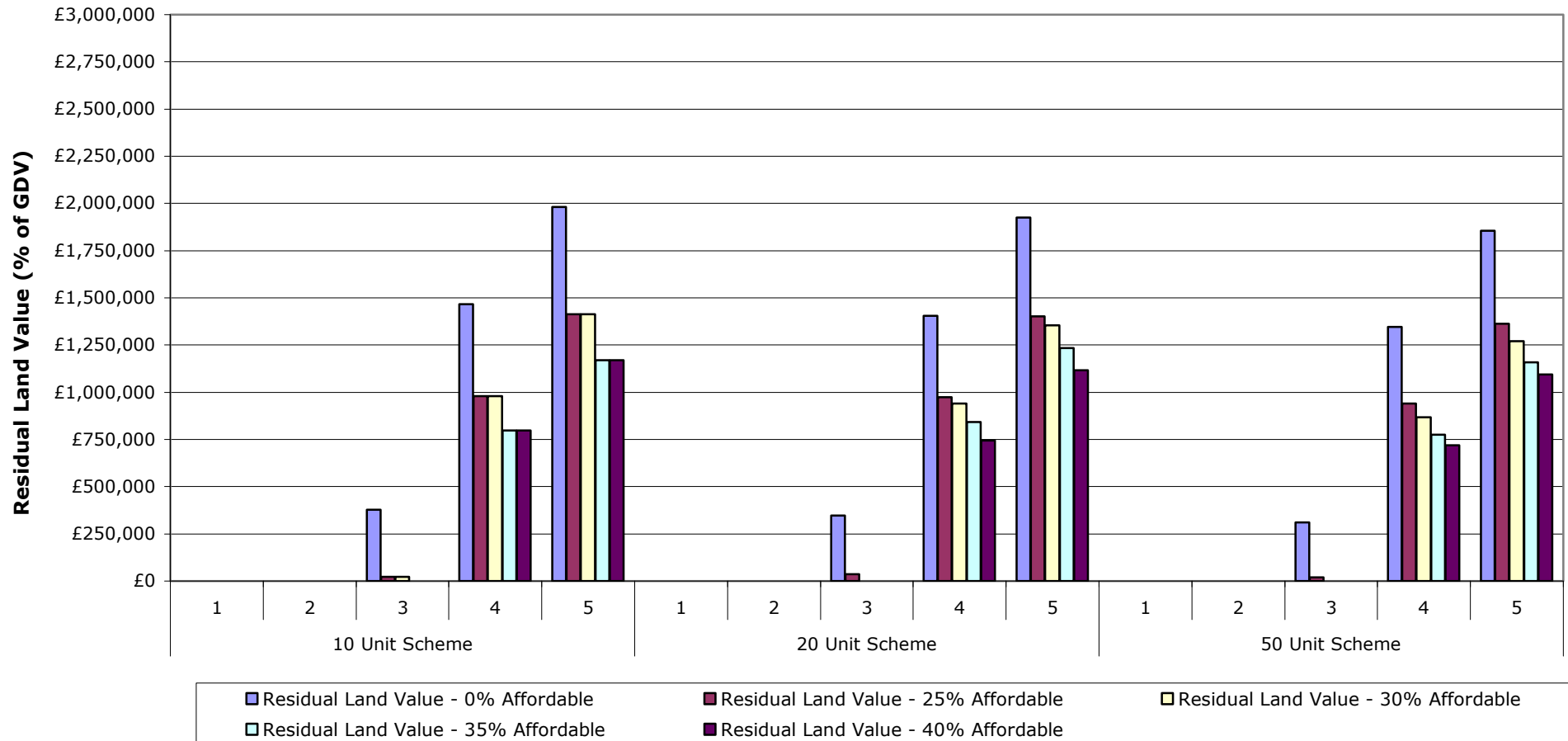


**Table 31b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £377,828 | £21,699 | £21,699 | £0 | £0 |
| | 4 | £1,466,609 | £979,183 | £979,183 | £797,887 | £797,887 |
| | 5 | £1,982,219 | £1,413,903 | £1,413,903 | £1,170,993 | £1,170,993 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £347,786 | £37,038 | £0 | £0 | £0 |
| | 4 | £1,404,553 | £975,229 | £939,859 | £842,792 | £745,725 |
| | 5 | £1,926,462 | £1,403,450 | £1,353,257 | £1,235,053 | £1,116,848 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £309,742 | £20,681 | £0 | £0 | £0 |
| | 4 | £1,347,067 | £940,907 | £866,219 | £774,014 | £719,154 |
| | 5 | £1,854,274 | £1,362,678 | £1,270,778 | £1,159,366 | £1,093,905 |

Source: Adams Integra, August 2012

**Graph 31b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density
Flats Only Schemes**

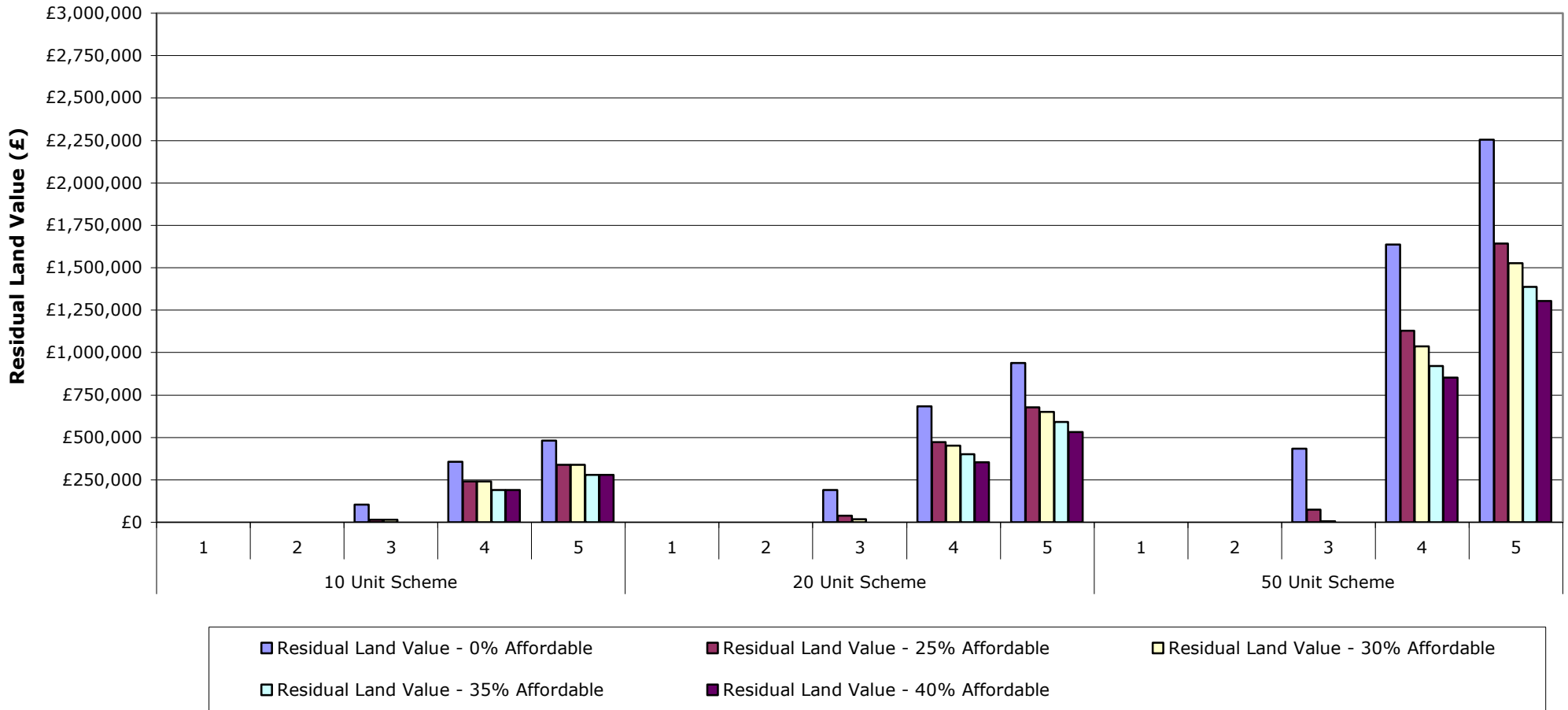


**Table 32: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £103,991 | £14,959 | £14,959 | £0 | £0 |
| | 4 | £356,569 | £239,552 | £239,552 | £189,180 | £189,180 |
| | 5 | £482,222 | £340,005 | £340,005 | £279,277 | £279,277 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £190,987 | £37,542 | £17,811 | £0 | £0 |
| | 4 | £682,911 | £473,126 | £450,362 | £401,829 | £353,295 |
| | 5 | £937,271 | £675,765 | £650,669 | £591,566 | £532,464 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £433,079 | £73,172 | £7,261 | £0 | £0 |
| | 4 | £1,637,842 | £1,130,141 | £1,036,781 | £921,526 | £852,951 |
| | 5 | £2,255,829 | £1,641,334 | £1,526,458 | £1,387,194 | £1,305,367 |

Source: Adams Integra, August 2012

Graph 32: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL Medium Density Flats Only Schemes

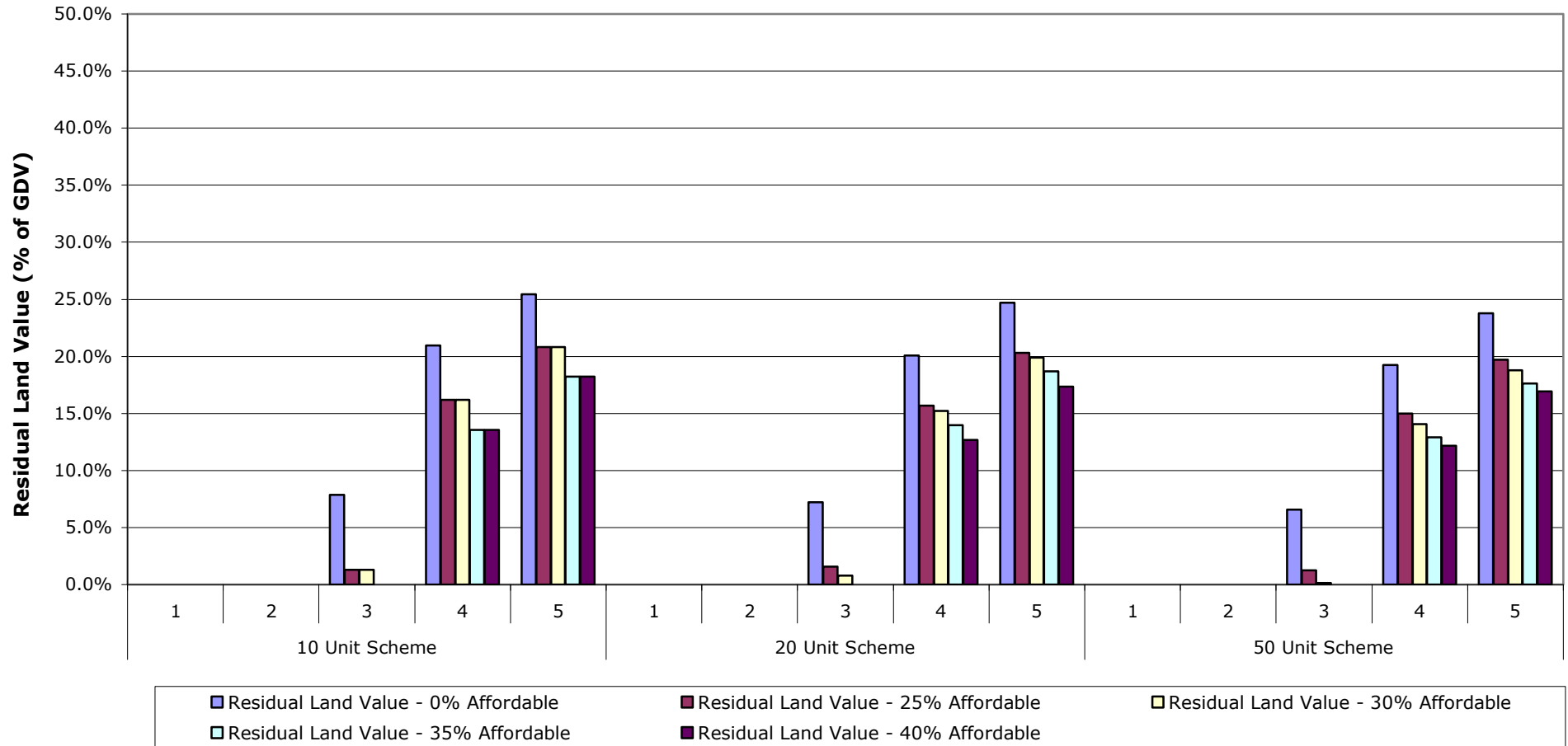


**Table 32a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.9% | 1.3% | 1.3% | 0.0% | 0.0% |
| | 4 | 20.9% | 16.2% | 16.2% | 13.6% | 13.6% |
| | 5 | 25.4% | 20.8% | 20.8% | 18.2% | 18.2% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.2% | 1.6% | 0.8% | 0.0% | 0.0% |
| | 4 | 20.1% | 15.7% | 15.2% | 14.0% | 12.7% |
| | 5 | 24.7% | 20.3% | 19.9% | 18.7% | 17.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 6.5% | 1.2% | 0.1% | 0.0% | 0.0% |
| | 4 | 19.2% | 15.0% | 14.1% | 12.9% | 12.2% |
| | 5 | 23.8% | 19.7% | 18.8% | 17.6% | 16.9% |

Source: Adams Integra, August 2012

**Graph 32a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density
Flats Only Schemes**

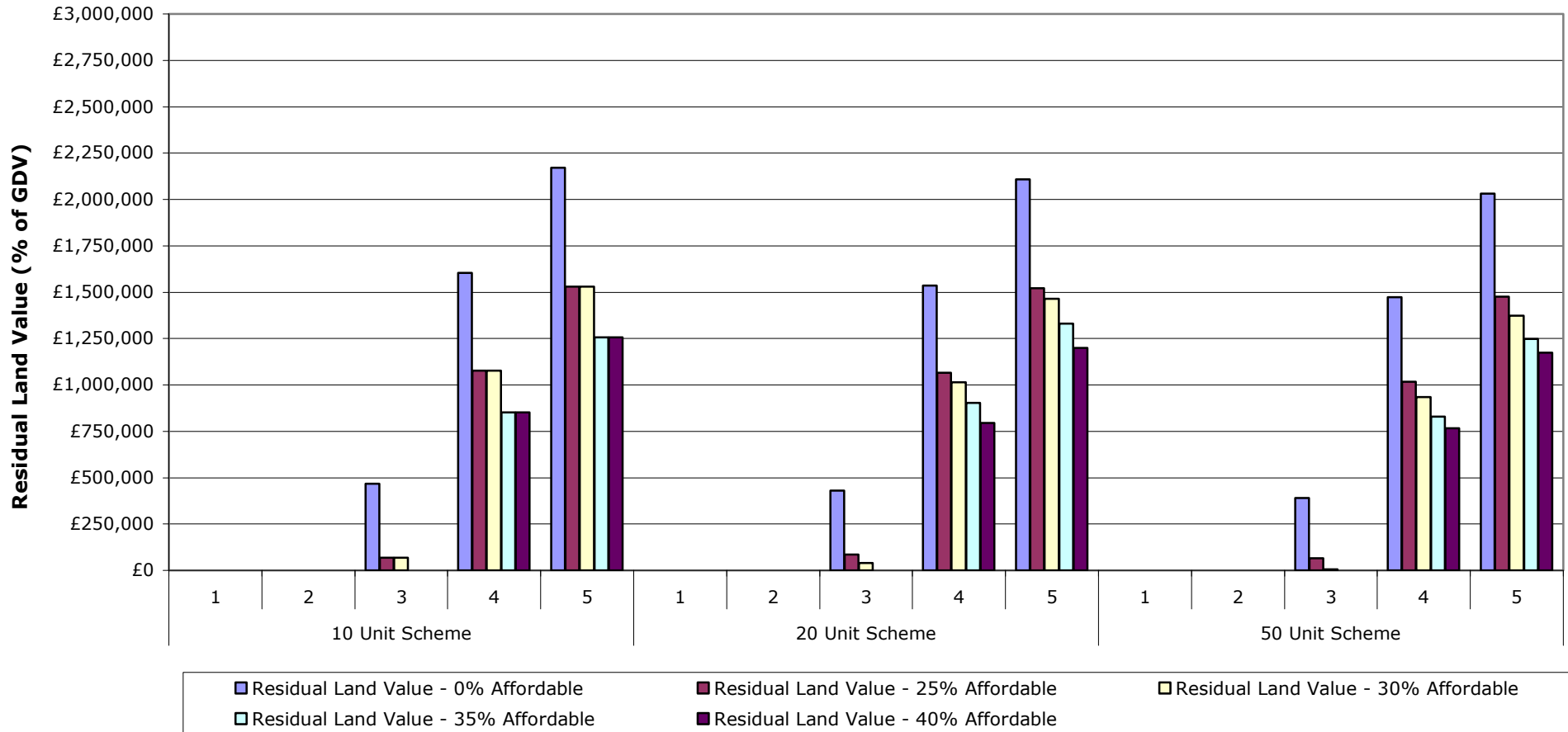


**Table 32b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £467,960 | £67,314 | £67,314 | £0 | £0 |
| | 4 | £1,604,560 | £1,077,983 | £1,077,983 | £851,312 | £851,312 |
| | 5 | £2,170,001 | £1,530,021 | £1,530,021 | £1,256,747 | £1,256,747 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £429,721 | £84,469 | £40,075 | £0 | £0 |
| | 4 | £1,536,550 | £1,064,534 | £1,013,314 | £904,114 | £794,914 |
| | 5 | £2,108,859 | £1,520,471 | £1,464,004 | £1,331,024 | £1,198,043 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £389,771 | £65,855 | £6,535 | £0 | £0 |
| | 4 | £1,474,058 | £1,017,127 | £933,103 | £829,373 | £767,656 |
| | 5 | £2,030,246 | £1,477,200 | £1,373,813 | £1,248,475 | £1,174,831 |

Source: Adams Integra, August 2012

**Graph 32b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density
Flats Only Schemes**

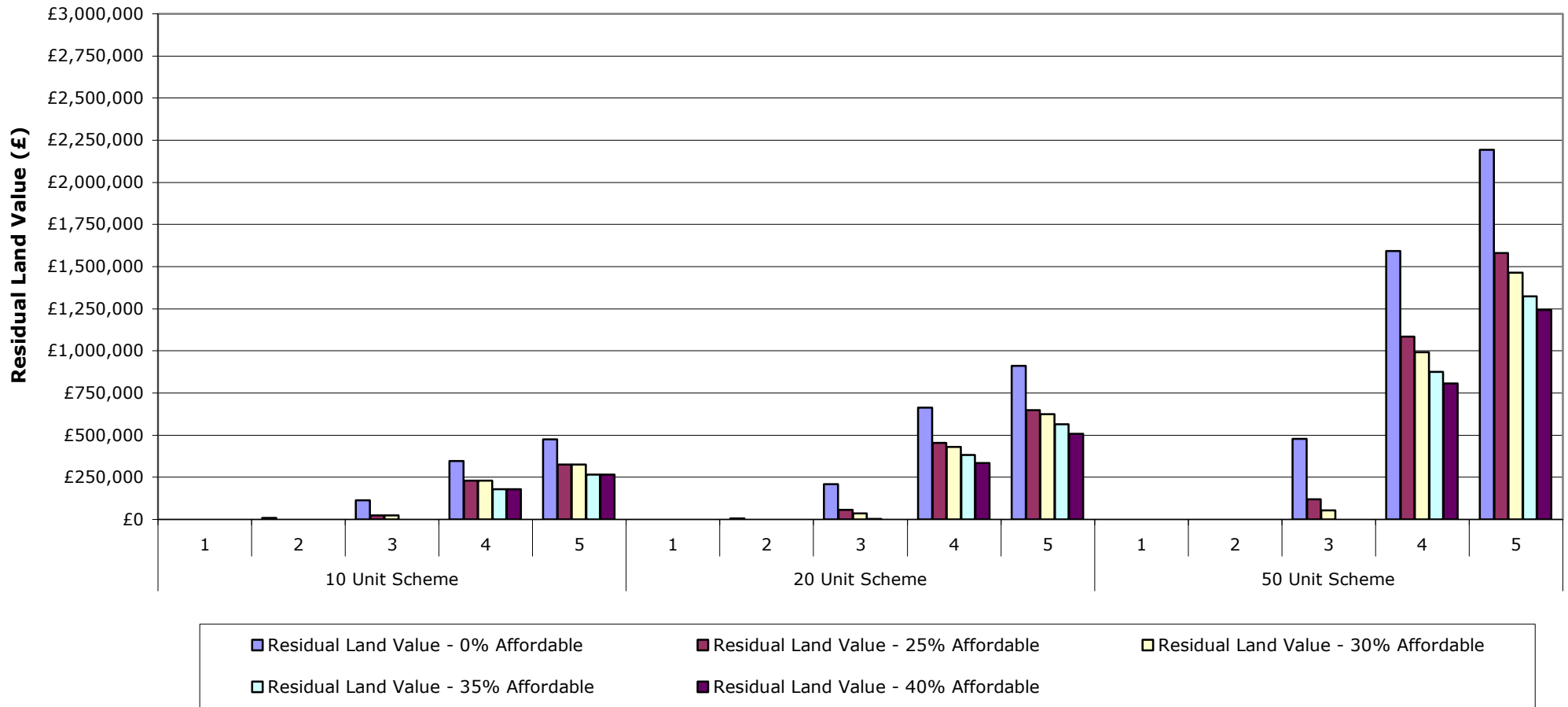


**Table 33: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £8,939 | £0 | £0 | £0 | £0 |
| | 3 | £113,525 | £24,493 | £24,493 | £0 | £0 |
| | 4 | £346,486 | £229,261 | £229,261 | £178,889 | £178,889 |
| | 5 | £473,774 | £326,533 | £326,533 | £265,806 | £265,806 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £6,244 | £0 | £0 | £0 | £0 |
| | 3 | £209,820 | £56,565 | £36,834 | £2,923 | £0 |
| | 4 | £663,545 | £453,559 | £430,795 | £382,261 | £333,728 |
| | 5 | £911,311 | £649,805 | £624,708 | £565,606 | £506,504 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £478,979 | £120,493 | £54,581 | £0 | £0 |
| | 4 | £1,591,850 | £1,084,149 | £990,789 | £875,534 | £806,959 |
| | 5 | £2,193,815 | £1,579,320 | £1,464,444 | £1,325,180 | £1,243,353 |

Source: Adams Integra, August 2012

Graph 33: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL High Density Flats Only Schemes

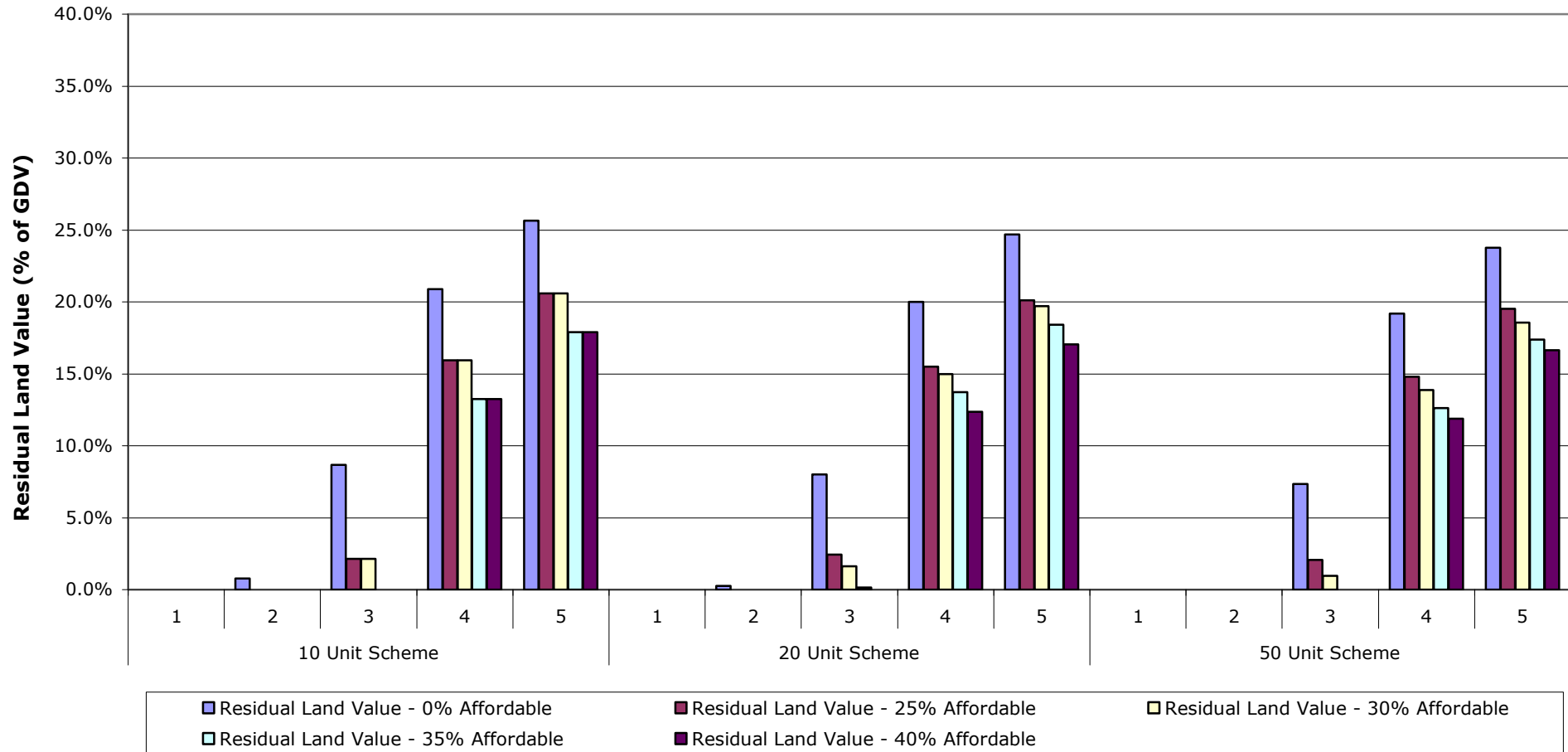


**Table 33a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.7% | 2.1% | 2.1% | 0.0% | 0.0% |
| | 4 | 20.9% | 16.0% | 16.0% | 13.2% | 13.2% |
| | 5 | 25.7% | 20.6% | 20.6% | 17.9% | 17.9% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.0% | 2.4% | 1.6% | 0.1% | 0.0% |
| | 4 | 20.0% | 15.5% | 15.0% | 13.7% | 12.3% |
| | 5 | 24.7% | 20.1% | 19.7% | 18.4% | 17.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.3% | 2.1% | 1.0% | 0.0% | 0.0% |
| | 4 | 19.2% | 14.8% | 13.9% | 12.6% | 11.9% |
| | 5 | 23.8% | 19.5% | 18.6% | 17.4% | 16.7% |

Source: Adams Integra, August 2012

**Graph 33a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density
Flats Only Schemes**

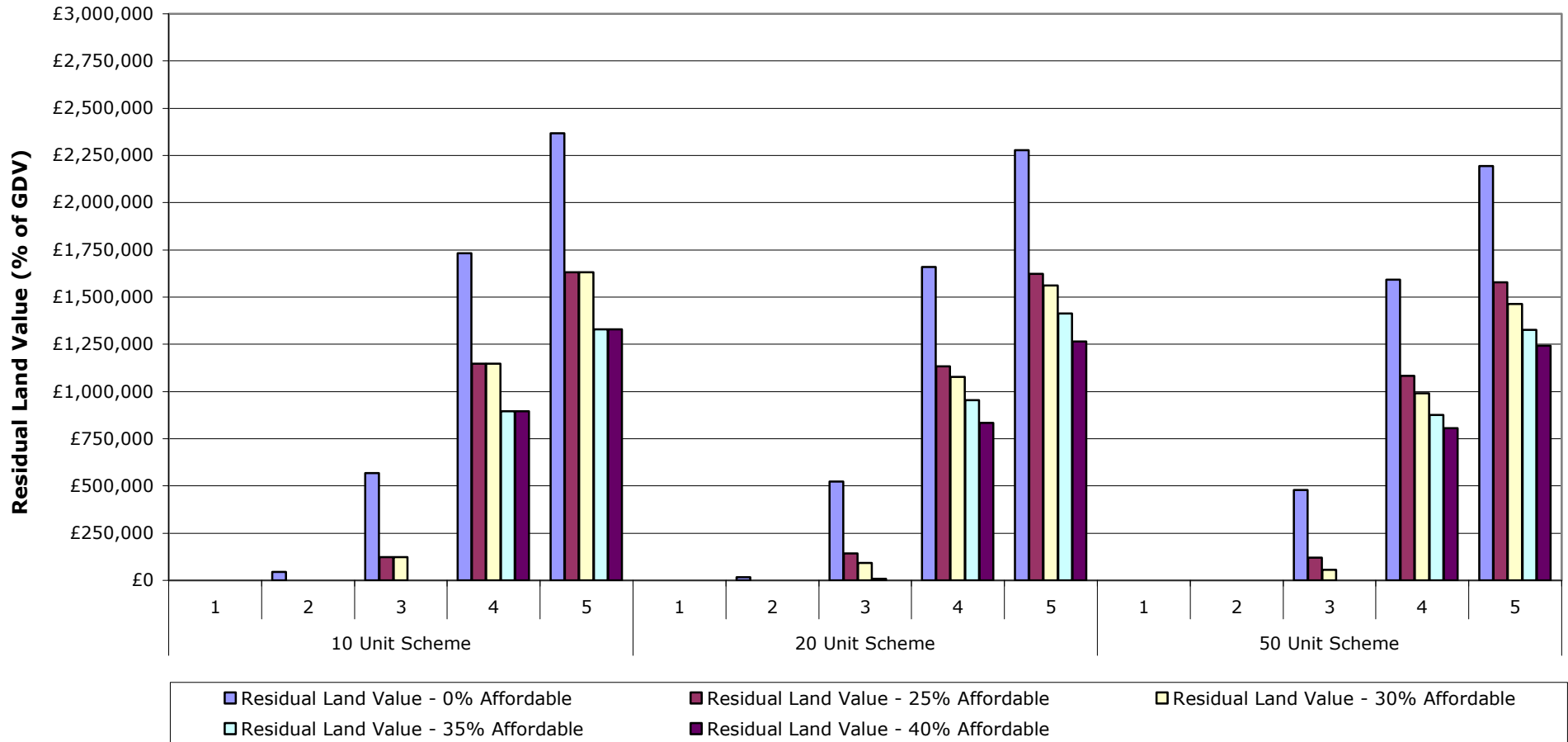


**Table 33b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £44,694 | £0 | £0 | £0 | £0 |
| | 3 | £567,625 | £122,463 | £122,463 | £0 | £0 |
| | 4 | £1,732,429 | £1,146,303 | £1,146,303 | £894,446 | £894,446 |
| | 5 | £2,368,872 | £1,632,667 | £1,632,667 | £1,329,030 | £1,329,030 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £15,609 | £0 | £0 | £0 | £0 |
| | 3 | £524,550 | £141,413 | £92,086 | £7,309 | £0 |
| | 4 | £1,658,863 | £1,133,898 | £1,076,987 | £955,653 | £834,319 |
| | 5 | £2,278,277 | £1,624,512 | £1,561,771 | £1,414,015 | £1,266,259 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £478,979 | £120,493 | £54,581 | £0 | £0 |
| | 4 | £1,591,850 | £1,084,149 | £990,789 | £875,534 | £806,959 |
| | 5 | £2,193,815 | £1,579,320 | £1,464,444 | £1,325,180 | £1,243,353 |

Source: Adams Integra, August 2012

**Graph 33b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density
Flats Only Schemes**



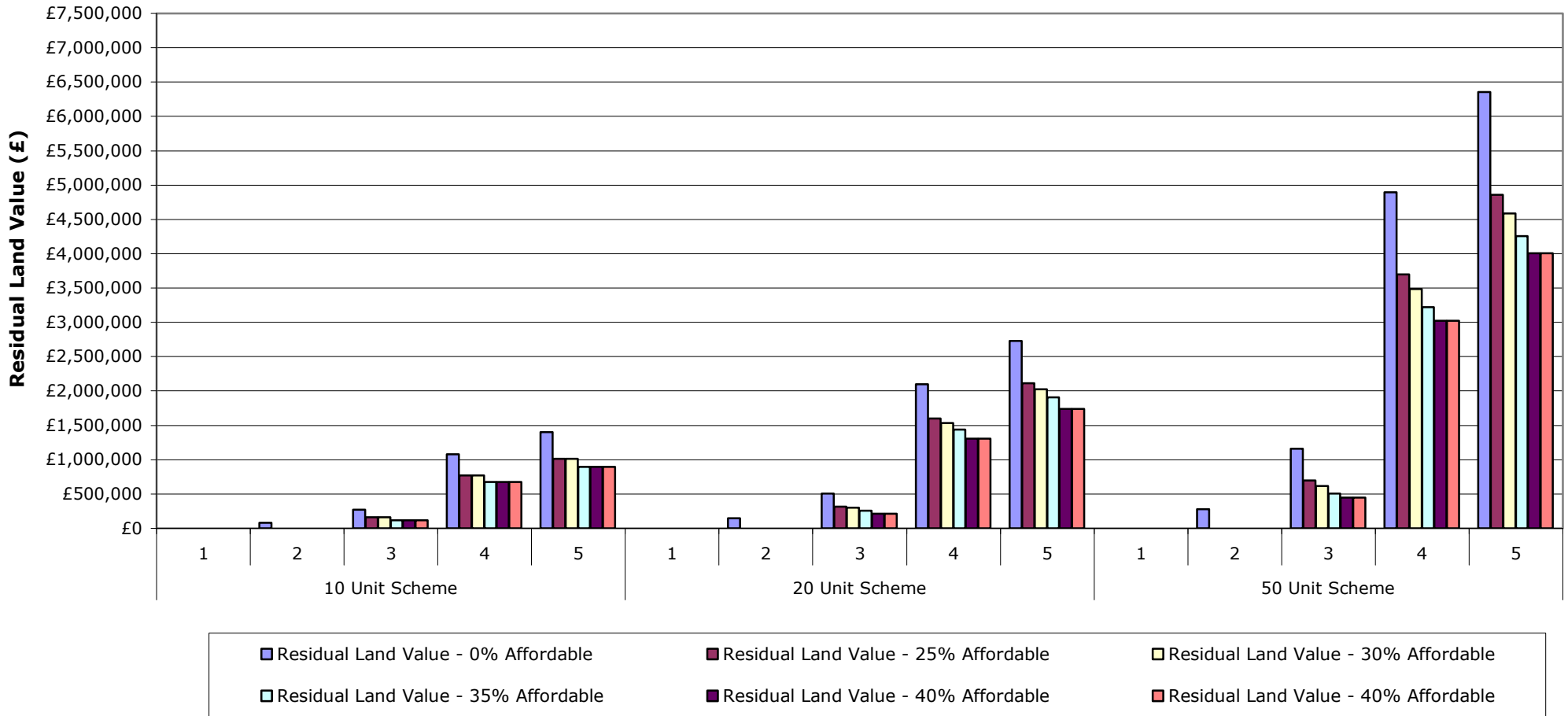
Appendix 3b

**Table 34: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £864 | £0 | £0 | £0 | £0 |
| | 2 | £83,526 | £0 | £0 | £0 | £0 |
| | 3 | £271,777 | £164,193 | £164,193 | £117,965 | £117,965 |
| | 4 | £1,075,373 | £773,331 | £773,331 | £673,634 | £673,634 |
| | 5 | £1,399,757 | £1,014,885 | £1,014,885 | £893,786 | £893,786 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £143,807 | £0 | £0 | £0 | £0 |
| | 3 | £509,360 | £315,834 | £302,878 | £258,781 | £209,425 |
| | 4 | £2,095,350 | £1,602,247 | £1,535,026 | £1,436,986 | £1,305,226 |
| | 5 | £2,733,336 | £2,116,688 | £2,028,421 | £1,909,334 | £1,738,212 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £276,086 | £0 | £0 | £0 | £0 |
| | 3 | £1,156,643 | £697,411 | £612,877 | £506,172 | £446,776 |
| | 4 | £4,891,724 | £3,697,947 | £3,484,039 | £3,218,735 | £3,025,359 |
| | 5 | £6,352,757 | £4,857,490 | £4,584,875 | £4,258,213 | £4,006,130 |

Source: Adams Integra, August 2012

Graph 34: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL Low Density Houses Only Schemes

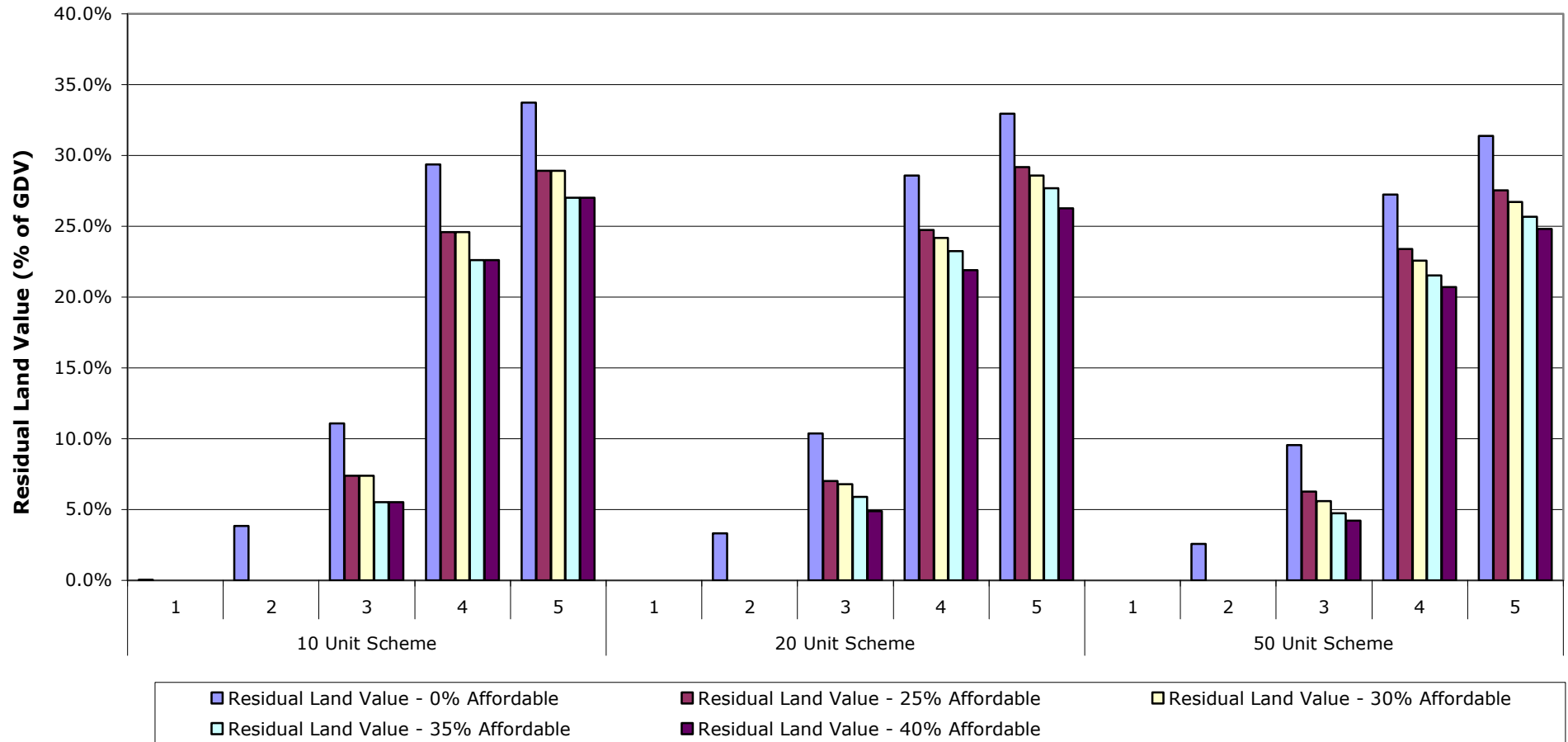


**Table 34a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.1% | 7.4% | 7.4% | 5.5% | 5.5% |
| | 4 | 29.4% | 24.6% | 24.6% | 22.6% | 22.6% |
| | 5 | 33.7% | 28.9% | 28.9% | 27.0% | 27.0% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.4% | 7.0% | 6.8% | 5.9% | 4.9% |
| | 4 | 28.6% | 24.7% | 24.2% | 23.3% | 21.9% |
| | 5 | 32.9% | 29.2% | 28.6% | 27.7% | 26.3% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.6% | 6.3% | 5.6% | 4.7% | 4.2% |
| | 4 | 27.2% | 23.4% | 22.6% | 21.5% | 20.7% |
| | 5 | 31.4% | 27.5% | 26.7% | 25.7% | 24.8% |

Source: Adams Integra, August 2012

**Graph 34a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Low Density
Houses Only Schemes**

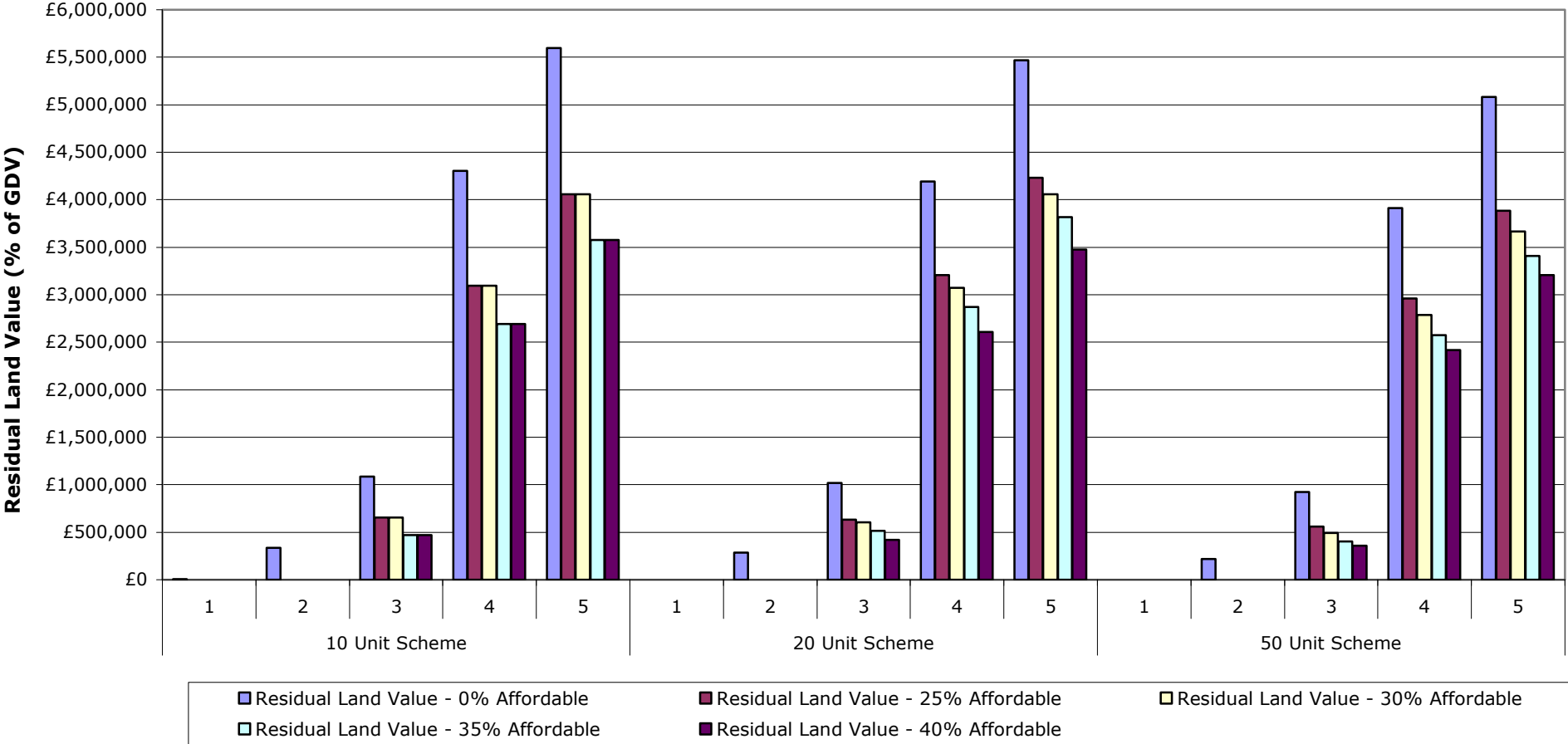


**Table 34b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £3,457 | £0 | £0 | £0 | £0 |
| | 2 | £334,103 | £0 | £0 | £0 | £0 |
| | 3 | £1,087,108 | £656,773 | £656,773 | £471,860 | £471,860 |
| | 4 | £4,301,491 | £3,093,325 | £3,093,325 | £2,694,535 | £2,694,535 |
| | 5 | £5,599,029 | £4,059,540 | £4,059,540 | £3,575,144 | £3,575,144 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £287,613 | £0 | £0 | £0 | £0 |
| | 3 | £1,018,720 | £631,668 | £605,755 | £517,563 | £418,850 |
| | 4 | £4,190,700 | £3,204,495 | £3,070,052 | £2,873,971 | £2,610,452 |
| | 5 | £5,466,671 | £4,233,376 | £4,056,841 | £3,818,669 | £3,476,425 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £220,869 | £0 | £0 | £0 | £0 |
| | 3 | £925,314 | £557,929 | £490,301 | £404,938 | £357,421 |
| | 4 | £3,913,380 | £2,958,358 | £2,787,231 | £2,574,988 | £2,420,287 |
| | 5 | £5,082,206 | £3,885,992 | £3,667,900 | £3,406,570 | £3,204,904 |

Source: Adams Integra, August 2012

Graph 34b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL Low Density Houses Only Schemes

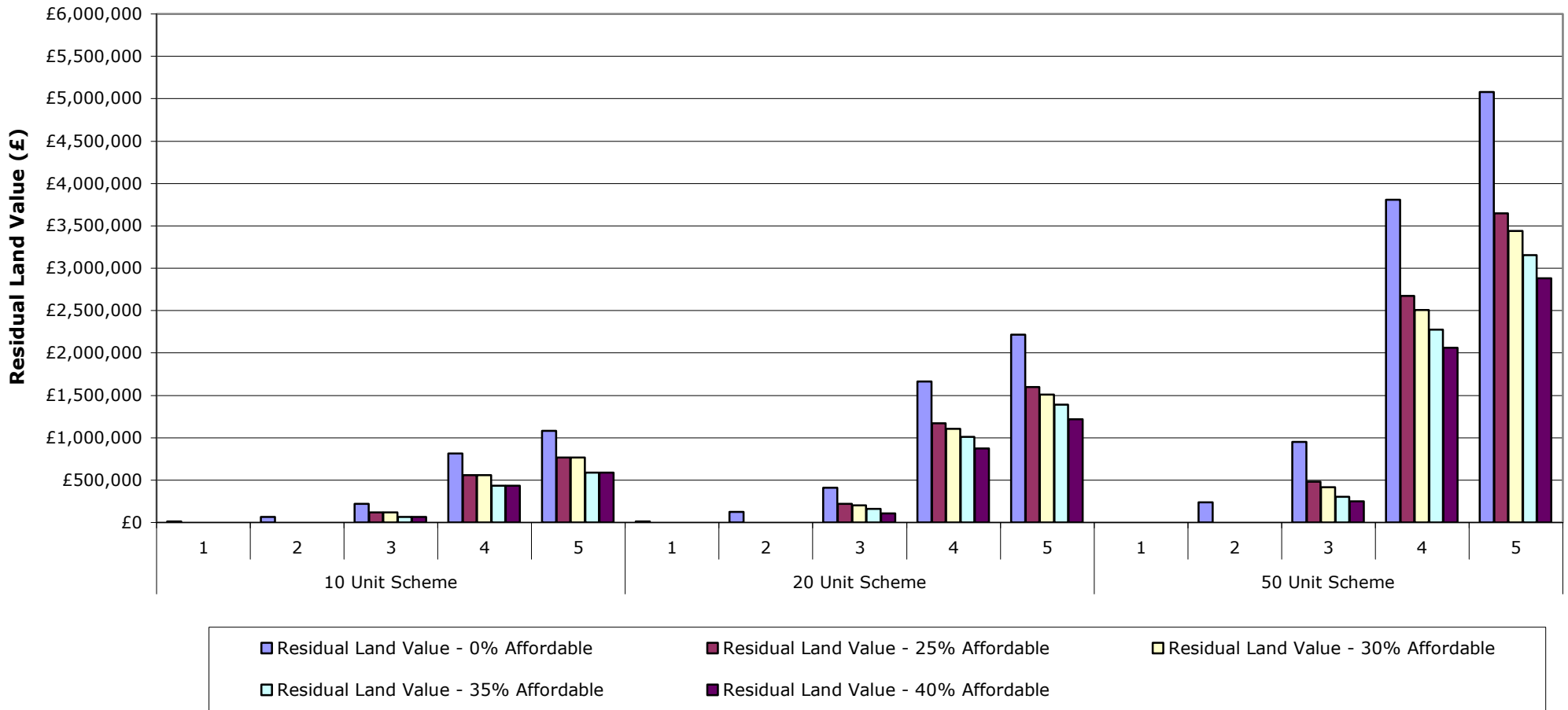


**Table 35: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £13,013 | £0 | £0 | £0 | £0 |
| | 2 | £67,113 | £0 | £0 | £0 | £0 |
| | 3 | £221,354 | £119,196 | £119,196 | £63,018 | £63,018 |
| | 4 | £812,312 | £561,004 | £561,004 | £431,465 | £431,465 |
| | 5 | £1,078,577 | £764,878 | £764,878 | £590,864 | £590,864 |
| 20 Unit Scheme | 1 | £12,963 | £0 | £0 | £0 | £0 |
| | 2 | £123,977 | £0 | £0 | £0 | £0 |
| | 3 | £411,717 | £217,274 | £204,051 | £160,652 | £105,408 |
| | 4 | £1,665,731 | £1,172,629 | £1,105,407 | £1,007,367 | £875,607 |
| 50 Unit Scheme | 5 | £2,214,863 | £1,598,215 | £1,509,948 | £1,390,862 | £1,219,740 |
| | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £239,764 | £0 | £0 | £0 | £0 |
| | 3 | £950,295 | £482,897 | £413,262 | £303,659 | £247,298 |
| | 4 | £3,806,182 | £2,670,964 | £2,505,540 | £2,276,784 | £2,062,574 |
| | 5 | £5,078,496 | £3,646,992 | £3,442,396 | £3,154,016 | £2,881,099 |

Source: Adams Integra, August 2012

Graph 35: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL Medium Density Houses Only Schemes

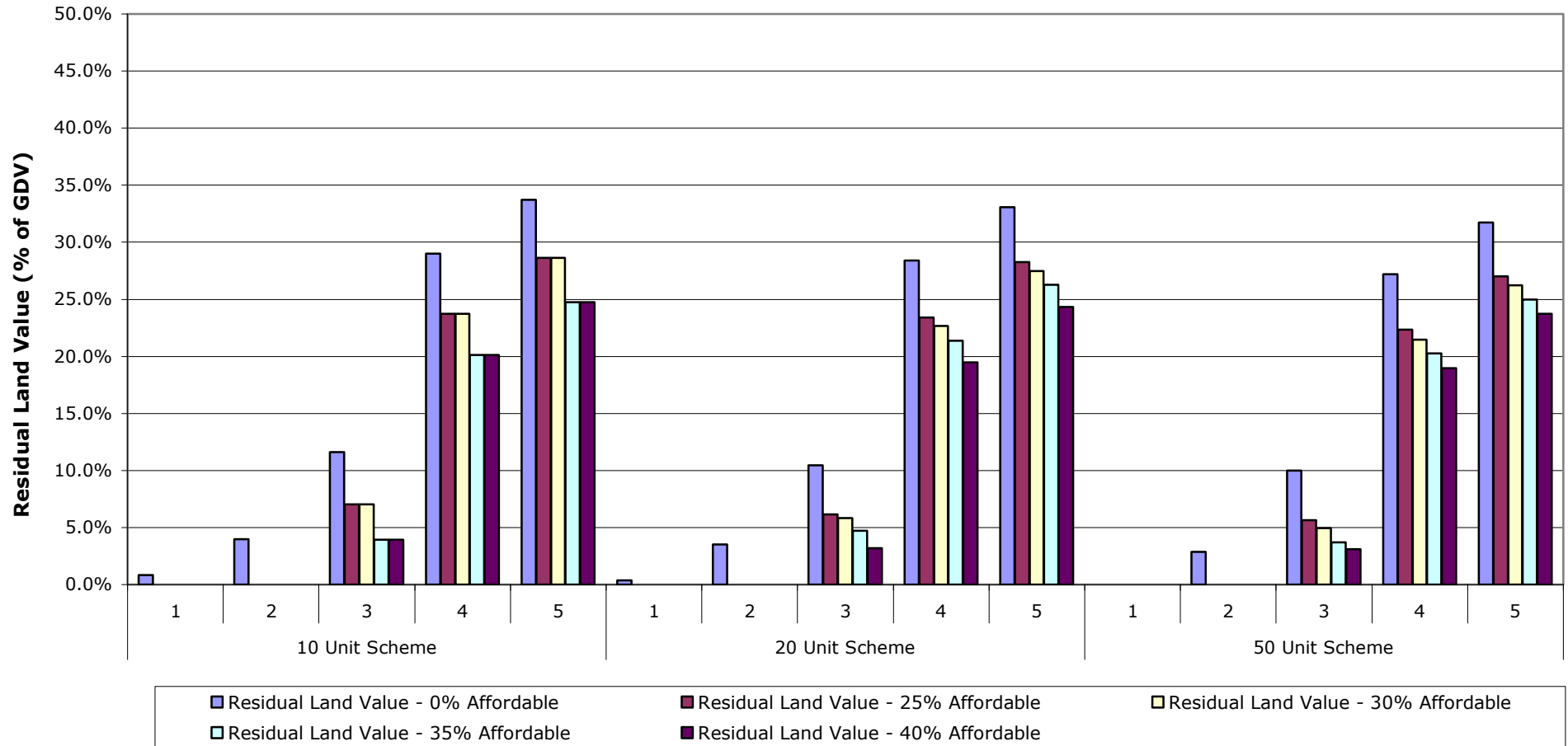


**Table 35a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|---|--------------------|--|---|---|---|---|
| 10 Unit Scheme | 1 | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.6% | 7.0% | 7.0% | 4.0% | 4.0% |
| | 4 | 29.0% | 23.7% | 23.7% | 20.1% | 20.1% |
| | 5 | 33.7% | 28.6% | 28.6% | 24.7% | 24.7% |
| 20 Unit Scheme | 1 | 0.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.4% | 6.1% | 5.8% | 4.7% | 3.2% |
| | 4 | 28.4% | 23.4% | 22.6% | 21.4% | 19.5% |
| | 5 | 33.1% | 28.2% | 27.5% | 26.2% | 24.3% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.0% | 5.7% | 4.9% | 3.7% | 3.1% |
| | 4 | 27.2% | 22.3% | 21.5% | 20.2% | 19.0% |
| | 5 | 31.7% | 27.0% | 26.2% | 25.0% | 23.7% |

Source: Adams Integra, August 2012

**Graph 35a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density
Houses Only Schemes**

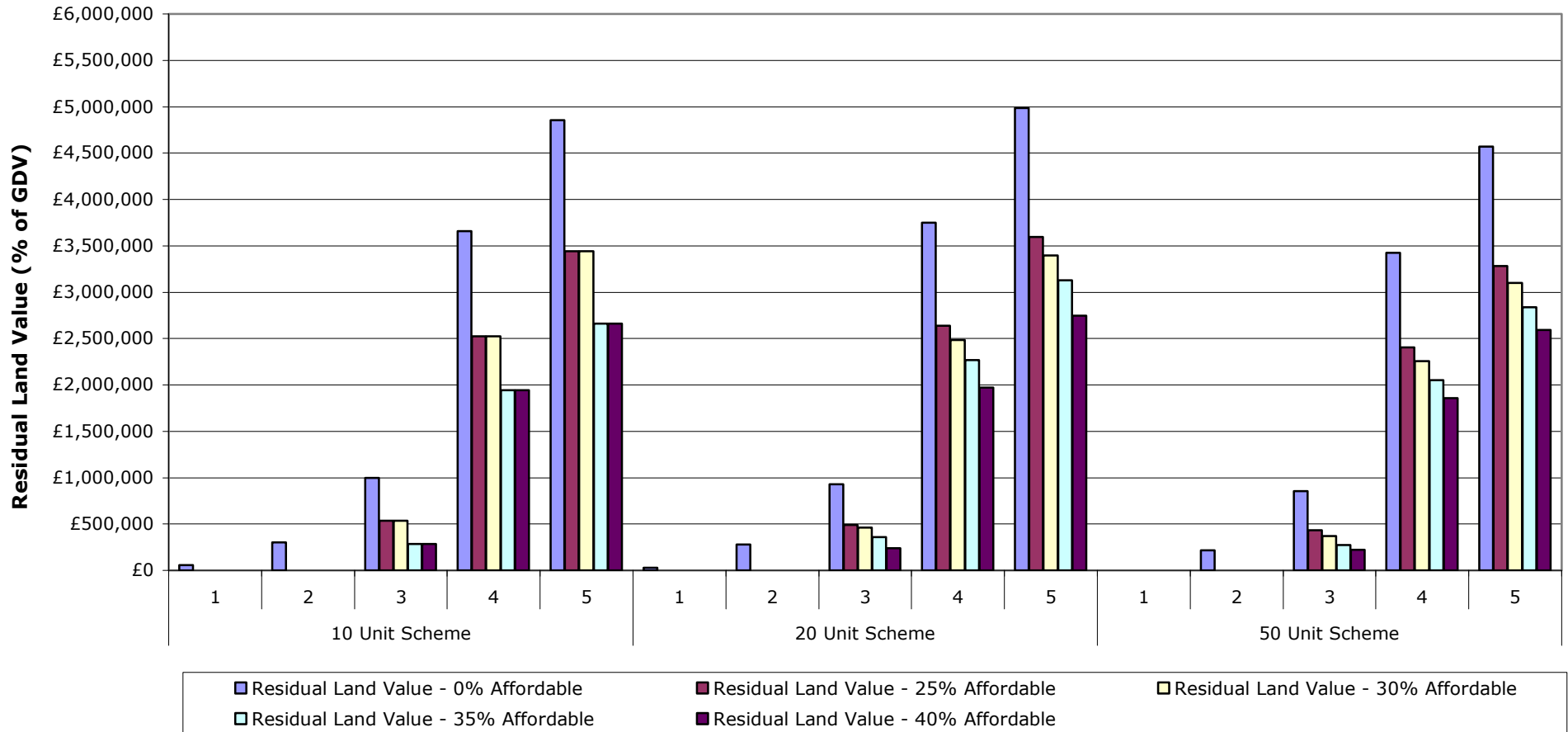


**Table 35b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £58,560 | £0 | £0 | £0 | £0 |
| | 2 | £302,009 | £0 | £0 | £0 | £0 |
| | 3 | £996,091 | £536,381 | £536,381 | £283,579 | £283,579 |
| | 4 | £3,655,406 | £2,524,516 | £2,524,516 | £1,941,593 | £1,941,593 |
| | 5 | £4,853,595 | £3,441,950 | £3,441,950 | £2,658,886 | £2,658,886 |
| 20 Unit Scheme | 1 | £29,167 | £0 | £0 | £0 | £0 |
| | 2 | £278,949 | £0 | £0 | £0 | £0 |
| | 3 | £926,363 | £488,868 | £459,115 | £361,468 | £237,167 |
| | 4 | £3,747,895 | £2,638,415 | £2,487,166 | £2,266,576 | £1,970,116 |
| | 5 | £4,983,441 | £3,595,984 | £3,397,383 | £3,129,439 | £2,744,414 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £215,788 | £0 | £0 | £0 | £0 |
| | 3 | £855,266 | £434,608 | £371,935 | £273,294 | £222,568 |
| | 4 | £3,425,563 | £2,403,867 | £2,254,986 | £2,049,106 | £1,856,317 |
| | 5 | £4,570,647 | £3,282,292 | £3,098,156 | £2,838,614 | £2,592,990 |

Source: Adams Integra, August 2012

**Graph 35b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Medium Density
Houses Only Schemes**

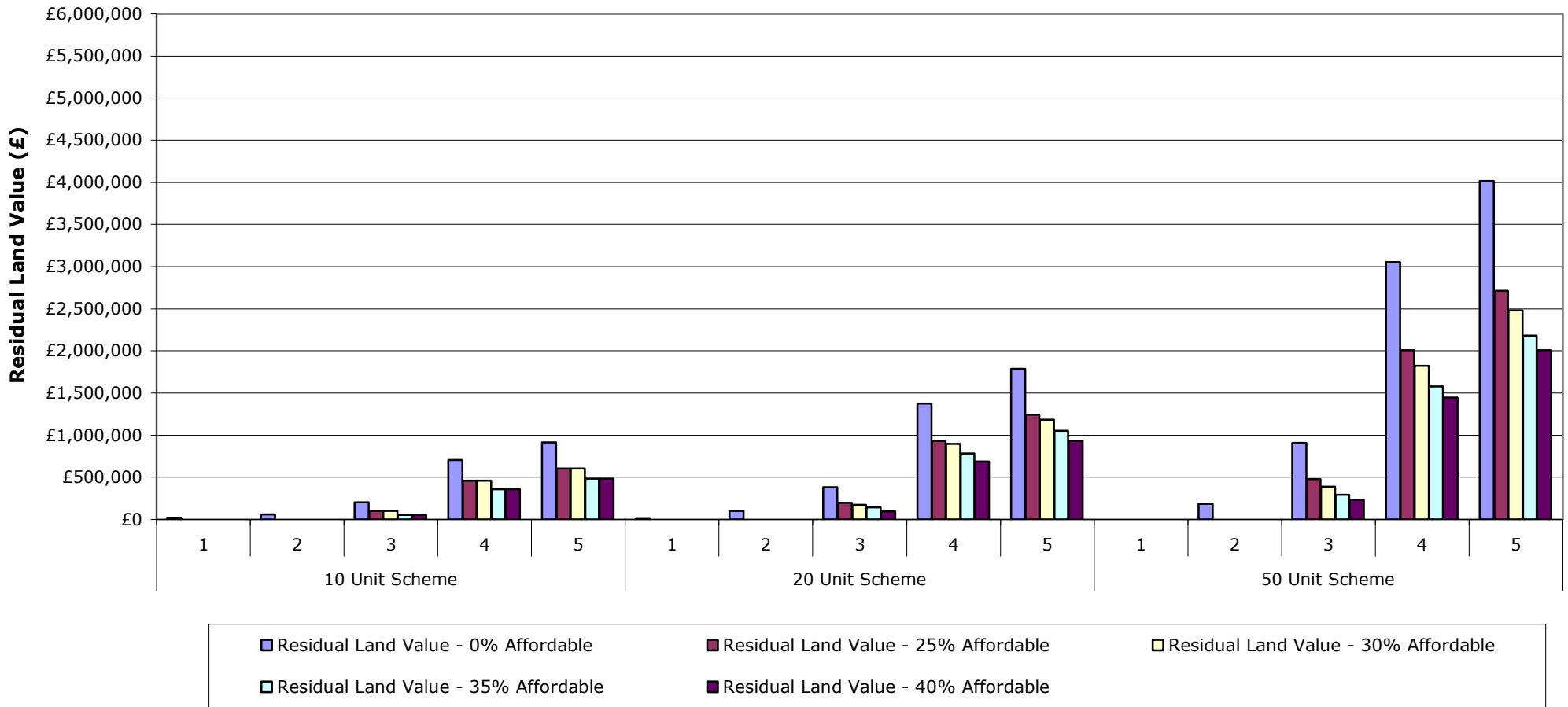


**Table 36: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £9,797 | £0 | £0 | £0 | £0 |
| | 2 | £60,144 | £0 | £0 | £0 | £0 |
| | 3 | £205,180 | £102,859 | £102,859 | £56,631 | £56,631 |
| | 4 | £707,554 | £460,998 | £460,998 | £360,262 | £360,262 |
| | 5 | £916,125 | £602,426 | £602,426 | £481,328 | £481,328 |
| 20 Unit Scheme | 1 | £4,355 | £0 | £0 | £0 | £0 |
| | 2 | £103,376 | £0 | £0 | £0 | £0 |
| | 3 | £380,922 | £197,134 | £173,778 | £141,927 | £96,467 |
| | 4 | £1,377,273 | £934,060 | £894,755 | £784,968 | £686,928 |
| | 5 | £1,787,481 | £1,240,824 | £1,182,258 | £1,051,425 | £932,339 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £187,025 | £0 | £0 | £0 | £0 |
| | 3 | £908,846 | £475,536 | £389,828 | £293,054 | £230,972 |
| | 4 | £3,055,000 | £2,010,454 | £1,819,897 | £1,579,726 | £1,446,250 |
| | 5 | £4,016,951 | £2,713,453 | £2,481,990 | £2,182,195 | £2,009,547 |

Source: Adams Integra, August 2012

Graph 36: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL High Density Houses Only Schemes

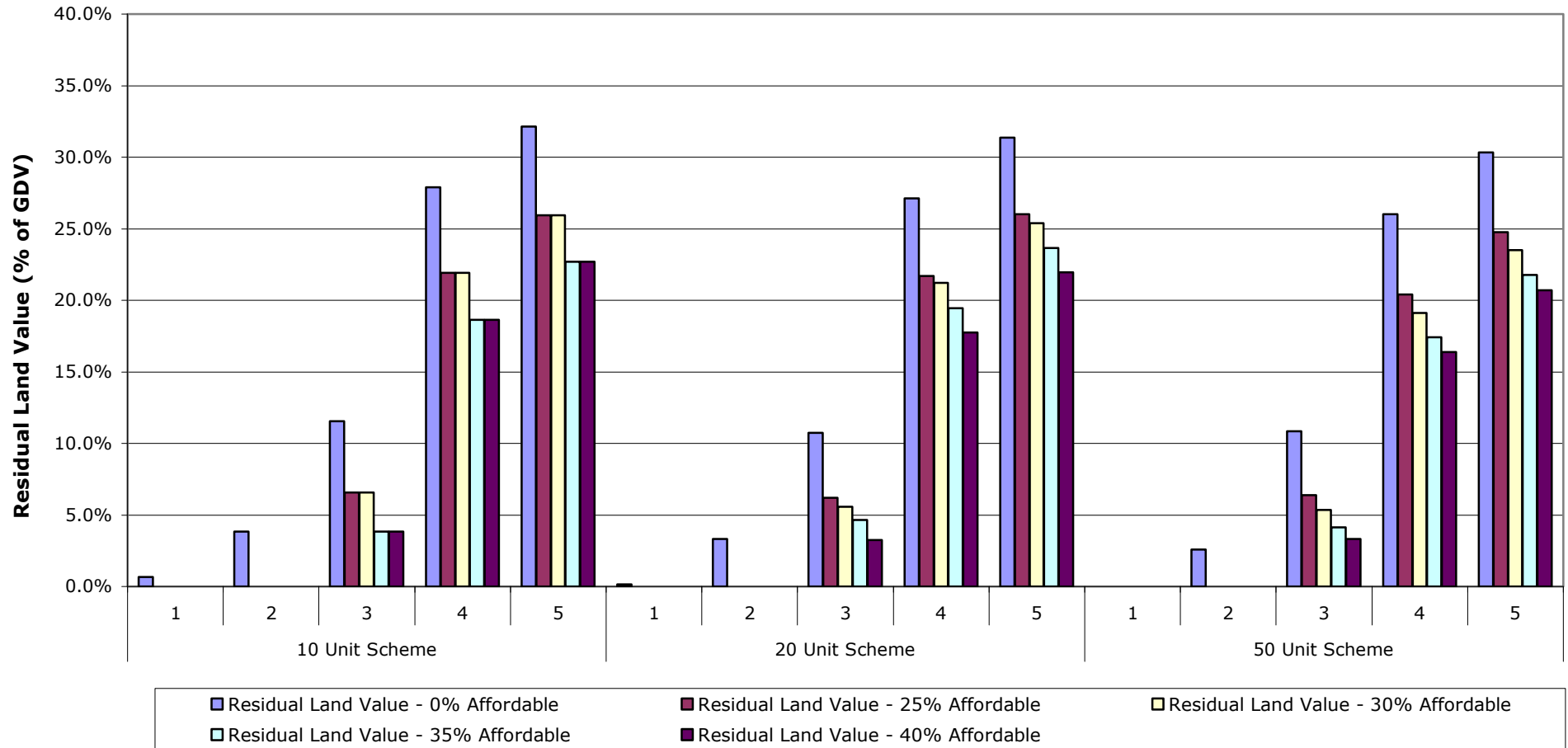


**Table 36a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.6% | 6.6% | 6.6% | 3.8% | 3.8% |
| | 4 | 27.9% | 21.9% | 21.9% | 18.6% | 18.6% |
| | 5 | 32.1% | 26.0% | 26.0% | 22.7% | 22.7% |
| 20 Unit Scheme | 1 | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.7% | 6.2% | 5.6% | 4.7% | 3.3% |
| | 4 | 27.1% | 21.7% | 21.2% | 19.4% | 17.8% |
| | 5 | 31.4% | 26.0% | 25.4% | 23.7% | 22.0% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.9% | 6.4% | 5.4% | 4.2% | 3.3% |
| | 4 | 26.0% | 20.4% | 19.1% | 17.4% | 16.4% |
| | 5 | 30.3% | 24.8% | 23.5% | 21.8% | 20.7% |

Source: Adams Integra, August 2012

**Graph 36a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density
Houses Only Schemes**

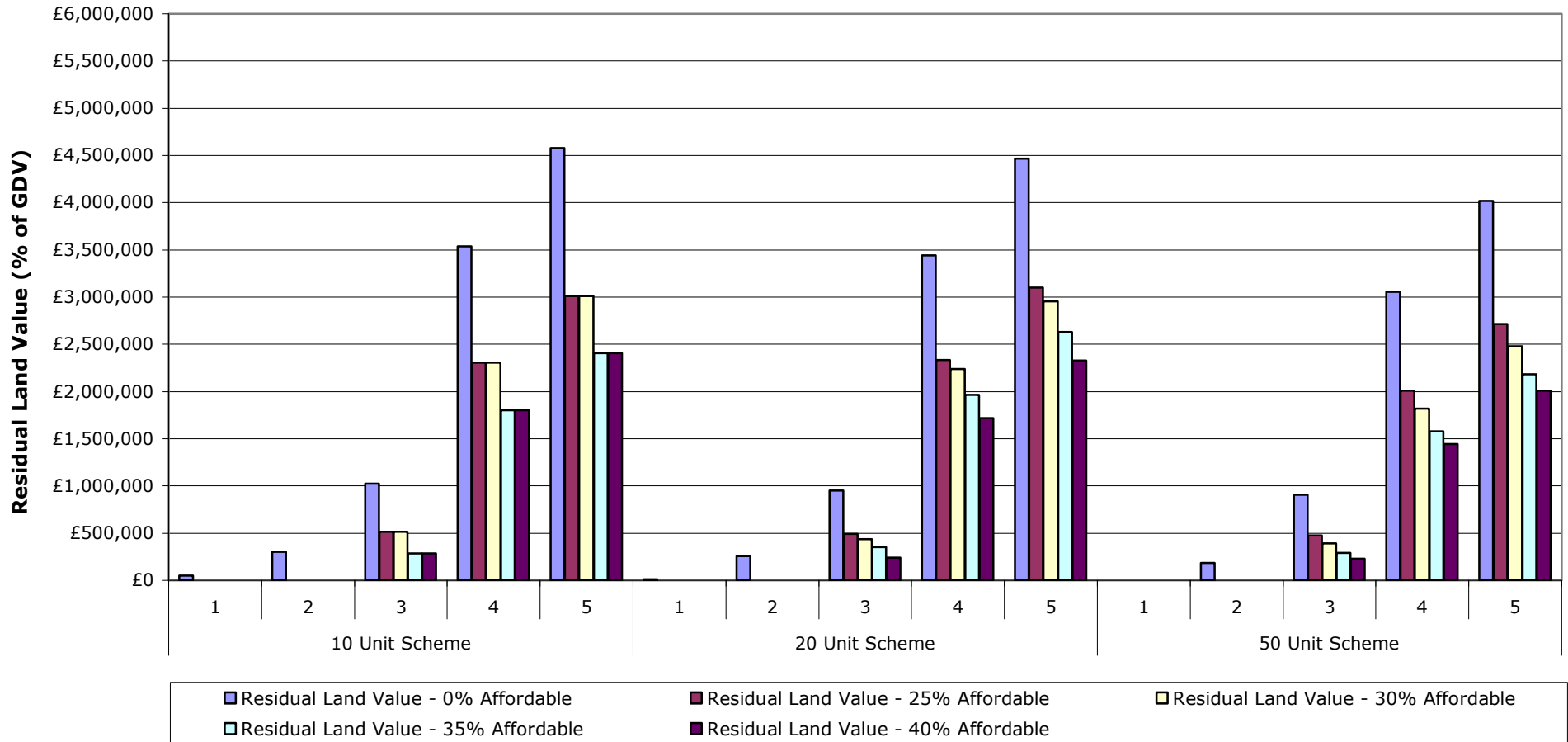


**Table 36b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £48,984 | £0 | £0 | £0 | £0 |
| | 2 | £300,720 | £0 | £0 | £0 | £0 |
| | 3 | £1,025,901 | £514,296 | £514,296 | £283,154 | £283,154 |
| | 4 | £3,537,772 | £2,304,990 | £2,304,990 | £1,801,310 | £1,801,310 |
| | 5 | £4,580,626 | £3,012,132 | £3,012,132 | £2,406,638 | £2,406,638 |
| 20 Unit Scheme | 1 | £10,888 | £0 | £0 | £0 | £0 |
| | 2 | £258,440 | £0 | £0 | £0 | £0 |
| | 3 | £952,306 | £492,834 | £434,445 | £354,816 | £241,166 |
| | 4 | £3,443,181 | £2,335,149 | £2,236,886 | £1,962,420 | £1,717,319 |
| | 5 | £4,468,703 | £3,102,060 | £2,955,644 | £2,628,563 | £2,330,848 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £187,025 | £0 | £0 | £0 | £0 |
| | 3 | £908,846 | £475,536 | £389,828 | £293,054 | £230,972 |
| | 4 | £3,055,000 | £2,010,454 | £1,819,897 | £1,579,726 | £1,446,250 |
| | 5 | £4,016,951 | £2,713,453 | £2,481,990 | £2,182,195 | £2,009,547 |

Source: Adams Integra, August 2012

**Graph 36b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
High Density
Houses Only Schemes**

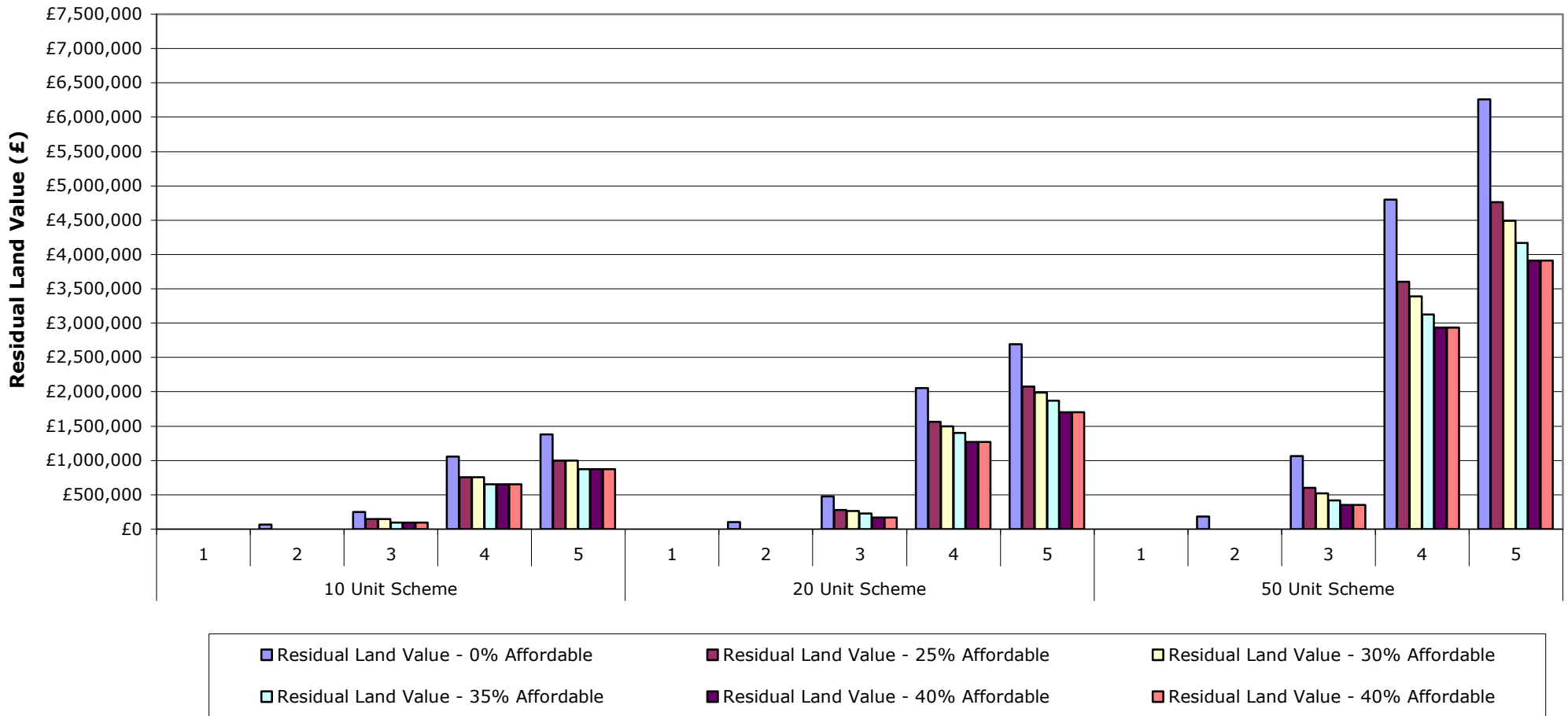


**Table 37: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £63,147 | £0 | £0 | £0 | £0 |
| | 3 | £252,010 | £143,815 | £143,815 | £97,586 | £97,586 |
| | 4 | £1,055,810 | £753,768 | £753,768 | £654,071 | £654,071 |
| | 5 | £1,380,194 | £995,322 | £995,322 | £874,223 | £874,223 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £103,727 | £0 | £0 | £0 | £0 |
| | 3 | £475,789 | £276,957 | £264,000 | £224,438 | £171,461 |
| | 4 | £2,056,873 | £1,563,771 | £1,496,550 | £1,398,509 | £1,266,750 |
| | 5 | £2,694,859 | £2,078,211 | £1,989,944 | £1,870,858 | £1,699,736 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £186,657 | £0 | £0 | £0 | £0 |
| | 3 | £1,064,404 | £605,172 | £520,637 | £418,245 | £353,576 |
| | 4 | £4,799,485 | £3,605,708 | £3,391,800 | £3,126,496 | £2,933,120 |
| | 5 | £6,260,518 | £4,765,251 | £4,492,636 | £4,165,974 | £3,913,891 |

Source: Adams Integra, August 2012

Graph 37: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL Low Density Houses Only Schemes

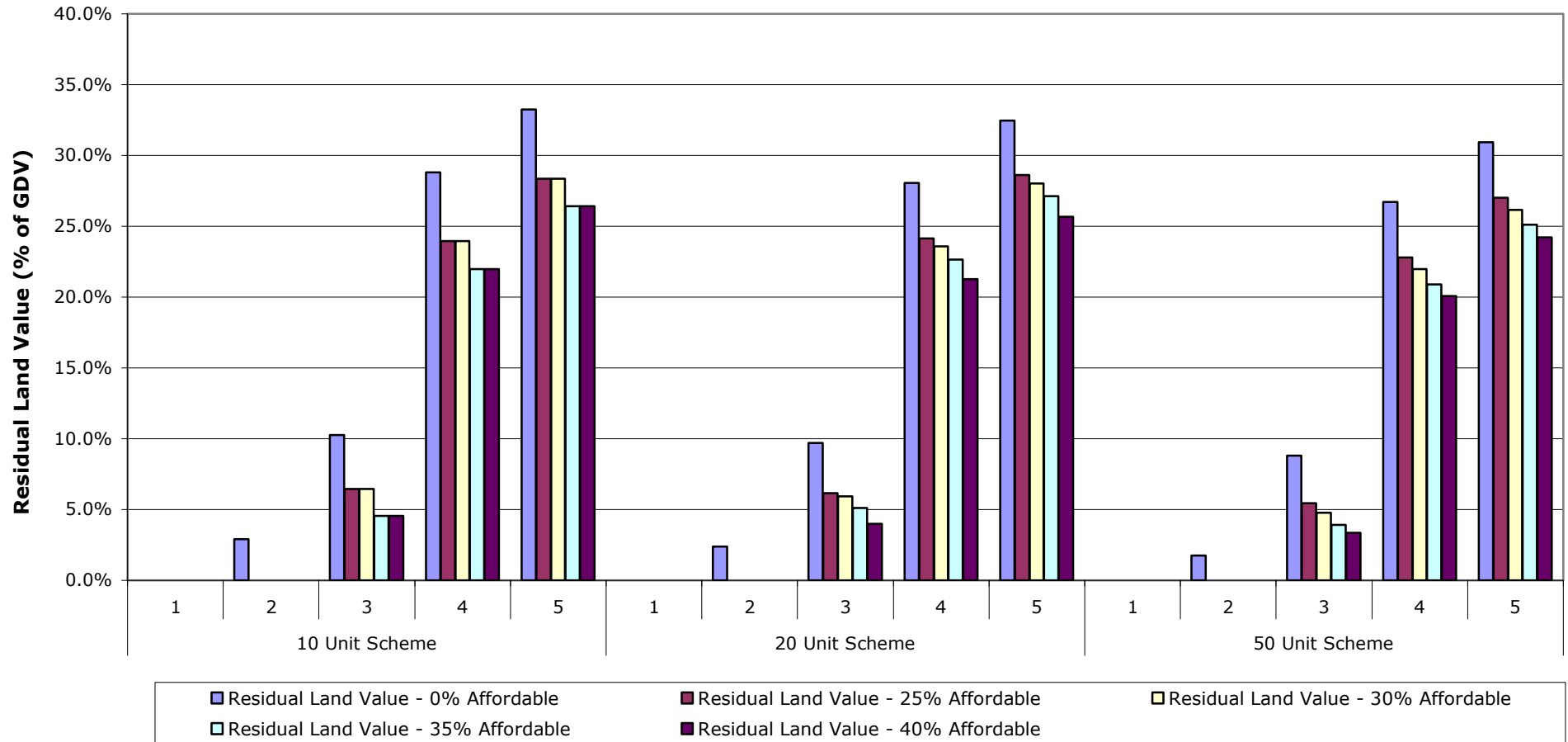


**Table 37a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.3% | 6.5% | 6.5% | 4.6% | 4.6% |
| | 4 | 28.8% | 24.0% | 24.0% | 22.0% | 22.0% |
| | 5 | 33.3% | 28.4% | 28.4% | 26.4% | 26.4% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.7% | 6.1% | 5.9% | 5.1% | 4.0% |
| | 4 | 28.1% | 24.2% | 23.6% | 22.6% | 21.3% |
| | 5 | 32.5% | 28.6% | 28.0% | 27.1% | 25.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.8% | 5.4% | 4.8% | 3.9% | 3.3% |
| | 4 | 26.7% | 22.8% | 22.0% | 20.9% | 20.1% |
| | 5 | 30.9% | 27.0% | 26.2% | 25.1% | 24.2% |

Source: Adams Integra, August 2012

**Graph 37a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density
Houses Only Schemes**

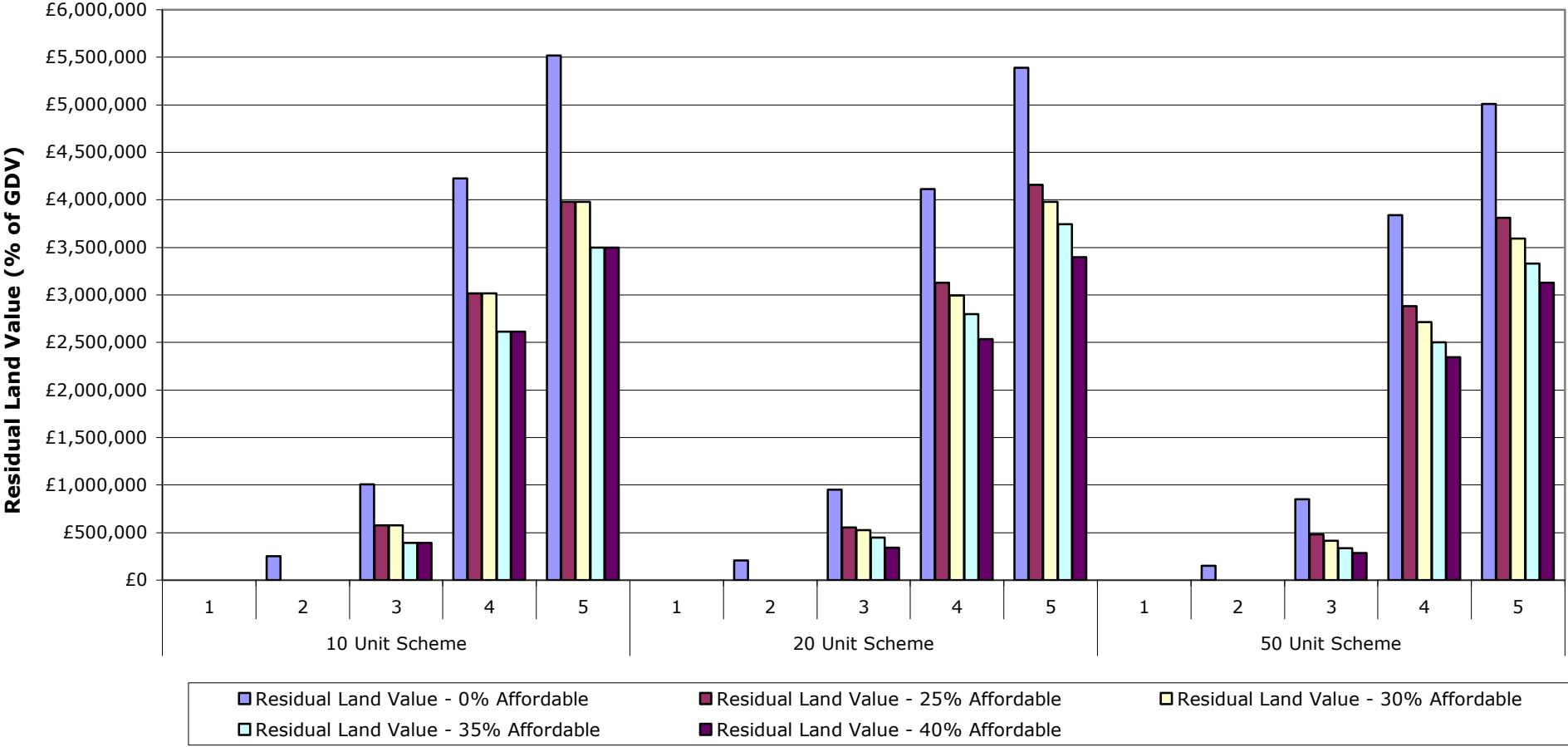


**Table 37b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £252,589 | £0 | £0 | £0 | £0 |
| | 3 | £1,008,040 | £575,259 | £575,259 | £390,346 | £390,346 |
| | 4 | £4,223,238 | £3,015,072 | £3,015,072 | £2,616,282 | £2,616,282 |
| | 5 | £5,520,775 | £3,981,287 | £3,981,287 | £3,496,891 | £3,496,891 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £207,454 | £0 | £0 | £0 | £0 |
| | 3 | £951,577 | £553,913 | £528,001 | £448,877 | £342,922 |
| | 4 | £4,113,747 | £3,127,542 | £2,993,099 | £2,797,019 | £2,533,499 |
| | 5 | £5,389,718 | £4,156,423 | £3,979,888 | £3,741,716 | £3,399,472 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £149,325 | £0 | £0 | £0 | £0 |
| | 3 | £851,523 | £484,138 | £416,510 | £334,596 | £282,861 |
| | 4 | £3,839,588 | £2,884,566 | £2,713,440 | £2,501,197 | £2,346,496 |
| | 5 | £5,008,414 | £3,812,201 | £3,594,109 | £3,332,779 | £3,131,113 |

Source: Adams Integra, August 2012

**Graph 37b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Low Density
Houses Only Schemes**

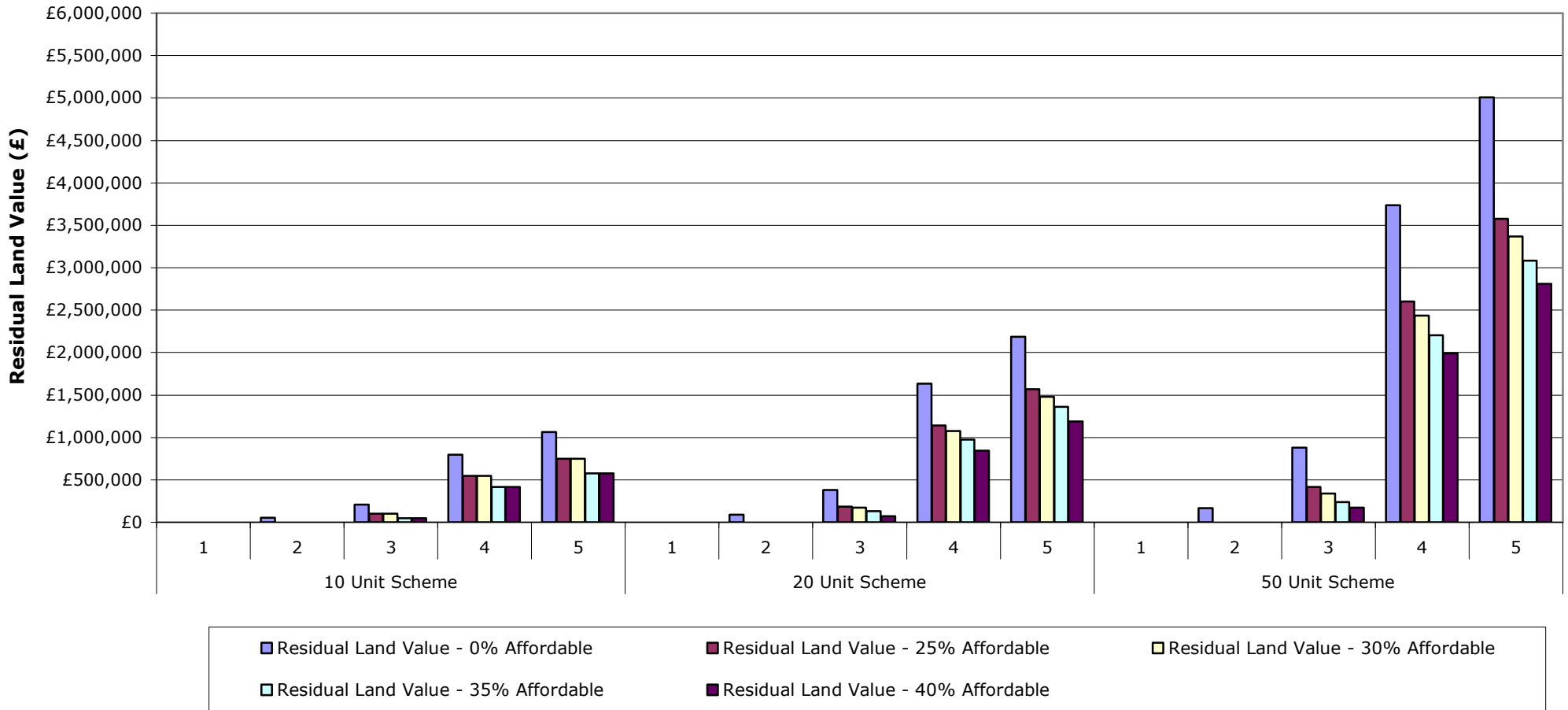


**Table 38: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £51,500 | £0 | £0 | £0 | £0 |
| | 3 | £205,896 | £103,583 | £103,583 | £47,404 | £47,404 |
| | 4 | £797,324 | £546,015 | £546,015 | £416,320 | £416,320 |
| | 5 | £1,063,588 | £749,889 | £749,889 | £575,875 | £575,875 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £91,939 | £0 | £0 | £0 | £0 |
| | 3 | £380,640 | £185,556 | £174,074 | £128,614 | £73,369 |
| | 4 | £1,634,974 | £1,141,872 | £1,074,650 | £976,610 | £844,850 |
| | 5 | £2,184,106 | £1,567,458 | £1,479,191 | £1,360,104 | £1,188,982 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £167,580 | £0 | £0 | £0 | £0 |
| | 3 | £878,673 | £415,559 | £340,893 | £236,060 | £173,438 |
| | 4 | £3,734,560 | £2,599,342 | £2,433,918 | £2,205,162 | £1,990,952 |
| | 5 | £5,006,874 | £3,575,370 | £3,370,774 | £3,082,394 | £2,809,477 |

Source: Adams Integra, August 2012

Graph 38: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL Medium Density Houses Only Schemes

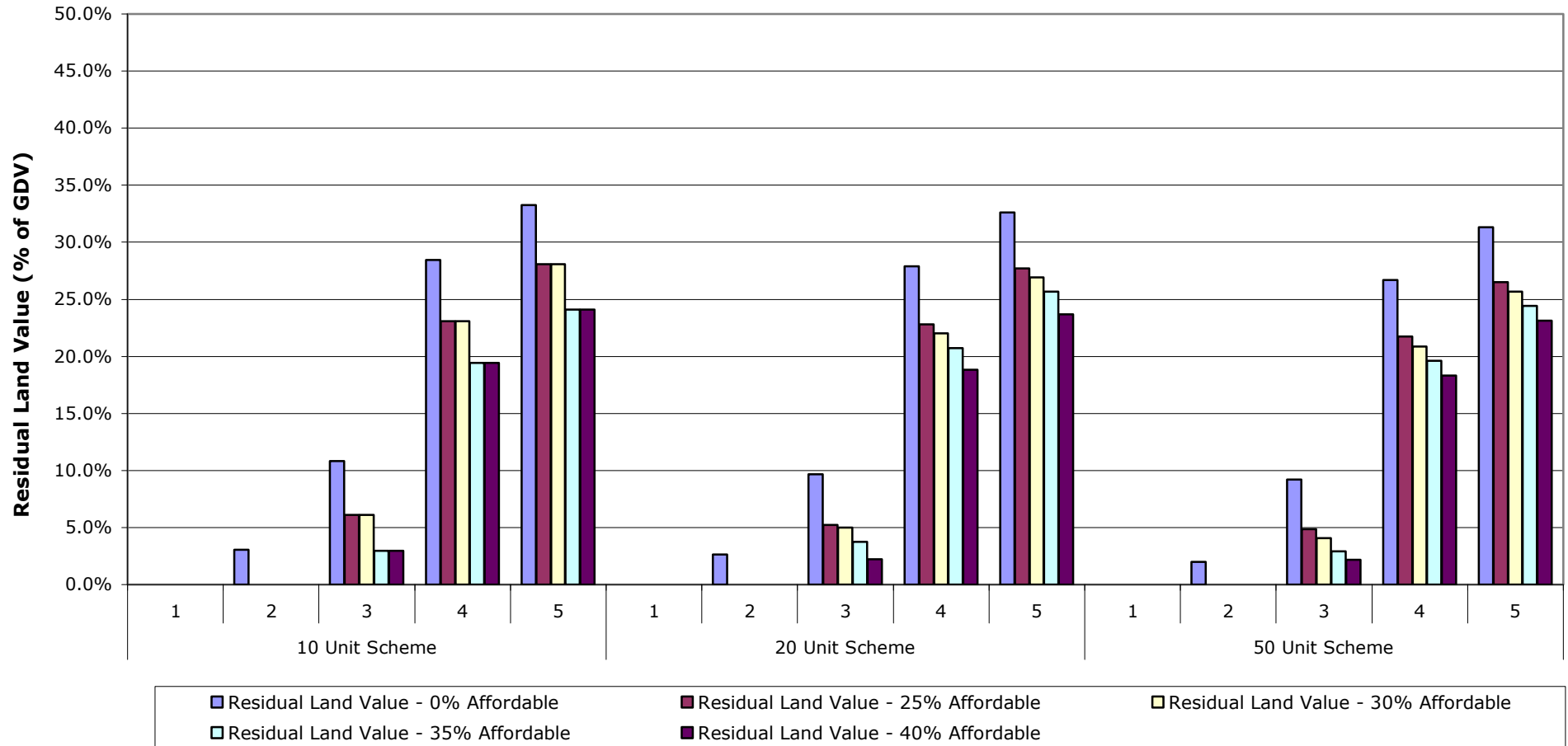


**Table 38a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|---|--------------------|--|---|---|---|---|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.8% | 6.1% | 6.1% | 3.0% | 3.0% |
| | 4 | 28.5% | 23.1% | 23.1% | 19.4% | 19.4% |
| | 5 | 33.2% | 28.1% | 28.1% | 24.1% | 24.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.6% | 5.2% | 5.0% | 3.8% | 2.2% |
| | 4 | 27.9% | 22.8% | 22.0% | 20.7% | 18.8% |
| | 5 | 32.6% | 27.7% | 26.9% | 25.7% | 23.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.2% | 4.9% | 4.1% | 2.9% | 2.2% |
| | 4 | 26.7% | 21.7% | 20.9% | 19.6% | 18.3% |
| | 5 | 31.3% | 26.5% | 25.7% | 24.4% | 23.1% |

Source: Adams Integra, August 2012

**Graph 38a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density
Houses Only Schemes**

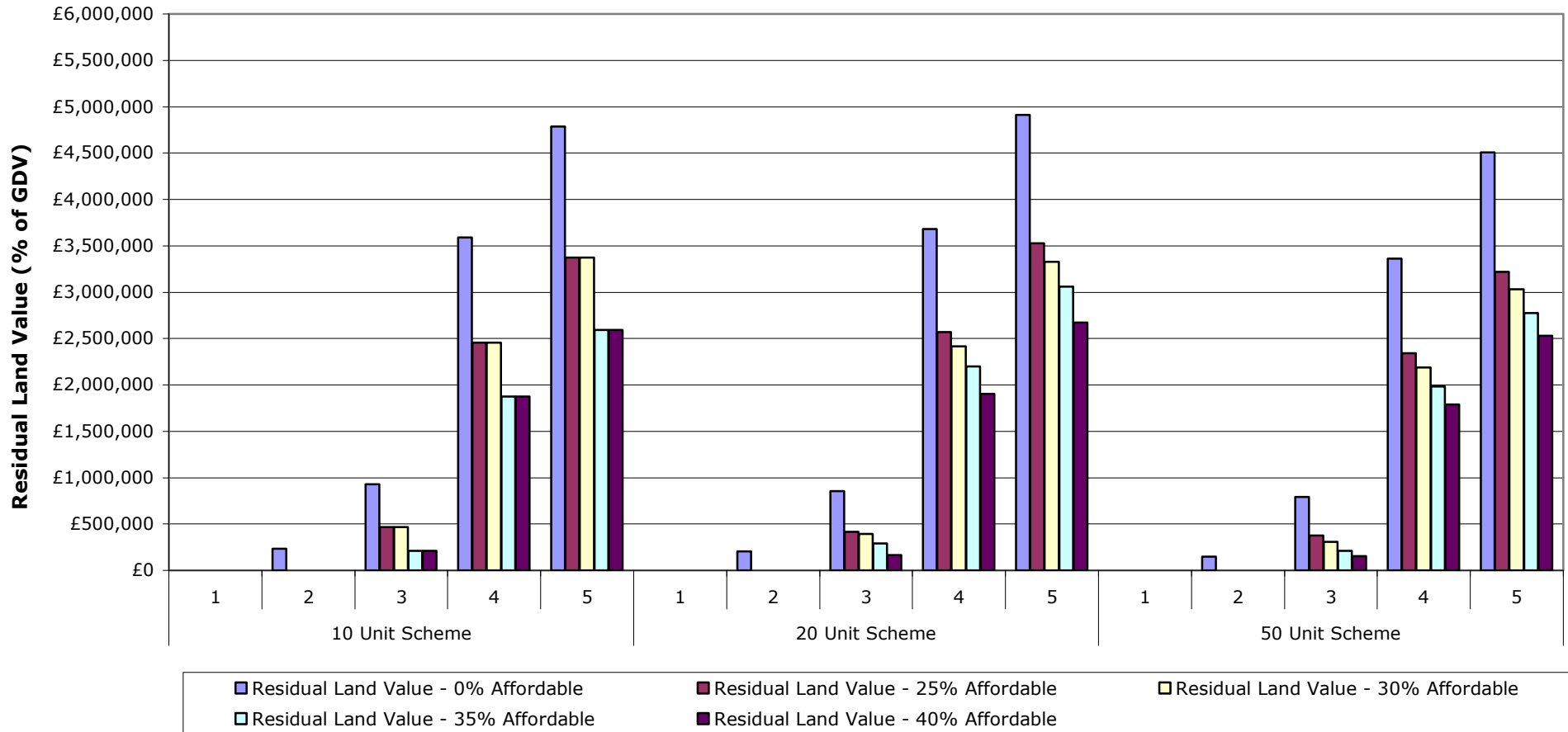


**Table 38b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £231,749 | £0 | £0 | £0 | £0 |
| | 3 | £926,534 | £466,122 | £466,122 | £213,319 | £213,319 |
| | 4 | £3,587,957 | £2,457,067 | £2,457,067 | £1,873,441 | £1,873,441 |
| | 5 | £4,786,145 | £3,374,501 | £3,374,501 | £2,591,437 | £2,591,437 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £206,862 | £0 | £0 | £0 | £0 |
| | 3 | £856,439 | £417,501 | £391,665 | £289,381 | £165,080 |
| | 4 | £3,678,691 | £2,569,211 | £2,417,963 | £2,197,372 | £1,900,913 |
| | 5 | £4,914,238 | £3,526,780 | £3,328,179 | £3,060,235 | £2,675,210 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £150,822 | £0 | £0 | £0 | £0 |
| | 3 | £790,806 | £374,003 | £306,804 | £212,454 | £156,094 |
| | 4 | £3,361,104 | £2,339,408 | £2,190,526 | £1,984,646 | £1,791,857 |
| | 5 | £4,506,187 | £3,217,833 | £3,033,696 | £2,774,154 | £2,528,530 |

Source: Adams Integra, August 2012

**Graph 38b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Medium Density
Houses Only Schemes**

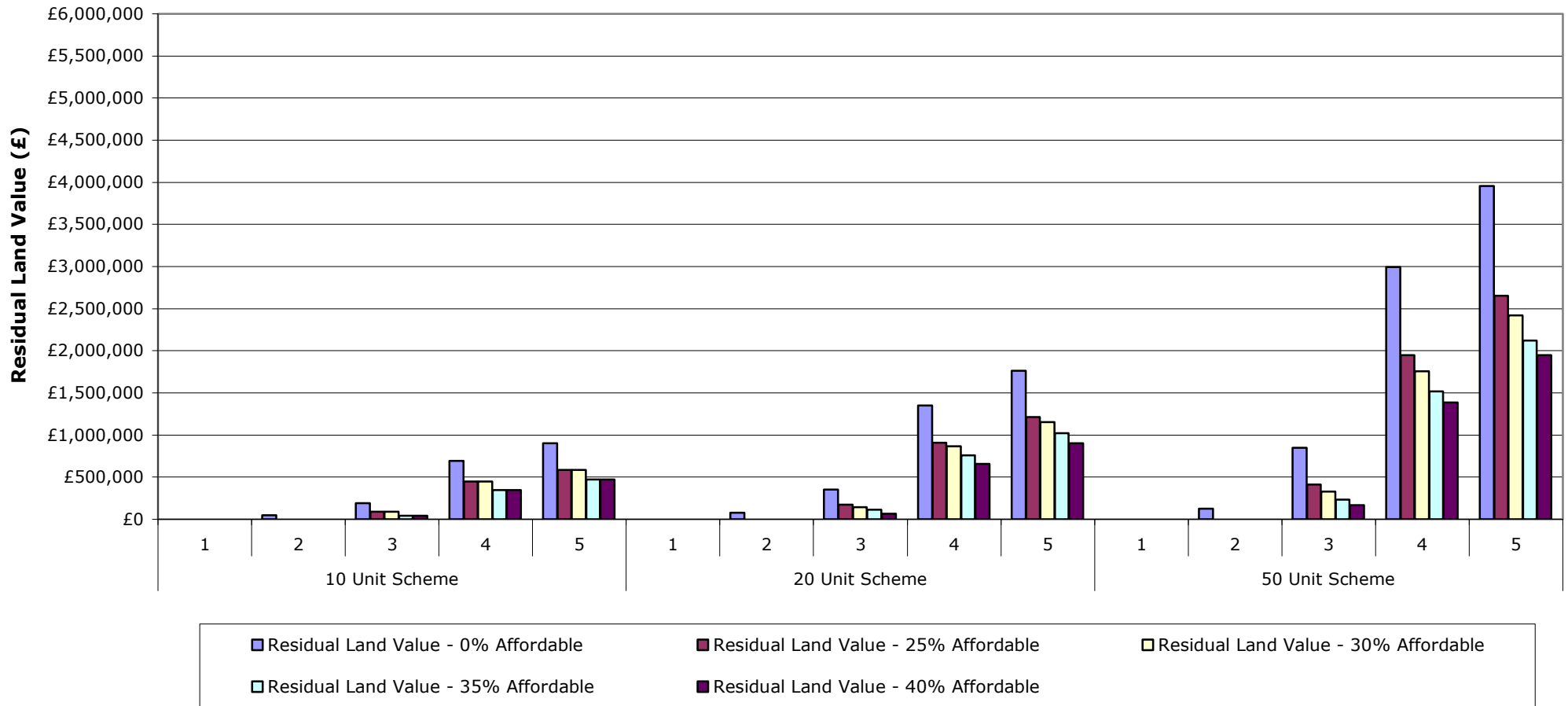


**Table 39: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £45,614 | £0 | £0 | £0 | £0 |
| | 3 | £190,795 | £88,329 | £88,329 | £42,101 | £42,101 |
| | 4 | £693,605 | £446,904 | £446,904 | £346,168 | £346,168 |
| | 5 | £902,176 | £588,477 | £588,477 | £472,247 | £472,247 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £74,799 | £0 | £0 | £0 | £0 |
| | 3 | £353,202 | £170,548 | £145,201 | £113,349 | £67,889 |
| | 4 | £1,349,838 | £906,625 | £867,320 | £757,534 | £659,493 |
| | 5 | £1,760,047 | £1,213,390 | £1,154,823 | £1,023,991 | £904,905 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £124,658 | £0 | £0 | £0 | £0 |
| | 3 | £847,160 | £413,207 | £327,499 | £235,483 | £169,049 |
| | 4 | £2,993,314 | £1,948,768 | £1,758,211 | £1,518,040 | £1,384,564 |
| | 5 | £3,955,265 | £2,651,767 | £2,420,304 | £2,120,509 | £1,947,861 |

Source: Adams Integra, August 2012

Graph 39: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL High Density Houses Only Schemes

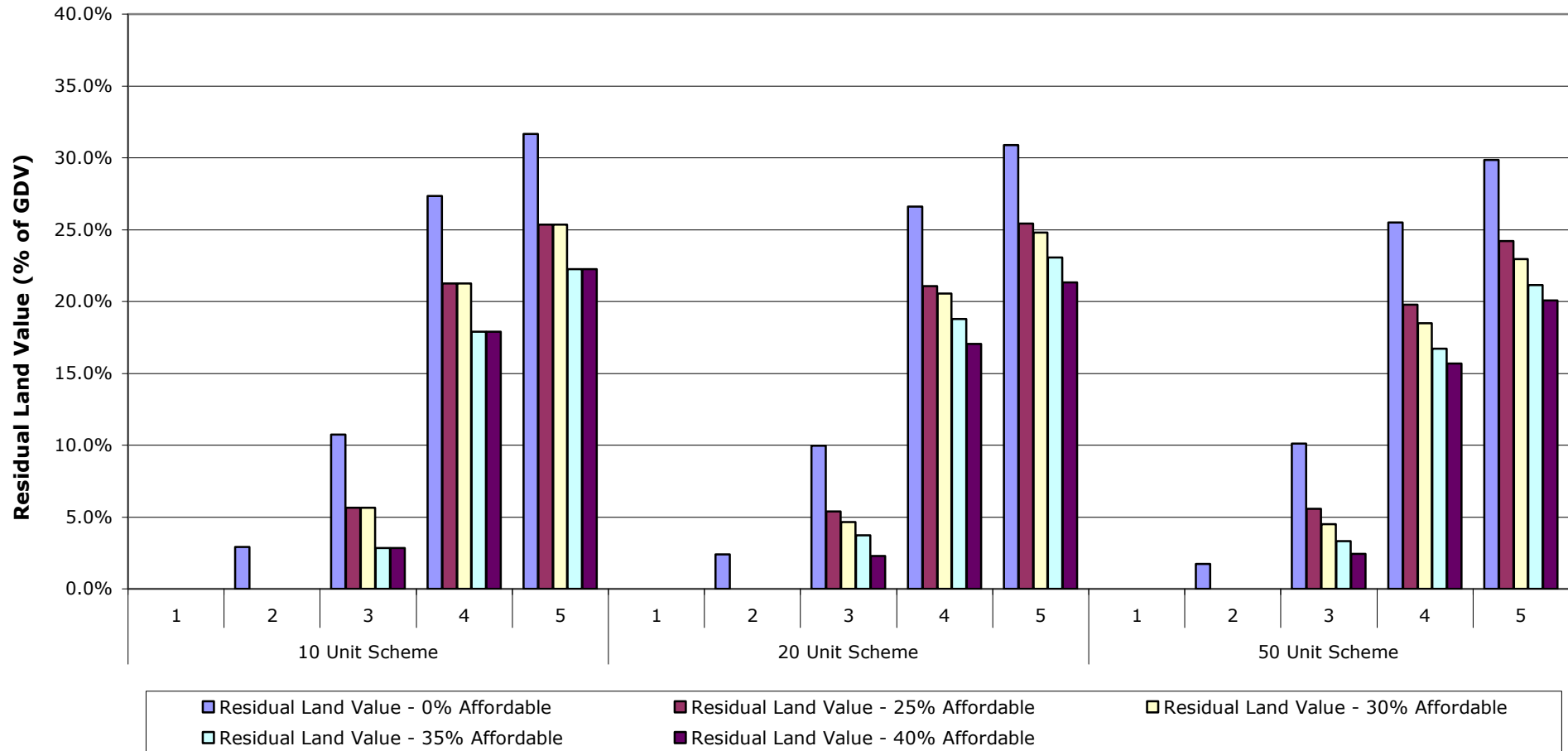


**Table 39a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.7% | 5.6% | 5.6% | 2.8% | 2.8% |
| | 4 | 27.3% | 21.3% | 21.3% | 17.9% | 17.9% |
| | 5 | 31.7% | 25.4% | 25.4% | 22.3% | 22.3% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.9% | 5.4% | 4.7% | 3.7% | 2.3% |
| | 4 | 26.6% | 21.1% | 20.6% | 18.8% | 17.0% |
| | 5 | 30.9% | 25.4% | 24.8% | 23.0% | 21.3% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.1% | 5.6% | 4.5% | 3.3% | 2.4% |
| | 4 | 25.5% | 19.8% | 18.5% | 16.7% | 15.7% |
| | 5 | 29.9% | 24.2% | 22.9% | 21.2% | 20.1% |

Source: Adams Integra, August 2012

**Graph 39a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density
Houses Only Schemes**

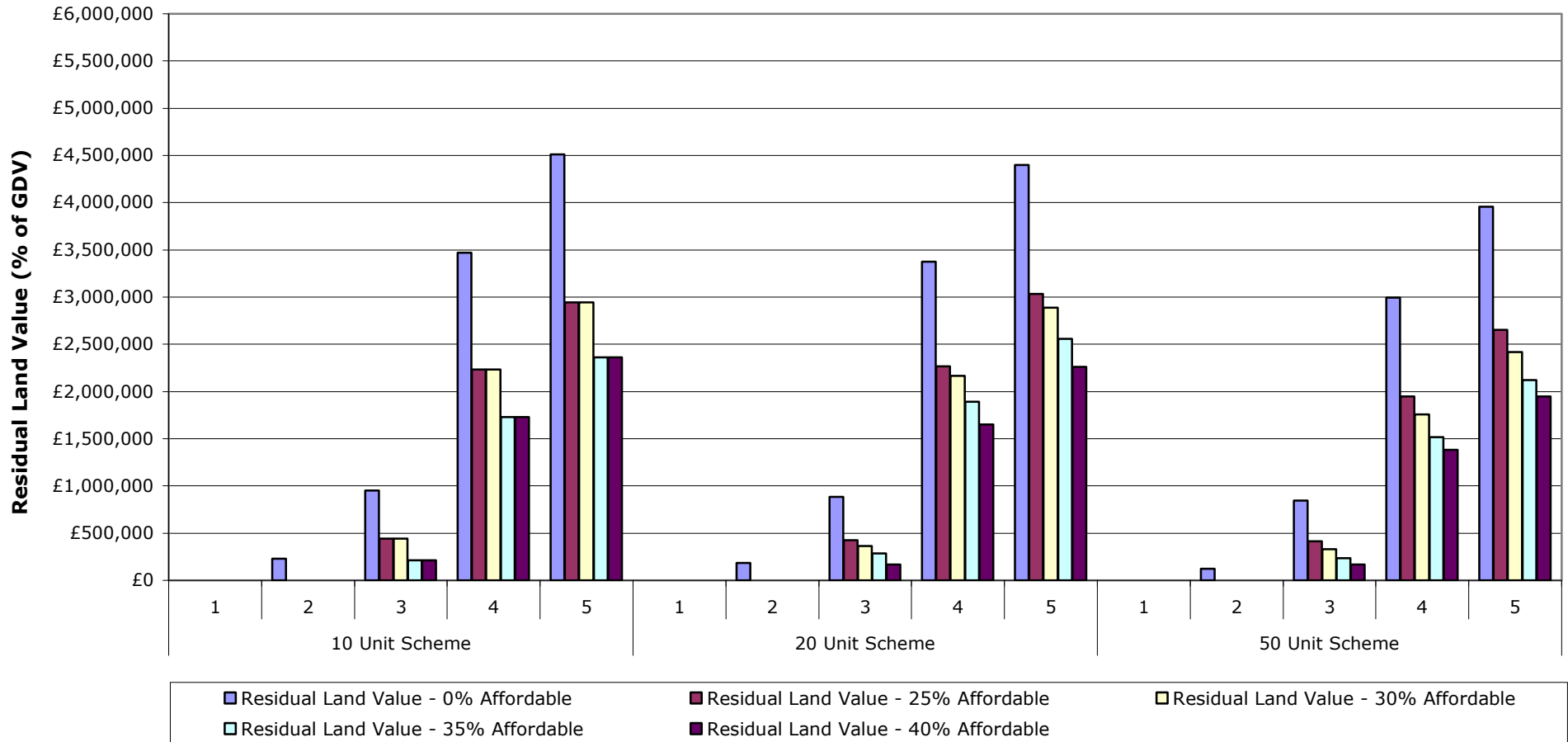


**Table 39b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £228,069 | £0 | £0 | £0 | £0 |
| | 3 | £953,976 | £441,645 | £441,645 | £210,503 | £210,503 |
| | 4 | £3,468,026 | £2,234,518 | £2,234,518 | £1,730,838 | £1,730,838 |
| | 5 | £4,510,881 | £2,942,387 | £2,942,387 | £2,361,235 | £2,361,235 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £186,996 | £0 | £0 | £0 | £0 |
| | 3 | £883,005 | £426,369 | £363,001 | £283,373 | £169,723 |
| | 4 | £3,374,595 | £2,266,563 | £2,168,300 | £1,893,834 | £1,648,733 |
| | 5 | £4,400,117 | £3,033,474 | £2,887,058 | £2,559,977 | £2,262,262 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £124,658 | £0 | £0 | £0 | £0 |
| | 3 | £847,160 | £413,207 | £327,499 | £235,483 | £169,049 |
| | 4 | £2,993,314 | £1,948,768 | £1,758,211 | £1,518,040 | £1,384,564 |
| | 5 | £3,955,265 | £2,651,767 | £2,420,304 | £2,120,509 | £1,947,861 |

Source: Adams Integra, August 2012

**Graph 39b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
High Density
Houses Only Schemes**



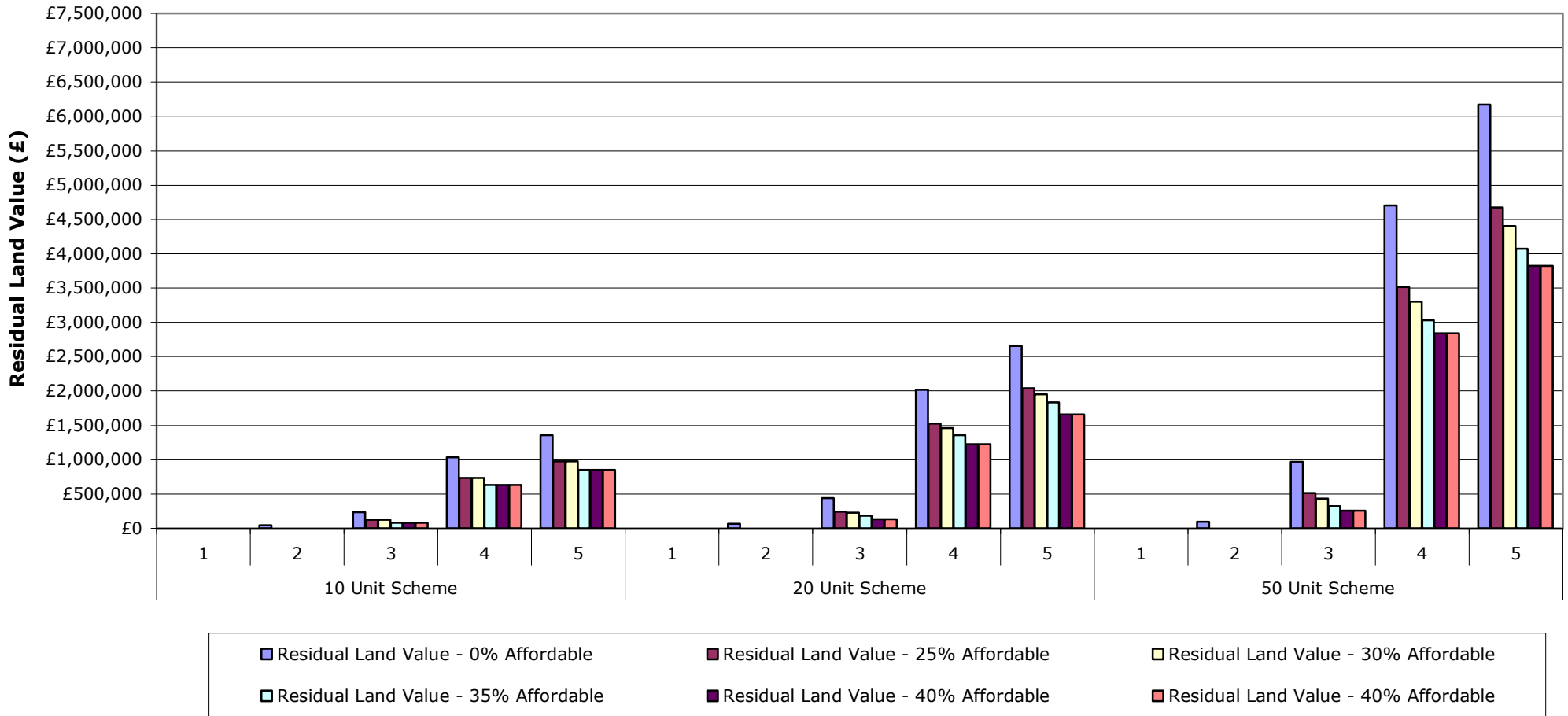
Appendix 3b-i

**Table 40: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £42,769 | £0 | £0 | £0 | £0 |
| | 3 | £237,031 | £123,436 | £123,436 | £77,208 | £77,208 |
| | 4 | £1,036,246 | £734,205 | £734,205 | £634,507 | £634,507 |
| | 5 | £1,360,631 | £975,758 | £975,758 | £854,659 | £854,659 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £63,648 | £0 | £0 | £0 | £0 |
| | 3 | £436,912 | £242,988 | £229,765 | £184,760 | £131,381 |
| | 4 | £2,018,397 | £1,525,295 | £1,458,073 | £1,360,033 | £1,228,273 |
| | 5 | £2,656,383 | £2,039,735 | £1,951,468 | £1,832,382 | £1,661,260 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £92,460 | £0 | £0 | £0 | £0 |
| | 3 | £972,164 | £512,933 | £432,861 | £325,045 | £260,376 |
| | 4 | £4,707,246 | £3,513,469 | £3,299,560 | £3,034,257 | £2,840,881 |
| | 5 | £6,168,278 | £4,673,012 | £4,400,397 | £4,073,735 | £3,821,652 |

Source: Adams Integra, August 2012

Graph 40: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL Low Density Houses Only Schemes

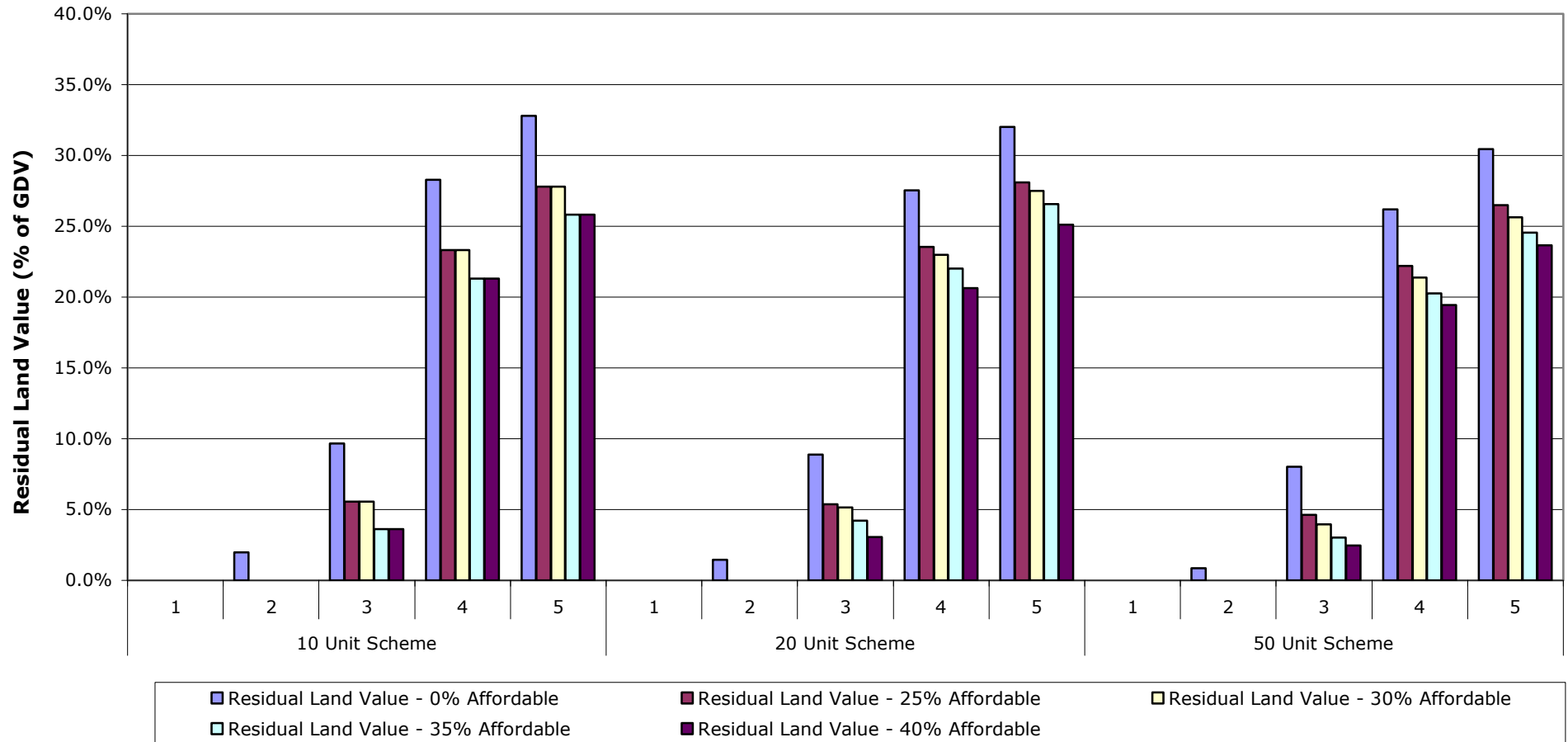


**Table 40a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.7% | 5.6% | 5.6% | 3.6% | 3.6% |
| | 4 | 28.3% | 23.3% | 23.3% | 21.3% | 21.3% |
| | 5 | 32.8% | 27.8% | 27.8% | 25.8% | 25.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.9% | 5.4% | 5.1% | 4.2% | 3.1% |
| | 4 | 27.5% | 23.6% | 23.0% | 22.0% | 20.6% |
| | 5 | 32.0% | 28.1% | 27.5% | 26.6% | 25.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.0% | 4.6% | 4.0% | 3.0% | 2.5% |
| | 4 | 26.2% | 22.2% | 21.4% | 20.3% | 19.4% |
| | 5 | 30.5% | 26.5% | 25.6% | 24.6% | 23.7% |

Source: Adams Integra, August 2012

**Graph 40a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Low Density
Houses Only Schemes**

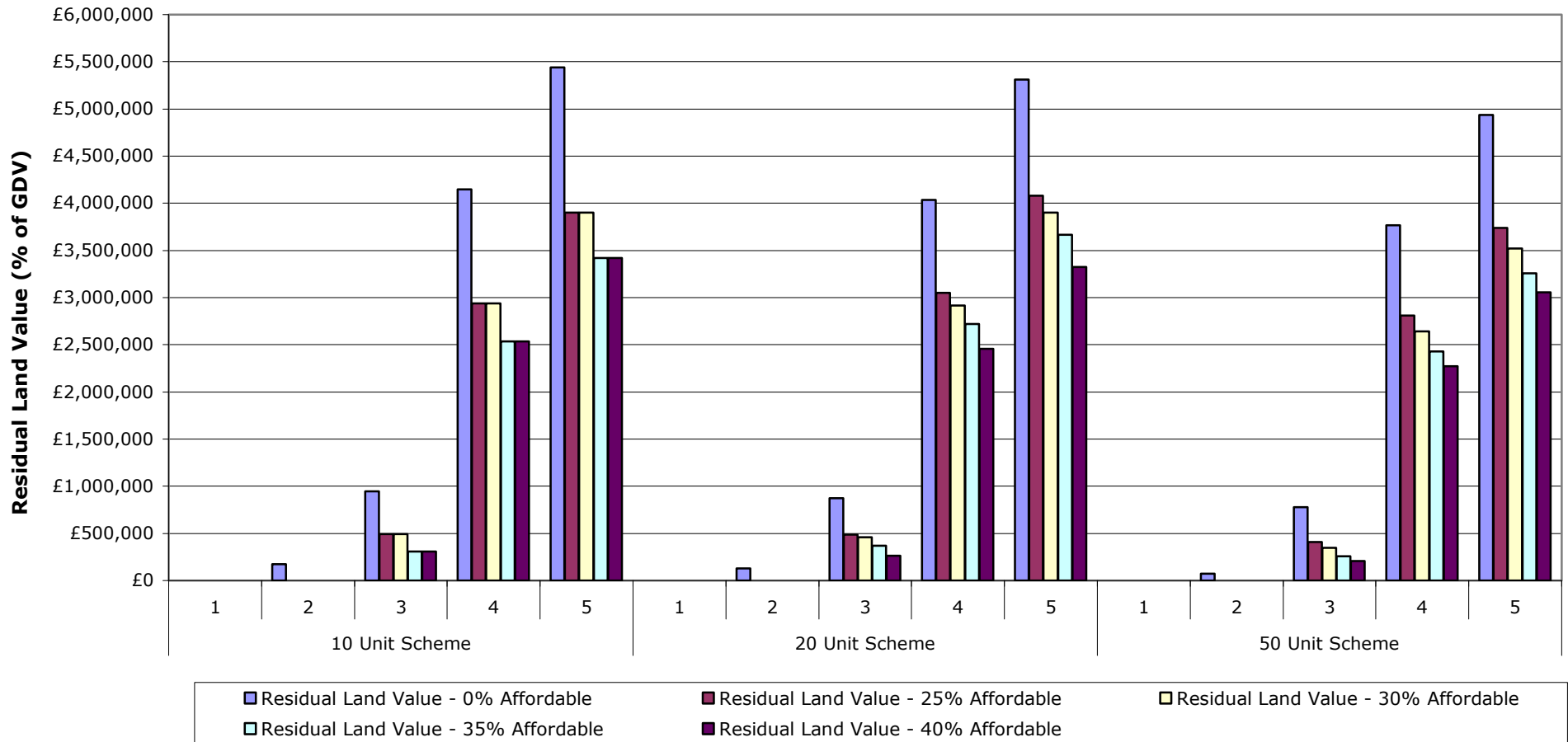


**Table 40b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £171,075 | £0 | £0 | £0 | £0 |
| | 3 | £948,125 | £493,745 | £493,745 | £308,832 | £308,832 |
| | 4 | £4,144,985 | £2,936,819 | £2,936,819 | £2,538,029 | £2,538,029 |
| | 5 | £5,442,522 | £3,903,033 | £3,903,033 | £3,418,638 | £3,418,638 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £127,295 | £0 | £0 | £0 | £0 |
| | 3 | £873,823 | £485,977 | £459,530 | £369,519 | £262,763 |
| | 4 | £4,036,794 | £3,050,590 | £2,916,147 | £2,720,066 | £2,456,547 |
| | 5 | £5,312,766 | £4,079,470 | £3,902,936 | £3,664,763 | £3,322,519 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £73,968 | £0 | £0 | £0 | £0 |
| | 3 | £777,732 | £410,346 | £346,289 | £260,036 | £208,301 |
| | 4 | £3,765,797 | £2,810,775 | £2,639,648 | £2,427,405 | £2,272,705 |
| | 5 | £4,934,623 | £3,738,410 | £3,520,318 | £3,258,988 | £3,057,322 |

Source: Adams Integra, August 2012

Graph 40b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL Low Density Houses Only Schemes

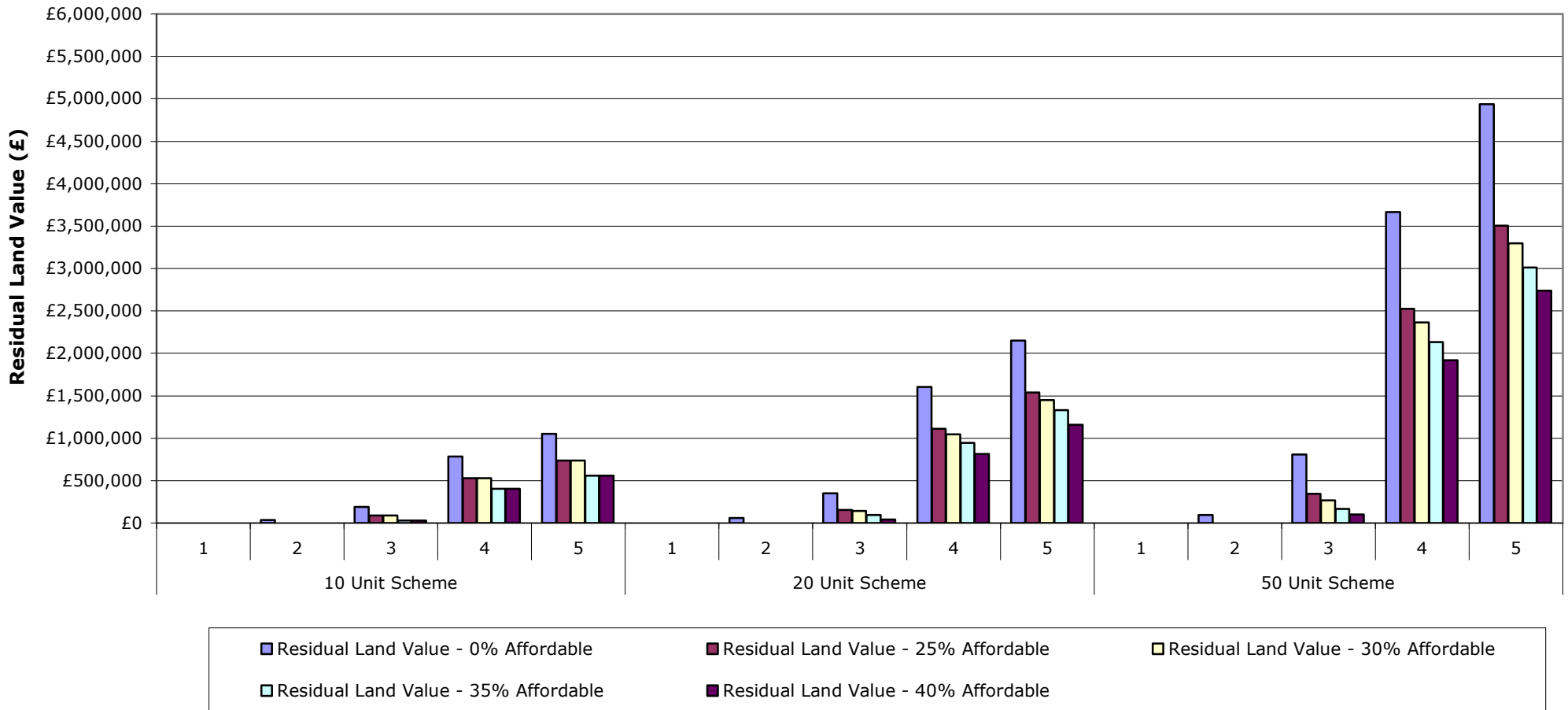


**Table 41: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £35,887 | £0 | £0 | £0 | £0 |
| | 3 | £190,439 | £87,969 | £87,969 | £31,791 | £31,791 |
| | 4 | £782,335 | £531,026 | £531,026 | £401,175 | £401,175 |
| | 5 | £1,048,599 | £734,900 | £734,900 | £560,886 | £560,886 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £59,900 | £0 | £0 | £0 | £0 |
| | 3 | £349,562 | £155,392 | £142,035 | £96,575 | £41,330 |
| | 4 | £1,604,217 | £1,111,114 | £1,043,893 | £945,852 | £814,093 |
| | 5 | £2,153,348 | £1,536,701 | £1,448,433 | £1,329,347 | £1,158,225 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £92,973 | £0 | £0 | £0 | £0 |
| | 3 | £807,051 | £343,191 | £268,525 | £163,839 | £100,584 |
| | 4 | £3,662,938 | £2,527,720 | £2,362,296 | £2,133,540 | £1,919,330 |
| | 5 | £4,935,252 | £3,503,748 | £3,299,152 | £3,010,772 | £2,737,855 |

Source: Adams Integra, August 2012

Graph 41: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL Medium Density Houses Only Schemes

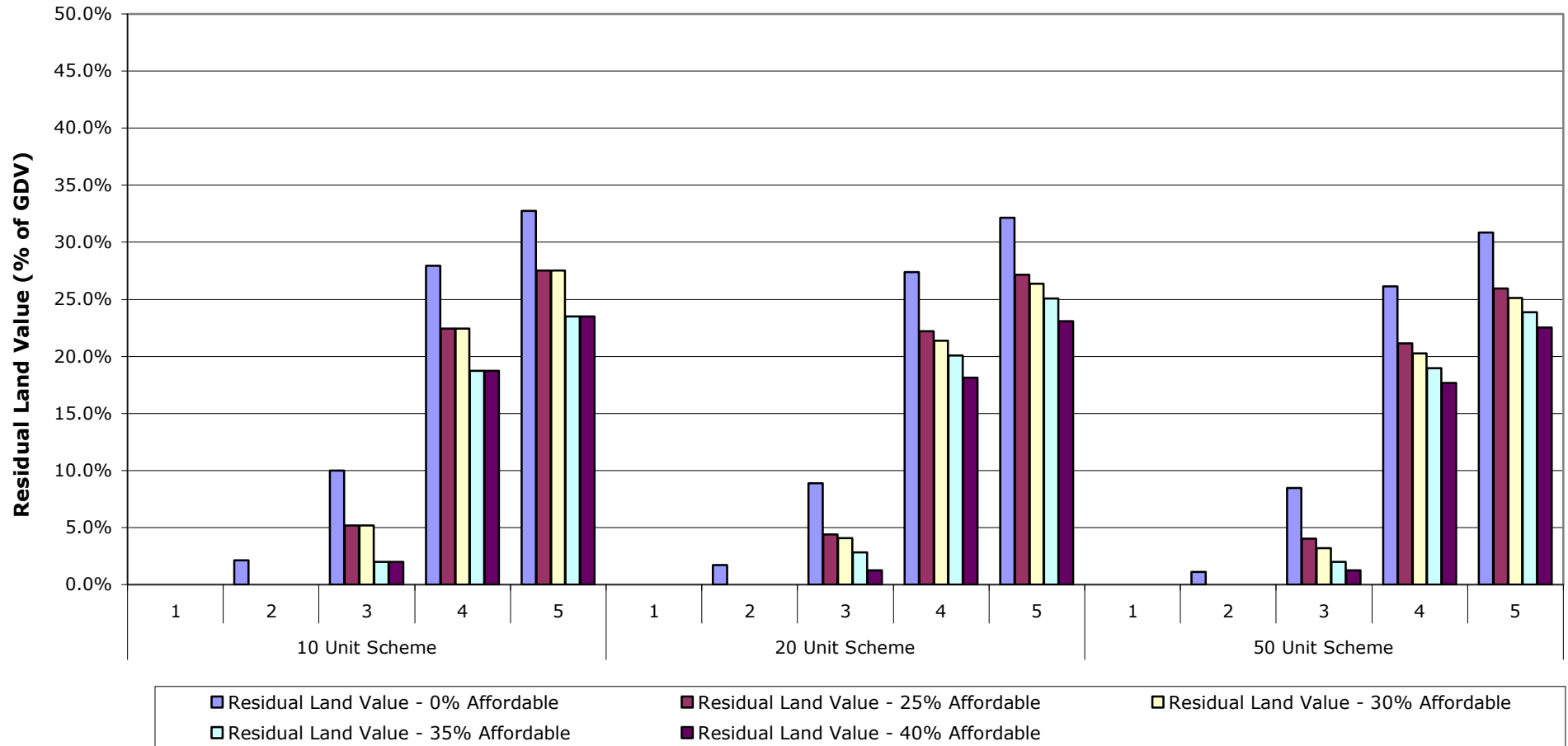


**Table 41a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.0% | 5.2% | 5.2% | 2.0% | 2.0% |
| | 4 | 27.9% | 22.4% | 22.4% | 18.7% | 18.7% |
| | 5 | 32.8% | 27.5% | 27.5% | 23.5% | 23.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.9% | 4.4% | 4.1% | 2.8% | 1.2% |
| | 4 | 27.4% | 22.2% | 21.4% | 20.1% | 18.1% |
| | 5 | 32.1% | 27.2% | 26.3% | 25.1% | 23.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.5% | 4.0% | 3.2% | 2.0% | 1.3% |
| | 4 | 26.2% | 21.1% | 20.2% | 19.0% | 17.7% |
| | 5 | 30.8% | 26.0% | 25.1% | 23.9% | 22.5% |

Source: Adams Integra, August 2012

**Graph 41a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density
Houses Only Schemes**

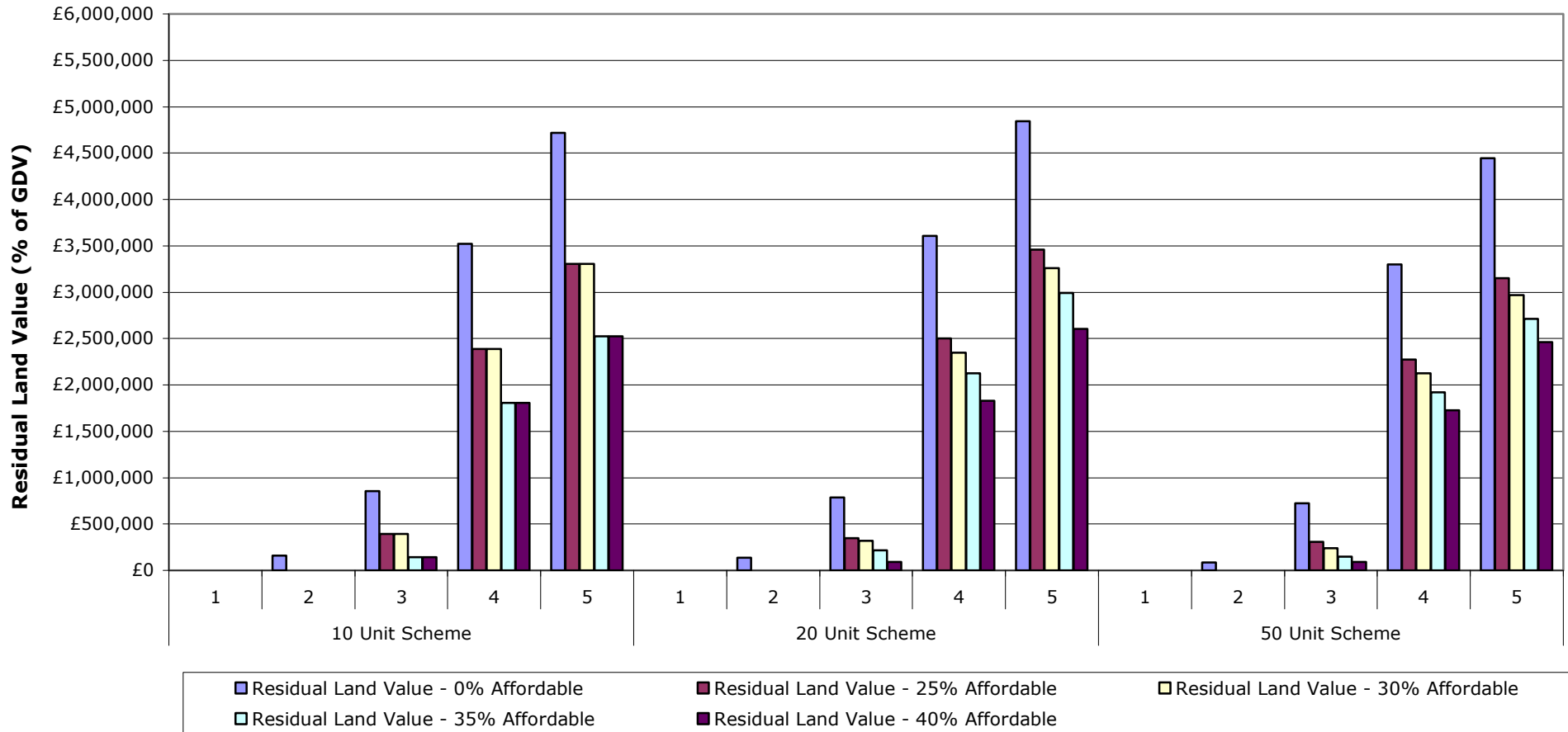


**Table 41b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £161,490 | £0 | £0 | £0 | £0 |
| | 3 | £856,977 | £395,862 | £395,862 | £143,060 | £143,060 |
| | 4 | £3,520,508 | £2,389,617 | £2,389,617 | £1,805,289 | £1,805,289 |
| | 5 | £4,718,696 | £3,307,052 | £3,307,052 | £2,523,988 | £2,523,988 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £134,775 | £0 | £0 | £0 | £0 |
| | 3 | £786,514 | £349,631 | £319,578 | £217,293 | £92,993 |
| | 4 | £3,609,487 | £2,500,007 | £2,348,759 | £2,128,168 | £1,831,709 |
| | 5 | £4,845,034 | £3,457,576 | £3,258,975 | £2,991,031 | £2,606,007 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £83,676 | £0 | £0 | £0 | £0 |
| | 3 | £726,346 | £308,872 | £241,673 | £147,455 | £90,525 |
| | 4 | £3,296,644 | £2,274,948 | £2,126,066 | £1,920,186 | £1,727,397 |
| | 5 | £4,441,727 | £3,153,373 | £2,969,237 | £2,709,695 | £2,464,070 |

Source: Adams Integra, August 2012

**Graph 41b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Medium Density
Houses Only Schemes**

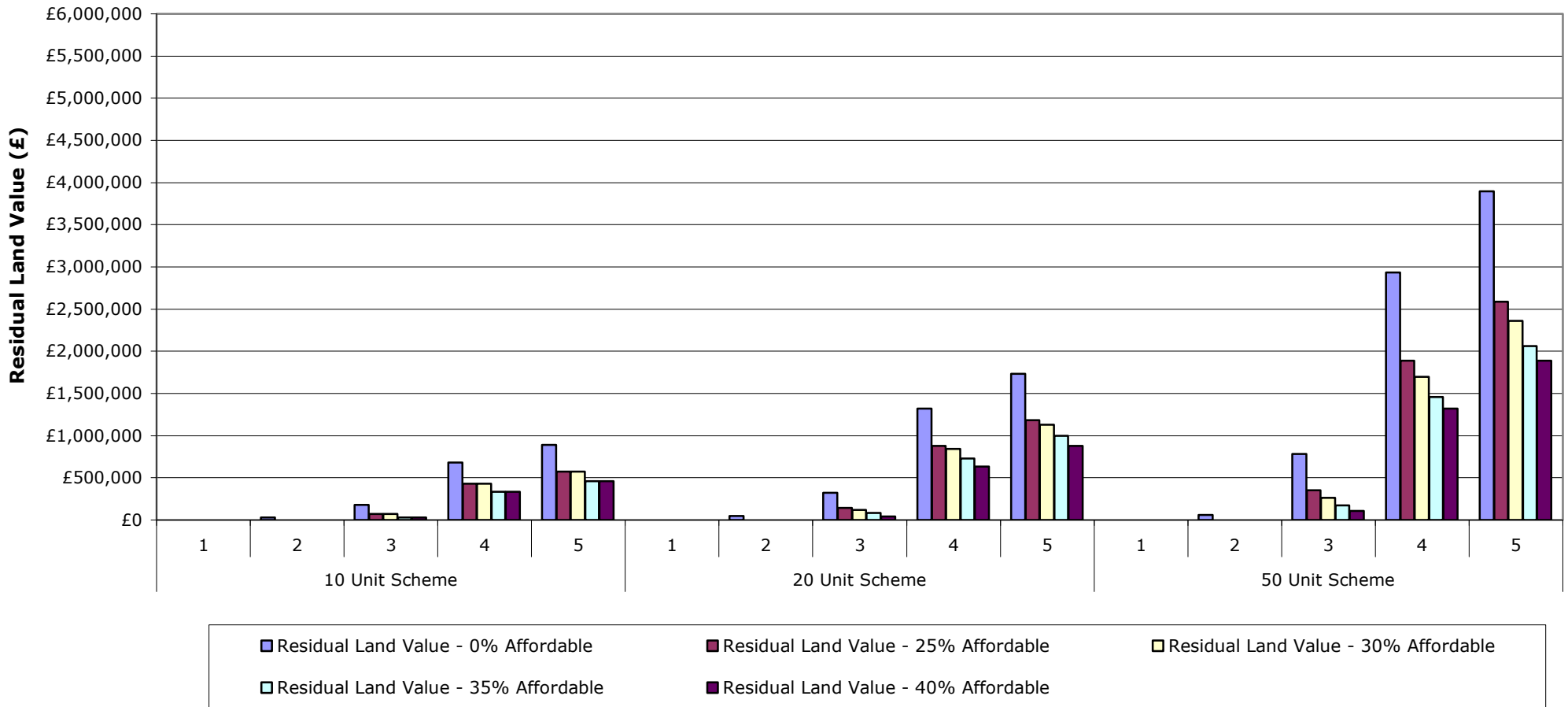


**Table 42: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £31,084 | £0 | £0 | £0 | £0 |
| | 3 | £176,410 | £73,799 | £73,799 | £27,570 | £27,570 |
| | 4 | £679,656 | £432,809 | £432,809 | £332,073 | £332,073 |
| | 5 | £888,227 | £574,528 | £574,528 | £458,153 | £458,153 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £46,221 | £0 | £0 | £0 | £0 |
| | 3 | £325,482 | £141,970 | £116,623 | £84,772 | £39,312 |
| | 4 | £1,322,404 | £879,191 | £839,886 | £730,099 | £632,059 |
| | 5 | £1,732,612 | £1,185,955 | £1,127,389 | £996,556 | £877,470 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £60,402 | £0 | £0 | £0 | £0 |
| | 3 | £785,474 | £350,879 | £265,171 | £173,605 | £104,793 |
| | 4 | £2,931,628 | £1,887,082 | £1,696,525 | £1,456,354 | £1,322,878 |
| | 5 | £3,893,579 | £2,590,081 | £2,358,618 | £2,058,823 | £1,886,175 |

Source: Adams Integra, August 2012

Graph 42: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL High Density Houses Only Schemes

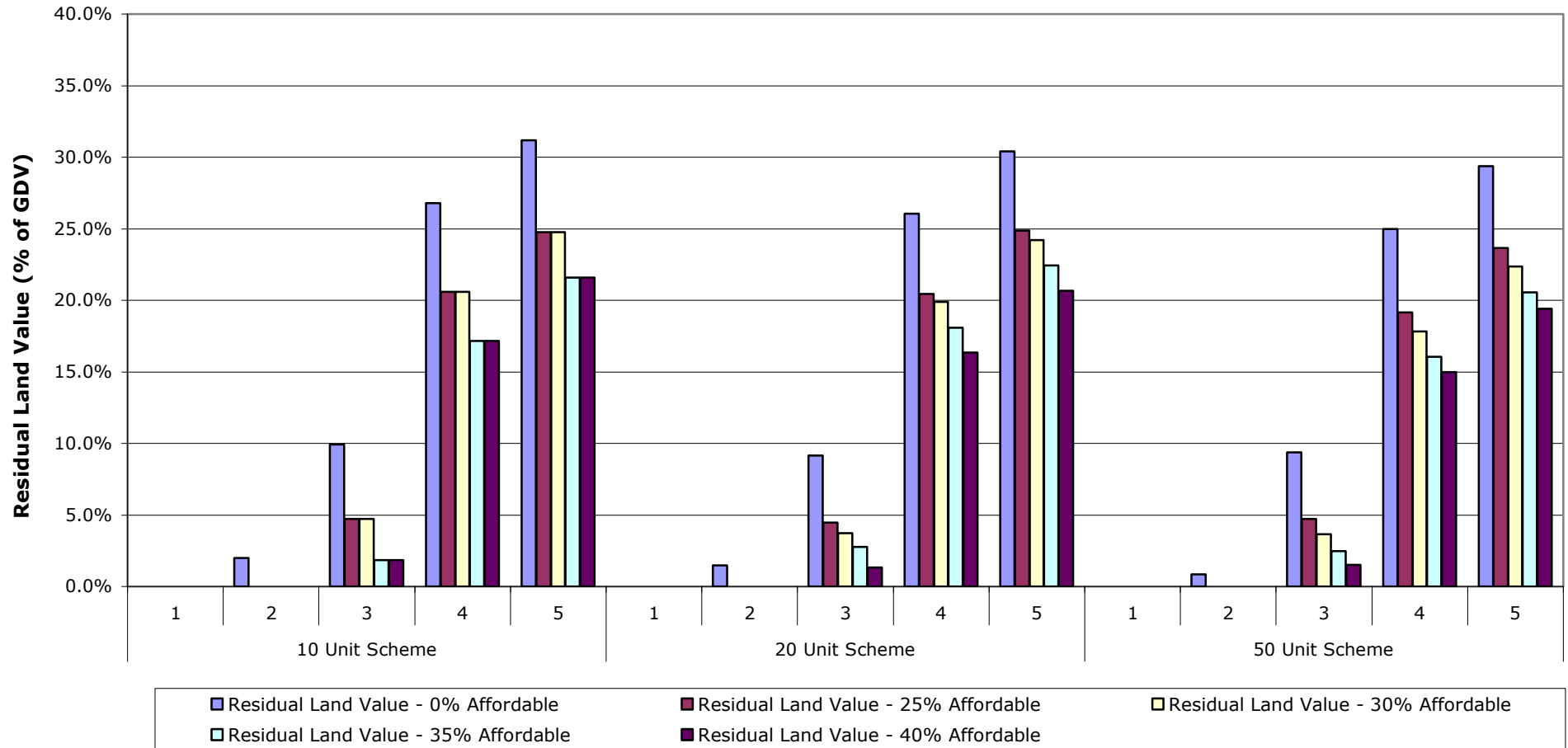


**Table 42a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 2.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.9% | 4.7% | 4.7% | 1.9% | 1.9% |
| | 4 | 26.8% | 20.6% | 20.6% | 17.2% | 17.2% |
| | 5 | 31.2% | 24.7% | 24.7% | 21.6% | 21.6% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.2% | 4.5% | 3.7% | 2.8% | 1.3% |
| | 4 | 26.1% | 20.4% | 19.9% | 18.1% | 16.3% |
| | 5 | 30.4% | 24.9% | 24.2% | 22.4% | 20.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.4% | 4.7% | 3.6% | 2.5% | 1.5% |
| | 4 | 25.0% | 19.2% | 17.8% | 16.0% | 15.0% |
| | 5 | 29.4% | 23.7% | 22.4% | 20.5% | 19.4% |

Source: Adams Integra, August 2012

**Graph 42a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density
Houses Only Schemes**

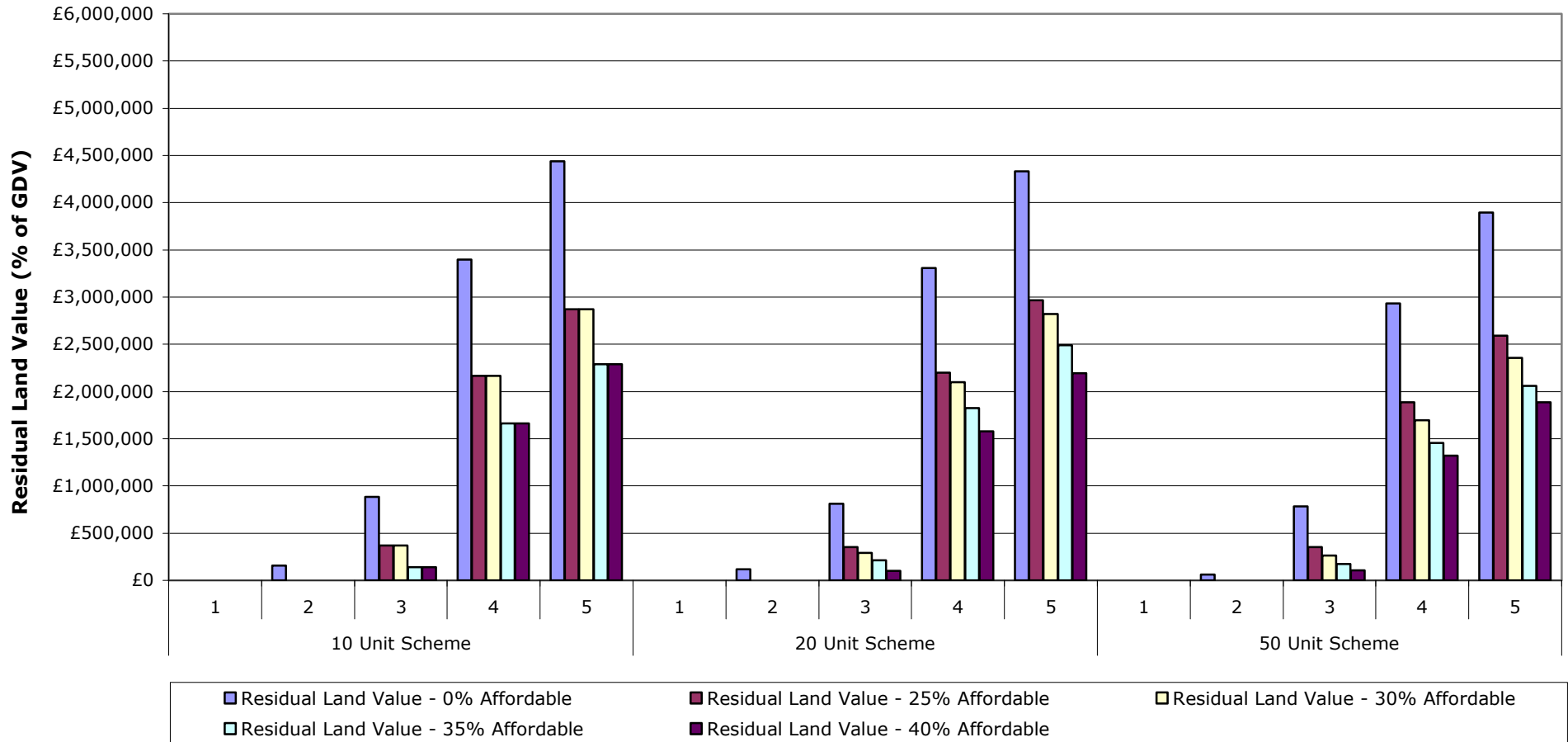


**Table 42b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £155,418 | £0 | £0 | £0 | £0 |
| | 3 | £882,051 | £368,993 | £368,993 | £137,852 | £137,852 |
| | 4 | £3,398,281 | £2,164,046 | £2,164,046 | £1,660,366 | £1,660,366 |
| | 5 | £4,441,136 | £2,872,642 | £2,872,642 | £2,290,764 | £2,290,764 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £115,553 | £0 | £0 | £0 | £0 |
| | 3 | £813,705 | £354,925 | £291,558 | £211,929 | £98,279 |
| | 4 | £3,306,009 | £2,197,977 | £2,099,714 | £1,825,248 | £1,580,147 |
| | 5 | £4,331,531 | £2,964,888 | £2,818,472 | £2,491,391 | £2,193,676 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £60,402 | £0 | £0 | £0 | £0 |
| | 3 | £785,474 | £350,879 | £265,171 | £173,605 | £104,793 |
| | 4 | £2,931,628 | £1,887,082 | £1,696,525 | £1,456,354 | £1,322,878 |
| | 5 | £3,893,579 | £2,590,081 | £2,358,618 | £2,058,823 | £1,886,175 |

Source: Adams Integra, August 2012

**Graph 42b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
High Density
Houses Only Schemes**

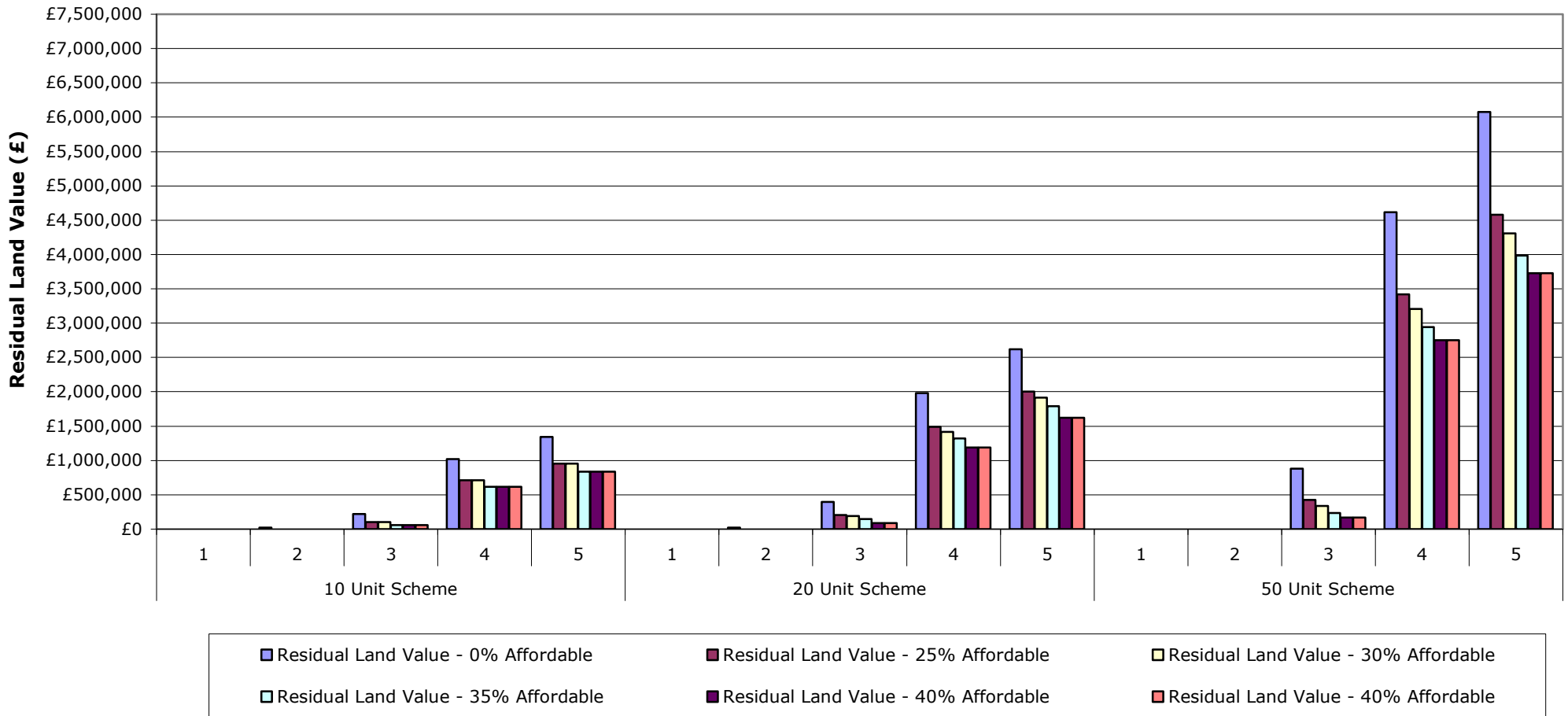


**Table 43: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £22,390 | £0 | £0 | £0 | £0 |
| | 3 | £216,857 | £103,058 | £103,058 | £56,830 | £56,830 |
| | 4 | £1,016,683 | £714,641 | £714,641 | £614,944 | £614,944 |
| | 5 | £1,341,067 | £956,195 | £956,195 | £835,096 | £835,096 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £23,568 | £0 | £0 | £0 | £0 |
| | 3 | £398,034 | £203,310 | £190,086 | £146,546 | £91,302 |
| | 4 | £1,979,921 | £1,486,818 | £1,419,597 | £1,321,557 | £1,189,797 |
| | 5 | £2,617,907 | £2,001,259 | £1,912,992 | £1,793,905 | £1,622,783 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £879,925 | £425,076 | £339,661 | £236,625 | £172,346 |
| | 4 | £4,615,007 | £3,421,230 | £3,207,321 | £2,942,017 | £2,748,641 |
| | 5 | £6,076,039 | £4,580,773 | £4,308,158 | £3,981,495 | £3,729,413 |

Source: Adams Integra, August 2012

Graph 43: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL Low Density Houses Only Schemes

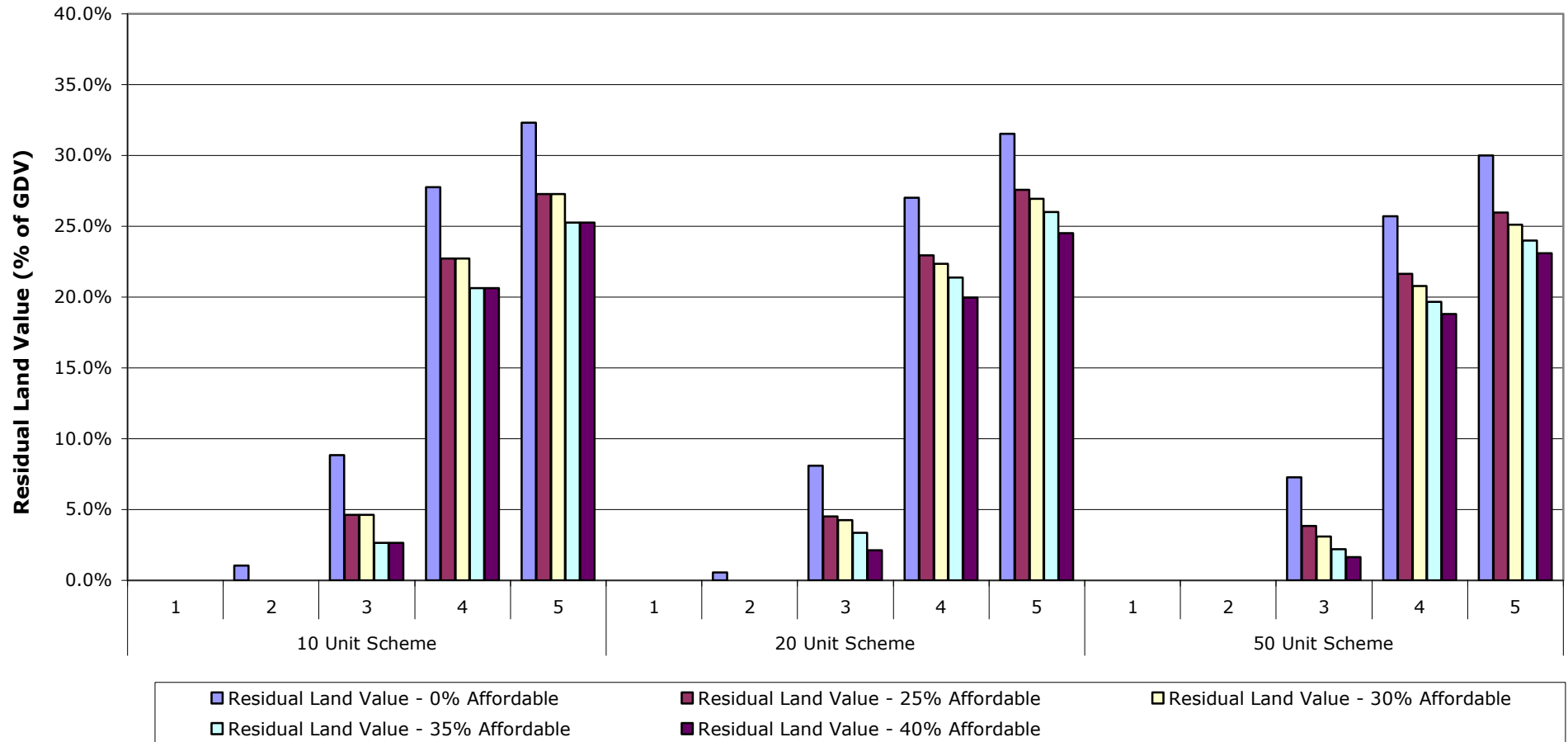


**Table 43a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.8% | 4.6% | 4.6% | 2.7% | 2.7% |
| | 4 | 27.7% | 22.7% | 22.7% | 20.6% | 20.6% |
| | 5 | 32.3% | 27.3% | 27.3% | 25.2% | 25.2% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.1% | 4.5% | 4.3% | 3.3% | 2.1% |
| | 4 | 27.0% | 23.0% | 22.4% | 21.4% | 20.0% |
| | 5 | 31.5% | 27.6% | 26.9% | 26.0% | 24.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.3% | 3.8% | 3.1% | 2.2% | 1.6% |
| | 4 | 25.7% | 21.6% | 20.8% | 19.7% | 18.8% |
| | 5 | 30.0% | 26.0% | 25.1% | 24.0% | 23.1% |

Source: Adams Integra, August 2012

**Graph 43a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density
Houses Only Schemes**

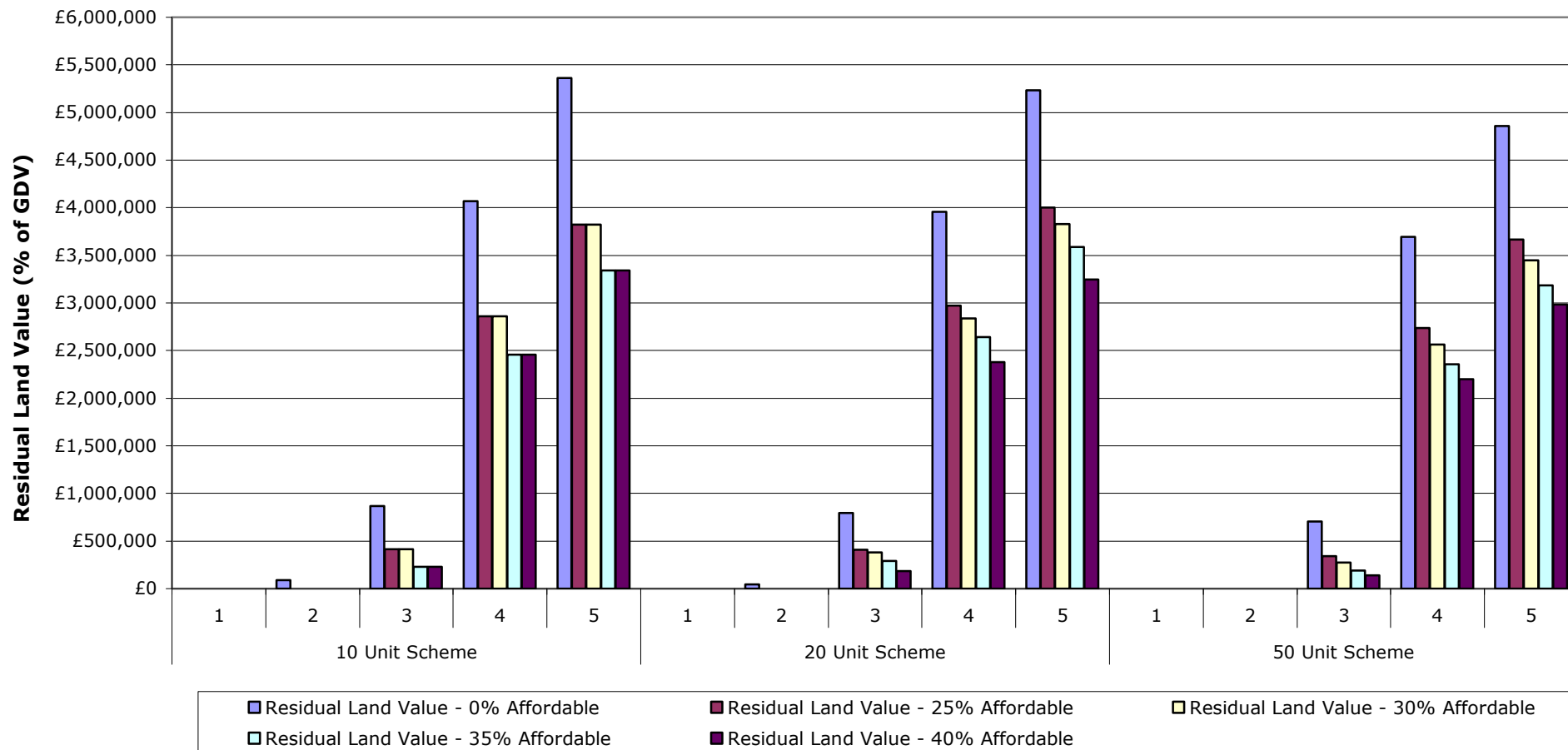


**Table 43b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £89,561 | £0 | £0 | £0 | £0 |
| | 3 | £867,427 | £412,231 | £412,231 | £227,318 | £227,318 |
| | 4 | £4,066,732 | £2,858,565 | £2,858,565 | £2,459,776 | £2,459,776 |
| | 5 | £5,364,269 | £3,824,780 | £3,824,780 | £3,340,385 | £3,340,385 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £47,136 | £0 | £0 | £0 | £0 |
| | 3 | £796,069 | £406,619 | £380,173 | £293,093 | £182,604 |
| | 4 | £3,959,842 | £2,973,637 | £2,839,194 | £2,643,113 | £2,379,594 |
| | 5 | £5,235,813 | £4,002,518 | £3,825,983 | £3,587,811 | £3,245,567 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £703,940 | £340,061 | £271,729 | £189,300 | £137,877 |
| | 4 | £3,692,005 | £2,736,984 | £2,565,857 | £2,353,614 | £2,198,913 |
| | 5 | £4,860,831 | £3,664,618 | £3,446,526 | £3,185,196 | £2,983,530 |

Source: Adams Integra, August 2012

**Graph 43b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Low Density
Houses Only Schemes**

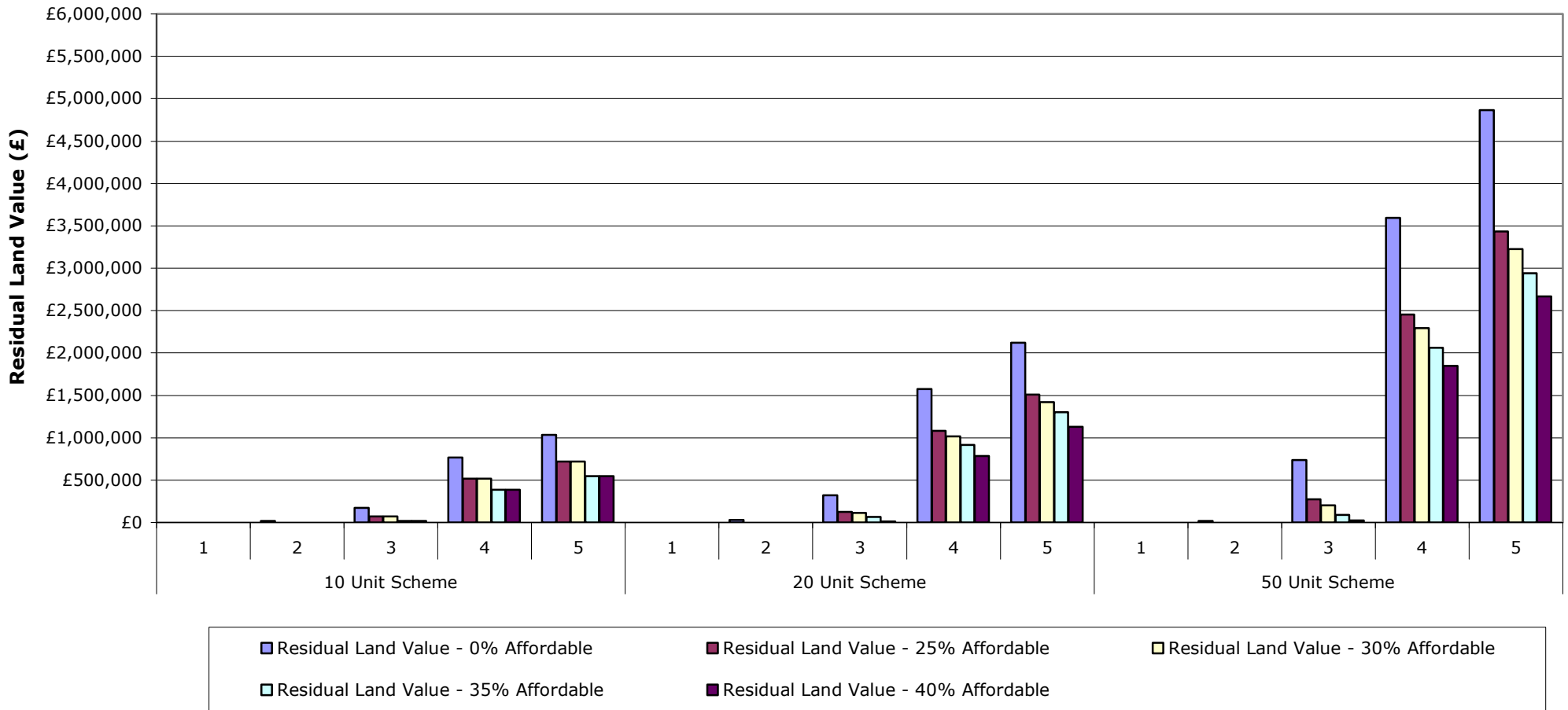


**Table 44: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £20,273 | £0 | £0 | £0 | £0 |
| | 3 | £174,982 | £72,356 | £72,356 | £16,178 | £16,178 |
| | 4 | £767,346 | £516,037 | £516,037 | £386,030 | £386,030 |
| | 5 | £1,033,610 | £719,912 | £719,912 | £545,897 | £545,897 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £27,861 | £0 | £0 | £0 | £0 |
| | 3 | £318,484 | £123,353 | £109,996 | £64,536 | £9,291 |
| | 4 | £1,573,459 | £1,080,357 | £1,013,136 | £915,095 | £783,336 |
| | 5 | £2,122,591 | £1,505,943 | £1,417,676 | £1,298,590 | £1,127,468 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £18,367 | £0 | £0 | £0 | £0 |
| | 3 | £735,429 | £270,823 | £200,202 | £89,232 | £25,977 |
| | 4 | £3,591,316 | £2,456,098 | £2,290,674 | £2,061,918 | £1,847,708 |
| | 5 | £4,863,630 | £3,432,126 | £3,227,530 | £2,939,150 | £2,666,233 |

Source: Adams Integra, August 2012

Graph 44: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL Medium Density Houses Only Schemes

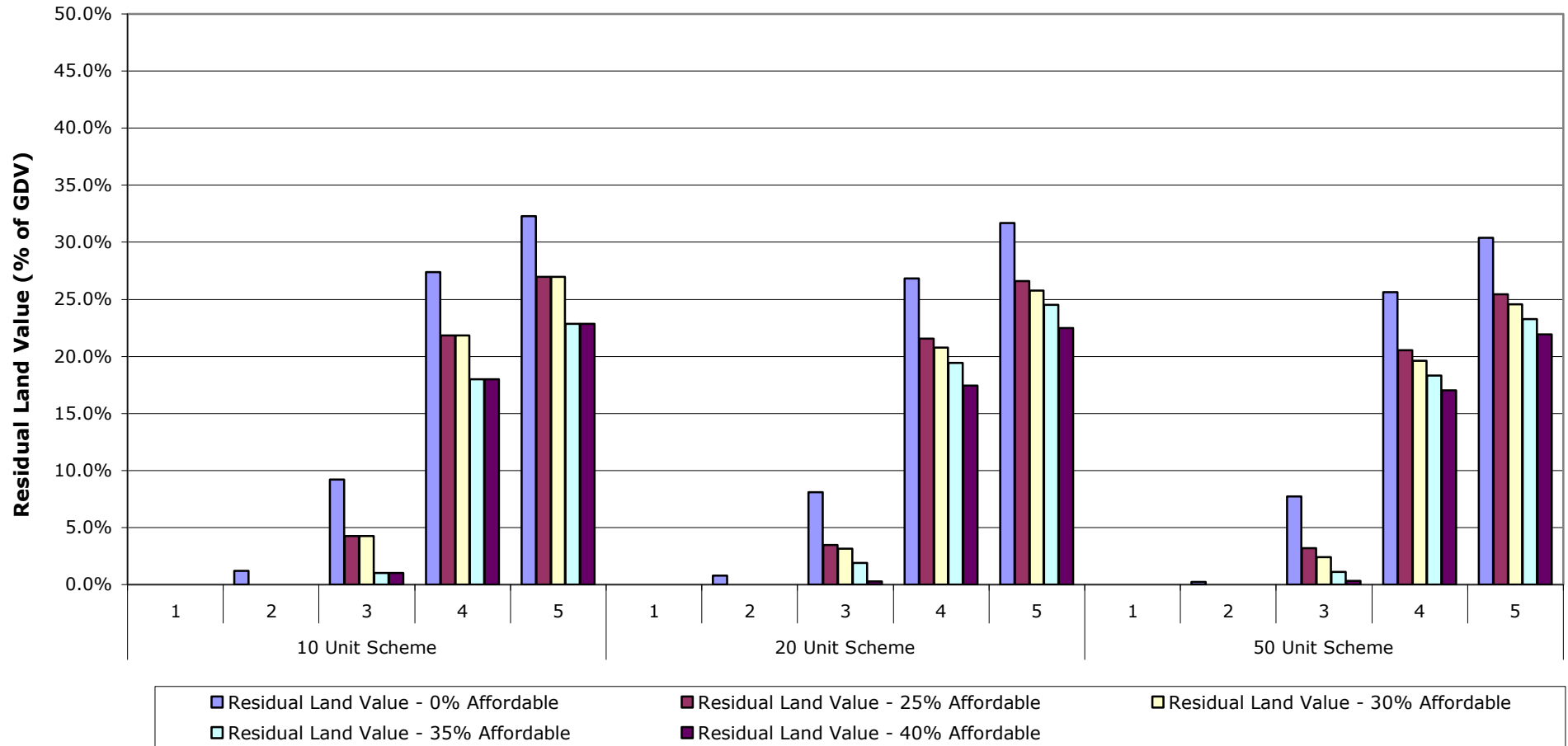


**Table 44a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.2% | 4.3% | 4.3% | 1.0% | 1.0% |
| | 4 | 27.4% | 21.8% | 21.8% | 18.0% | 18.0% |
| | 5 | 32.3% | 26.9% | 26.9% | 22.8% | 22.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.1% | 3.5% | 3.1% | 1.9% | 0.3% |
| | 4 | 26.8% | 21.6% | 20.8% | 19.4% | 17.4% |
| | 5 | 31.7% | 26.6% | 25.8% | 24.5% | 22.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 7.7% | 3.2% | 2.4% | 1.1% | 0.3% |
| | 4 | 25.6% | 20.5% | 19.6% | 18.3% | 17.0% |
| | 5 | 30.4% | 25.4% | 24.6% | 23.3% | 21.9% |

Source: Adams Integra, August 2012

**Graph 44a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density
Houses Only Schemes**

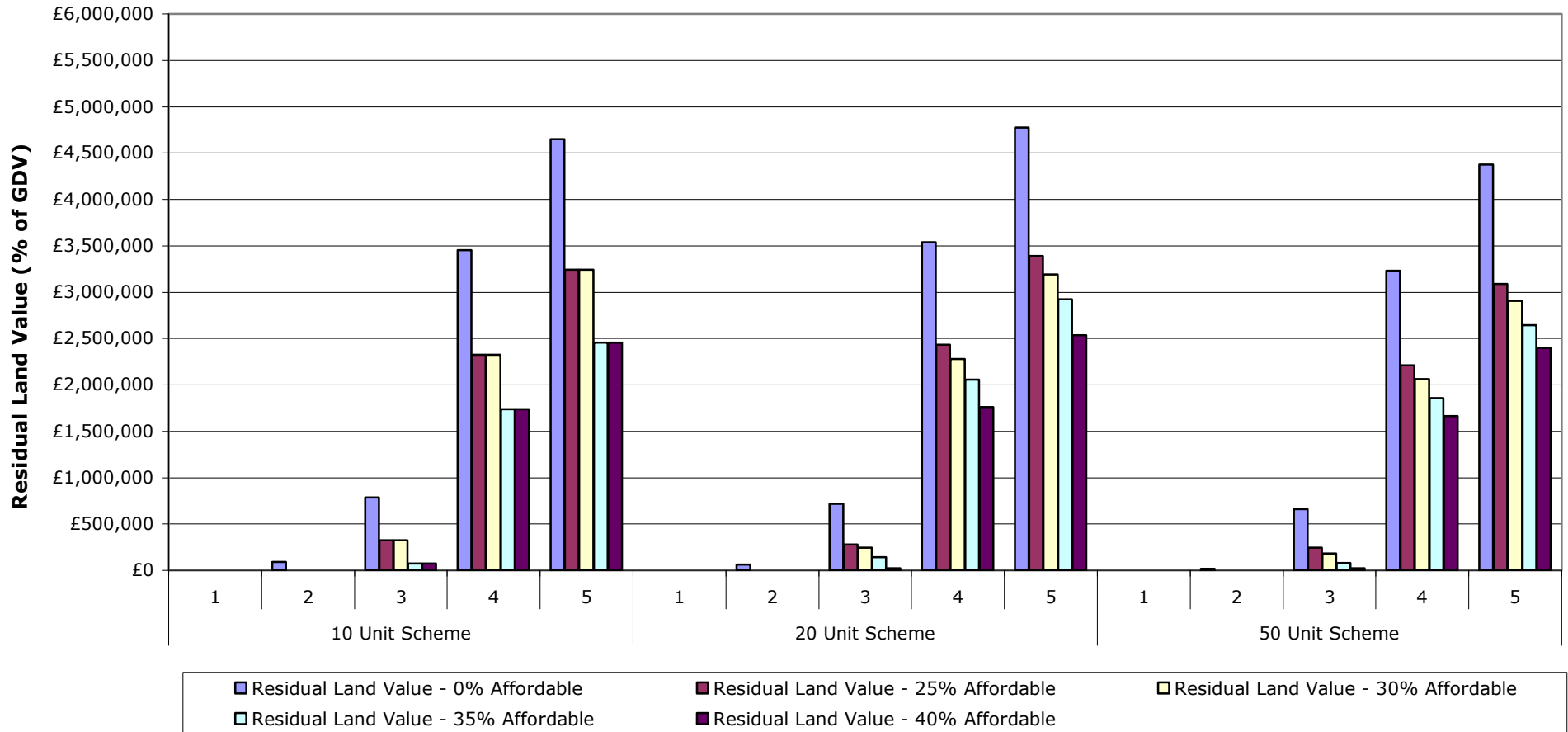


**Table 44b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £91,230 | £0 | £0 | £0 | £0 |
| | 3 | £787,420 | £325,603 | £325,603 | £72,800 | £72,800 |
| | 4 | £3,453,058 | £2,322,168 | £2,322,168 | £1,737,137 | £1,737,137 |
| | 5 | £4,651,247 | £3,239,603 | £3,239,603 | £2,456,538 | £2,456,538 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £62,688 | £0 | £0 | £0 | £0 |
| | 3 | £716,590 | £277,544 | £247,491 | £145,206 | £20,906 |
| | 4 | £3,540,284 | £2,430,804 | £2,279,555 | £2,058,964 | £1,762,505 |
| | 5 | £4,775,830 | £3,388,373 | £3,189,771 | £2,921,828 | £2,536,803 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £16,530 | £0 | £0 | £0 | £0 |
| | 3 | £661,886 | £243,741 | £180,182 | £80,309 | £23,380 |
| | 4 | £3,232,184 | £2,210,488 | £2,061,606 | £1,855,726 | £1,662,938 |
| | 5 | £4,377,267 | £3,088,913 | £2,904,777 | £2,645,235 | £2,399,610 |

Source: Adams Integra, August 2012

**Graph 44b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Medium Density
Houses Only Schemes**

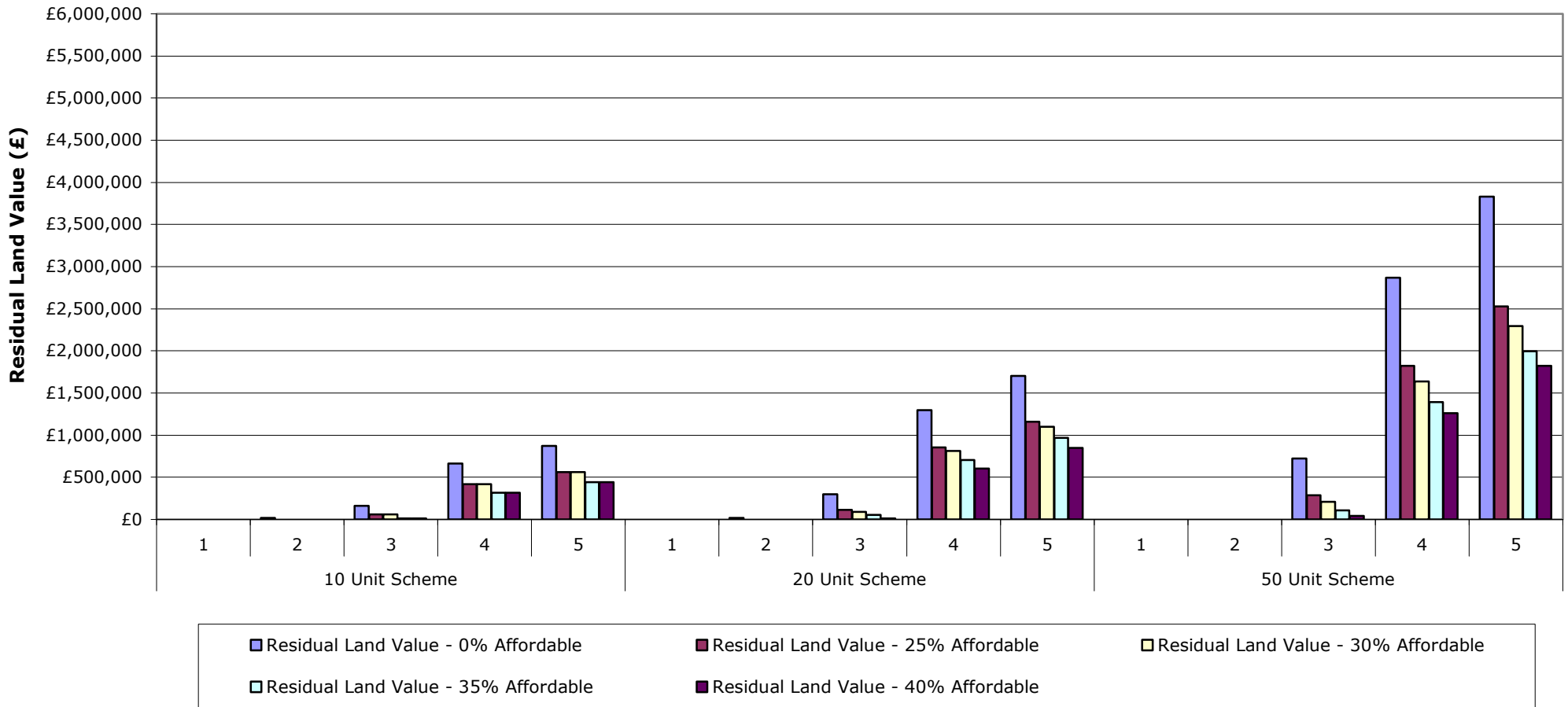


**Table 45: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £16,553 | £0 | £0 | £0 | £0 |
| | 3 | £163,662 | £59,268 | £59,268 | £13,040 | £13,040 |
| | 4 | £665,707 | £418,715 | £418,715 | £317,979 | £317,979 |
| | 5 | £874,278 | £560,579 | £560,579 | £444,058 | £444,058 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £17,644 | £0 | £0 | £0 | £0 |
| | 3 | £297,762 | £113,393 | £88,046 | £56,194 | £10,734 |
| | 4 | £1,294,969 | £851,757 | £812,451 | £702,665 | £604,624 |
| | 5 | £1,705,178 | £1,158,521 | £1,099,954 | £969,122 | £850,036 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £723,788 | £288,550 | £207,024 | £109,349 | £40,536 |
| | 4 | £2,869,942 | £1,825,396 | £1,634,839 | £1,394,668 | £1,261,192 |
| | 5 | £3,831,893 | £2,528,395 | £2,296,932 | £1,997,137 | £1,824,489 |

Source: Adams Integra, August 2012

Graph 45: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL High Density Houses Only Schemes

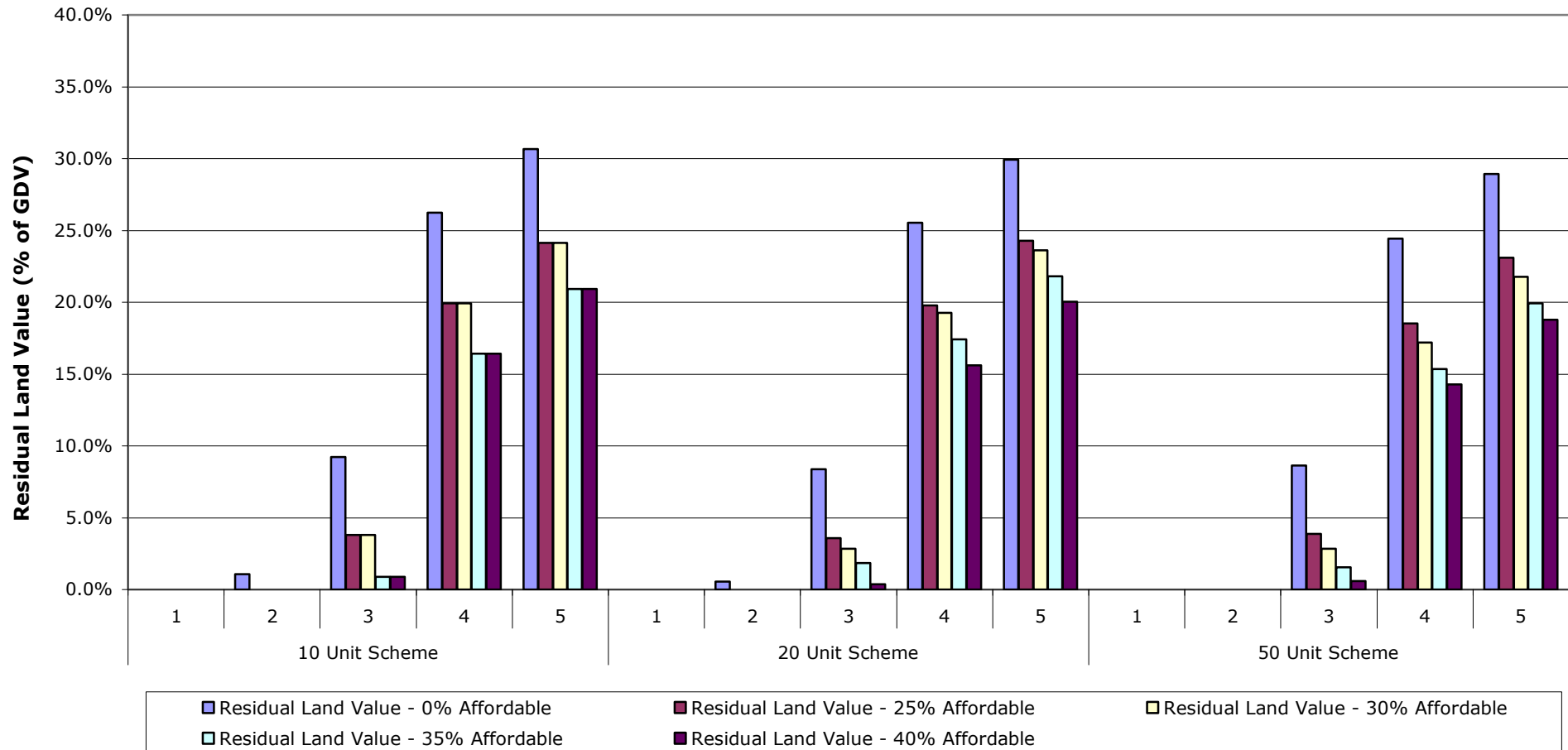


**Table 45a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|---|--------------------|--|---|---|---|---|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 1.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 9.2% | 3.8% | 3.8% | 0.9% | 0.9% |
| | 4 | 26.2% | 19.9% | 19.9% | 16.4% | 16.4% |
| | 5 | 30.7% | 24.1% | 24.1% | 20.9% | 20.9% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.4% | 3.6% | 2.8% | 1.8% | 0.4% |
| | 4 | 25.5% | 19.8% | 19.3% | 17.4% | 15.6% |
| | 5 | 29.9% | 24.3% | 23.6% | 21.8% | 20.0% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 8.6% | 3.9% | 2.8% | 1.5% | 0.6% |
| | 4 | 24.4% | 18.5% | 17.2% | 15.4% | 14.3% |
| | 5 | 28.9% | 23.1% | 21.8% | 19.9% | 18.8% |

Source: Adams Integra, August 2012

**Graph 45a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density
Houses Only Schemes**

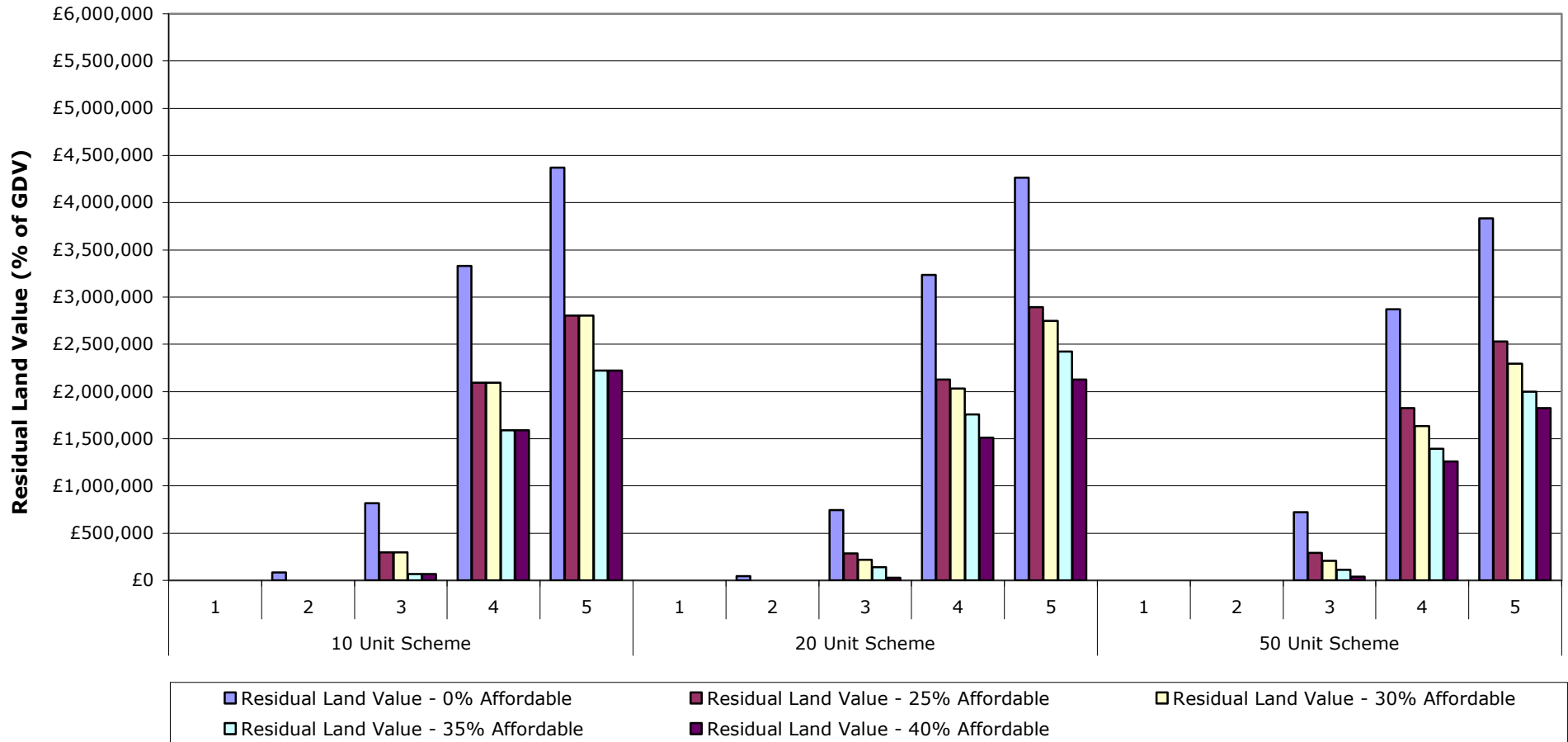


**Table 45b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £82,766 | £0 | £0 | £0 | £0 |
| | 3 | £818,310 | £296,342 | £296,342 | £65,201 | £65,201 |
| | 4 | £3,328,536 | £2,093,574 | £2,093,574 | £1,589,895 | £1,589,895 |
| | 5 | £4,371,390 | £2,802,897 | £2,802,897 | £2,220,292 | £2,220,292 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £44,109 | £0 | £0 | £0 | £0 |
| | 3 | £744,404 | £283,481 | £220,114 | £140,485 | £26,835 |
| | 4 | £3,237,423 | £2,129,391 | £2,031,128 | £1,756,662 | £1,511,561 |
| | 5 | £4,262,945 | £2,896,302 | £2,749,886 | £2,422,805 | £2,125,090 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £723,788 | £288,550 | £207,024 | £109,349 | £40,536 |
| | 4 | £2,869,942 | £1,825,396 | £1,634,839 | £1,394,668 | £1,261,192 |
| | 5 | £3,831,893 | £2,528,395 | £2,296,932 | £1,997,137 | £1,824,489 |

Source: Adams Integra, August 2012

**Graph 45b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
High Density
Houses Only Schemes**



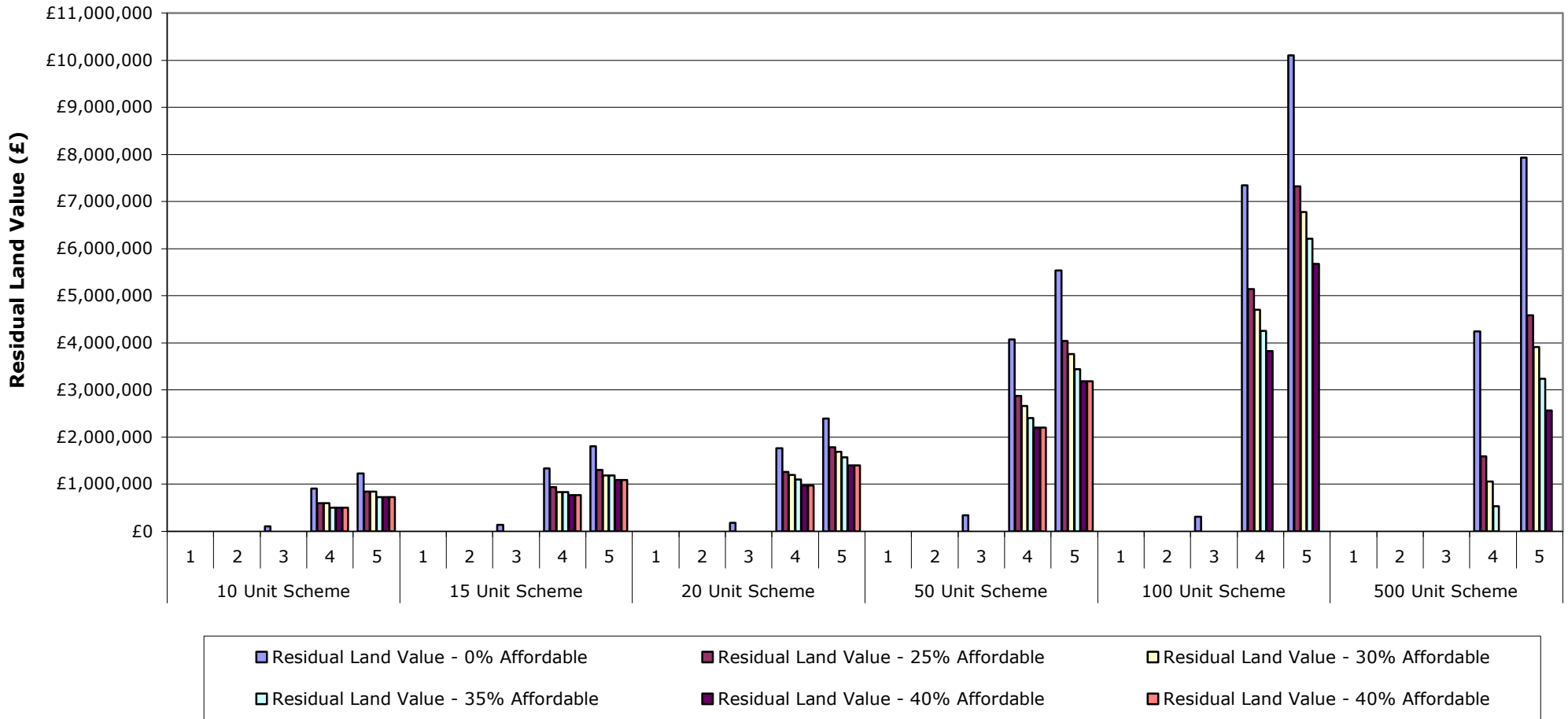
Appendix 4

**Table 46: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £103,695 | £0 | £0 | £0 | £0 |
| | 4 | £905,945 | £603,903 | £603,903 | £504,206 | £504,206 |
| | 5 | £1,230,329 | £845,457 | £845,457 | £724,358 | £724,358 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £141,479 | £0 | £0 | £0 | £0 |
| | 4 | £1,332,977 | £935,689 | £837,096 | £837,096 | £769,496 |
| | 5 | £1,801,653 | £1,301,288 | £1,181,531 | £1,181,531 | £1,092,767 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £178,560 | £0 | £0 | £0 | £0 |
| | 4 | £1,759,139 | £1,266,037 | £1,198,815 | £1,100,775 | £969,015 |
| | 5 | £2,397,125 | £1,780,477 | £1,692,210 | £1,573,123 | £1,402,001 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £342,240 | £0 | £0 | £0 | £0 |
| | 4 | £4,073,793 | £2,880,016 | £2,666,108 | £2,400,804 | £2,207,428 |
| | 5 | £5,534,826 | £4,039,559 | £3,766,944 | £3,440,282 | £3,188,199 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £314,530 | £0 | £0 | £0 | £0 |
| | 4 | £7,348,397 | £5,138,795 | £4,706,706 | £4,255,274 | £3,832,057 |
| | 5 | £10,101,067 | £7,325,940 | £6,780,746 | £6,216,209 | £5,679,887 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £4,247,300 | £1,593,060 | £1,059,472 | £530,450 | £0 |
| | 5 | £7,927,999 | £4,583,411 | £3,908,866 | £3,243,700 | £2,569,154 |

Source: Adams Integra, August 2012

Graph 46: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL CfSH Level 5 Low Density

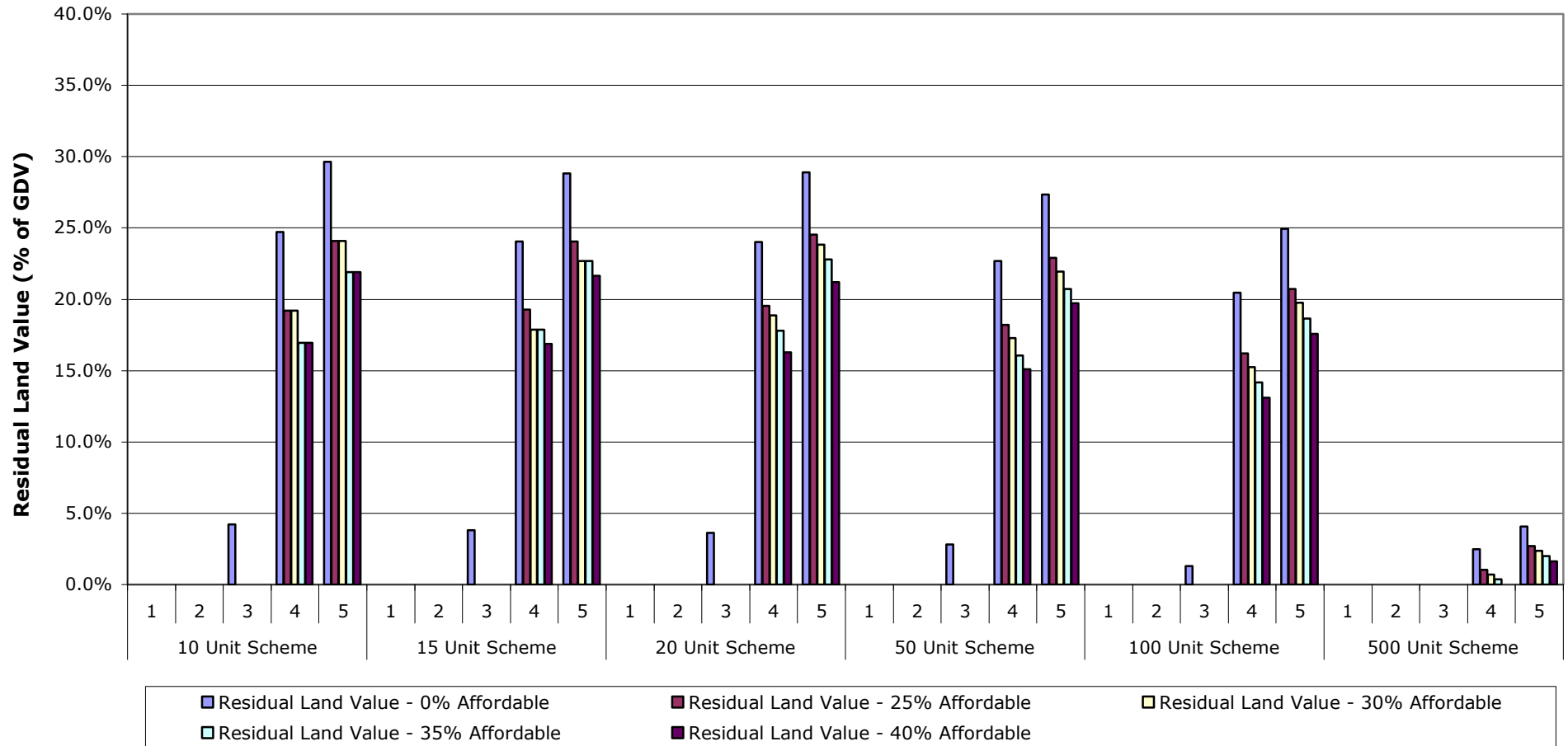


**Table 46a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 4.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 24.7% | 19.2% | 19.2% | 16.9% | 16.9% |
| | 5 | 29.6% | 24.1% | 24.1% | 21.9% | 21.9% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 3.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 24.1% | 19.3% | 17.9% | 17.9% | 16.9% |
| | 5 | 28.8% | 24.1% | 22.7% | 22.7% | 21.6% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 3.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 24.0% | 19.6% | 18.9% | 17.8% | 16.3% |
| | 5 | 28.9% | 24.5% | 23.8% | 22.8% | 21.2% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.7% | 18.2% | 17.3% | 16.0% | 15.1% |
| | 5 | 27.3% | 22.9% | 21.9% | 20.7% | 19.7% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.5% | 16.2% | 15.2% | 14.2% | 13.1% |
| | 5 | 24.9% | 20.7% | 19.7% | 18.7% | 17.6% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 2.5% | 1.1% | 0.7% | 0.4% | 0.0% |
| | 5 | 4.1% | 2.7% | 2.4% | 2.0% | 1.6% |

Source: Adams Integra, August 2012

**Graph 46a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
Low Density**

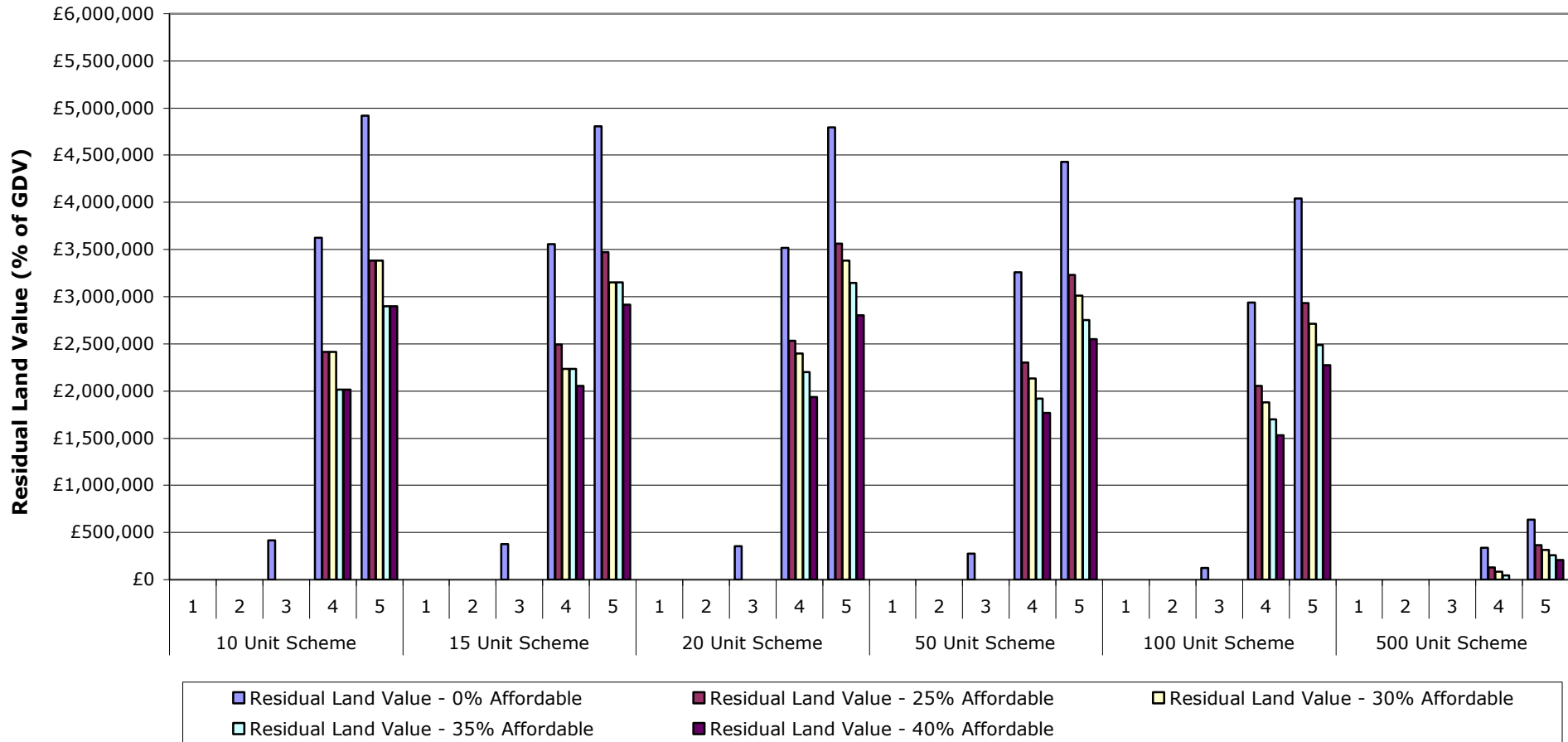


**Table 46b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £414,780 | £0 | £0 | £0 | £0 |
| | 4 | £3,623,779 | £2,415,613 | £2,415,613 | £2,016,823 | £2,016,823 |
| | 5 | £4,921,316 | £3,381,828 | £3,381,828 | £2,897,432 | £2,897,432 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £377,277 | £0 | £0 | £0 | £0 |
| | 4 | £3,554,605 | £2,495,171 | £2,232,257 | £2,232,257 | £2,051,990 |
| | 5 | £4,804,409 | £3,470,103 | £3,150,750 | £3,150,750 | £2,914,045 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £357,120 | £0 | £0 | £0 | £0 |
| | 4 | £3,518,278 | £2,532,073 | £2,397,630 | £2,201,549 | £1,938,030 |
| | 5 | £4,794,249 | £3,560,954 | £3,384,419 | £3,146,247 | £2,804,003 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £273,792 | £0 | £0 | £0 | £0 |
| | 4 | £3,259,035 | £2,304,013 | £2,132,886 | £1,920,643 | £1,765,942 |
| | 5 | £4,427,861 | £3,231,647 | £3,013,555 | £2,752,225 | £2,550,559 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £125,812 | £0 | £0 | £0 | £0 |
| | 4 | £2,939,359 | £2,055,518 | £1,882,682 | £1,702,110 | £1,532,823 |
| | 5 | £4,040,427 | £2,930,376 | £2,712,298 | £2,486,484 | £2,271,955 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £339,784 | £127,445 | £84,758 | £42,436 | £0 |
| | 5 | £634,240 | £366,673 | £312,709 | £259,496 | £205,532 |

Source: Adams Integra, August 2012

**Graph 46b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
Low Density**

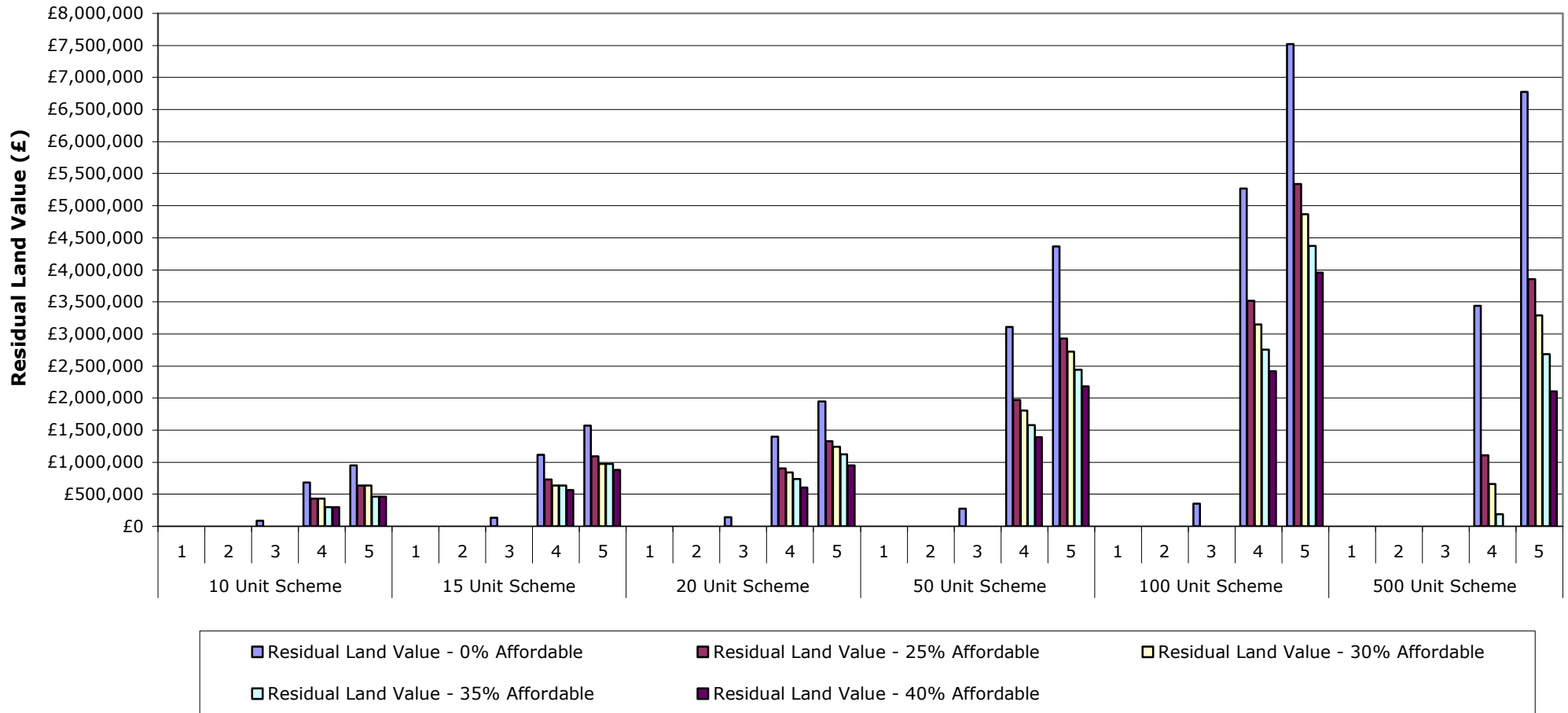


**Table 47: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £88,371 | £0 | £0 | £0 | £0 |
| | 4 | £682,503 | £435,685 | £435,685 | £300,303 | £300,303 |
| | 5 | £948,767 | £635,068 | £635,068 | £465,856 | £465,856 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £130,023 | £0 | £0 | £0 | £0 |
| | 4 | £1,111,708 | £730,681 | £632,089 | £632,089 | £564,488 |
| | 5 | £1,572,942 | £1,090,633 | £970,876 | £970,876 | £882,112 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £144,492 | £0 | £0 | £0 | £0 |
| | 4 | £1,396,971 | £903,868 | £836,647 | £738,607 | £606,847 |
| | 5 | £1,946,103 | £1,329,455 | £1,241,188 | £1,122,101 | £950,979 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £277,239 | £0 | £0 | £0 | £0 |
| | 4 | £3,108,926 | £1,973,709 | £1,808,284 | £1,579,529 | £1,386,153 |
| | 5 | £4,362,214 | £2,930,709 | £2,726,113 | £2,437,733 | £2,185,651 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £353,262 | £0 | £0 | £0 | £0 |
| | 4 | £5,264,861 | £3,517,221 | £3,145,717 | £2,754,870 | £2,418,241 |
| | 5 | £7,522,719 | £5,338,398 | £4,864,555 | £4,371,371 | £3,956,957 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,440,797 | £1,109,466 | £658,723 | £187,276 | £0 |
| | 5 | £6,777,023 | £3,852,679 | £3,285,690 | £2,687,585 | £2,106,088 |

Source: Adams Integra, August 2012

Graph 47: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL CfSH Level 5 Medium Density

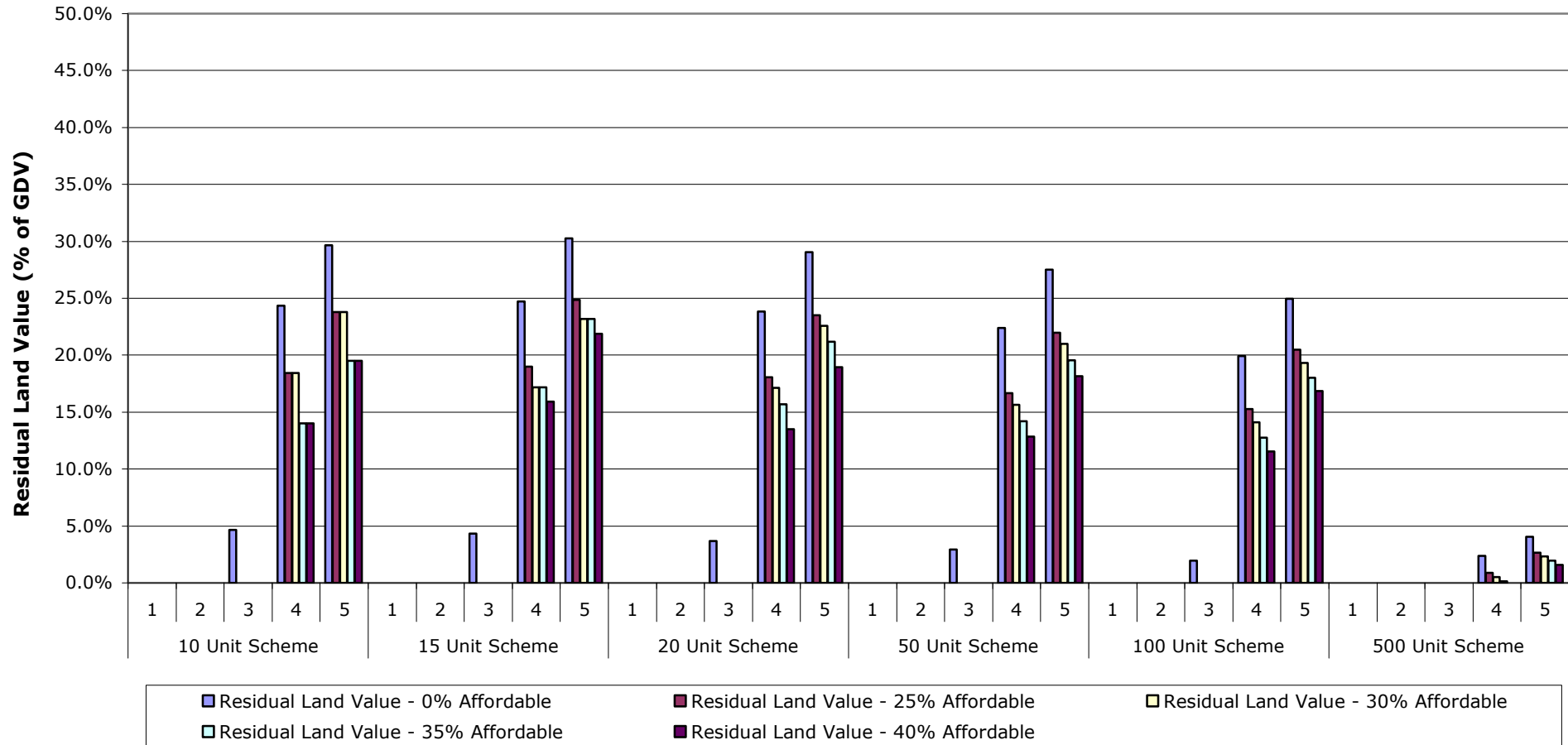


**Table 47a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 4.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 24.4% | 18.4% | 18.4% | 14.0% | 14.0% |
| | 5 | 29.6% | 23.8% | 23.8% | 19.5% | 19.5% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 4.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 24.7% | 19.0% | 17.2% | 17.2% | 15.9% |
| | 5 | 30.2% | 24.8% | 23.2% | 23.2% | 21.9% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 3.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 23.8% | 18.0% | 17.1% | 15.7% | 13.5% |
| | 5 | 29.0% | 23.5% | 22.6% | 21.2% | 19.0% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.4% | 16.7% | 15.7% | 14.2% | 12.9% |
| | 5 | 27.5% | 22.0% | 21.0% | 19.5% | 18.2% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.9% | 15.3% | 14.1% | 12.8% | 11.6% |
| | 5 | 24.9% | 20.5% | 19.3% | 18.0% | 16.8% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 2.4% | 0.9% | 0.5% | 0.2% | 0.0% |
| | 5 | 4.1% | 2.6% | 2.3% | 2.0% | 1.6% |

Source: Adams Integra, August 2012

**Graph 47a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
Medium Density**

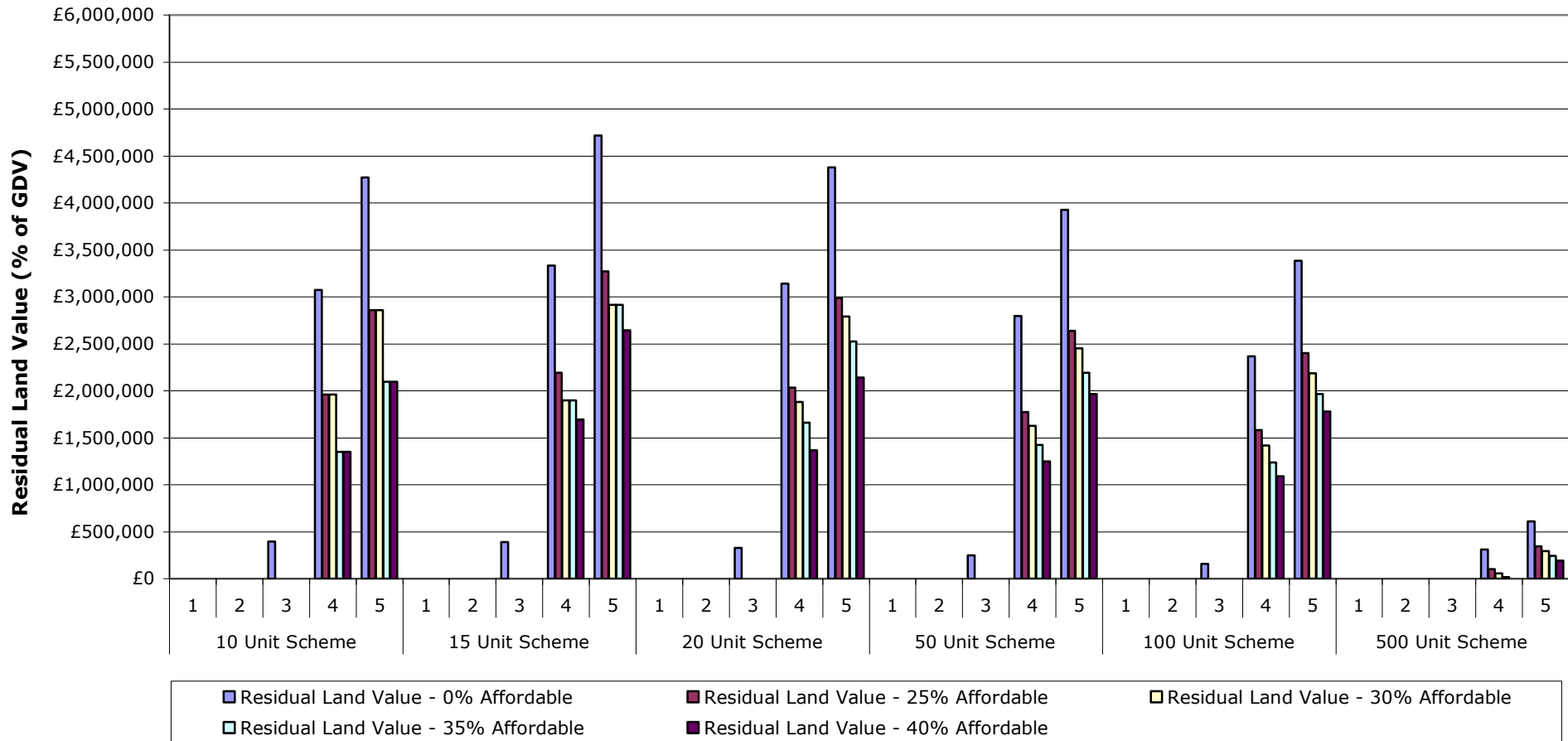


**Table 47b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £397,669 | £0 | £0 | £0 | £0 |
| | 4 | £3,071,262 | £1,960,584 | £1,960,584 | £1,351,364 | £1,351,364 |
| | 5 | £4,269,450 | £2,857,806 | £2,857,806 | £2,096,354 | £2,096,354 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £390,068 | £0 | £0 | £0 | £0 |
| | 4 | £3,335,123 | £2,192,044 | £1,896,266 | £1,896,266 | £1,693,465 |
| | 5 | £4,718,827 | £3,271,900 | £2,912,629 | £2,912,629 | £2,646,335 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £325,107 | £0 | £0 | £0 | £0 |
| | 4 | £3,143,184 | £2,033,704 | £1,882,456 | £1,661,865 | £1,365,406 |
| | 5 | £4,378,731 | £2,991,273 | £2,792,672 | £2,524,728 | £2,139,703 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £249,515 | £0 | £0 | £0 | £0 |
| | 4 | £2,798,034 | £1,776,338 | £1,627,456 | £1,421,576 | £1,247,538 |
| | 5 | £3,925,992 | £2,637,638 | £2,453,502 | £2,193,960 | £1,967,086 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £158,968 | £0 | £0 | £0 | £0 |
| | 4 | £2,369,187 | £1,582,750 | £1,415,573 | £1,239,692 | £1,088,209 |
| | 5 | £3,385,224 | £2,402,279 | £2,189,050 | £1,967,117 | £1,780,631 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £309,672 | £99,852 | £59,285 | £16,855 | £0 |
| | 5 | £609,932 | £346,741 | £295,712 | £241,883 | £189,548 |

Source: Adams Integra, August 2012

**Graph 47b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
Medium Density**

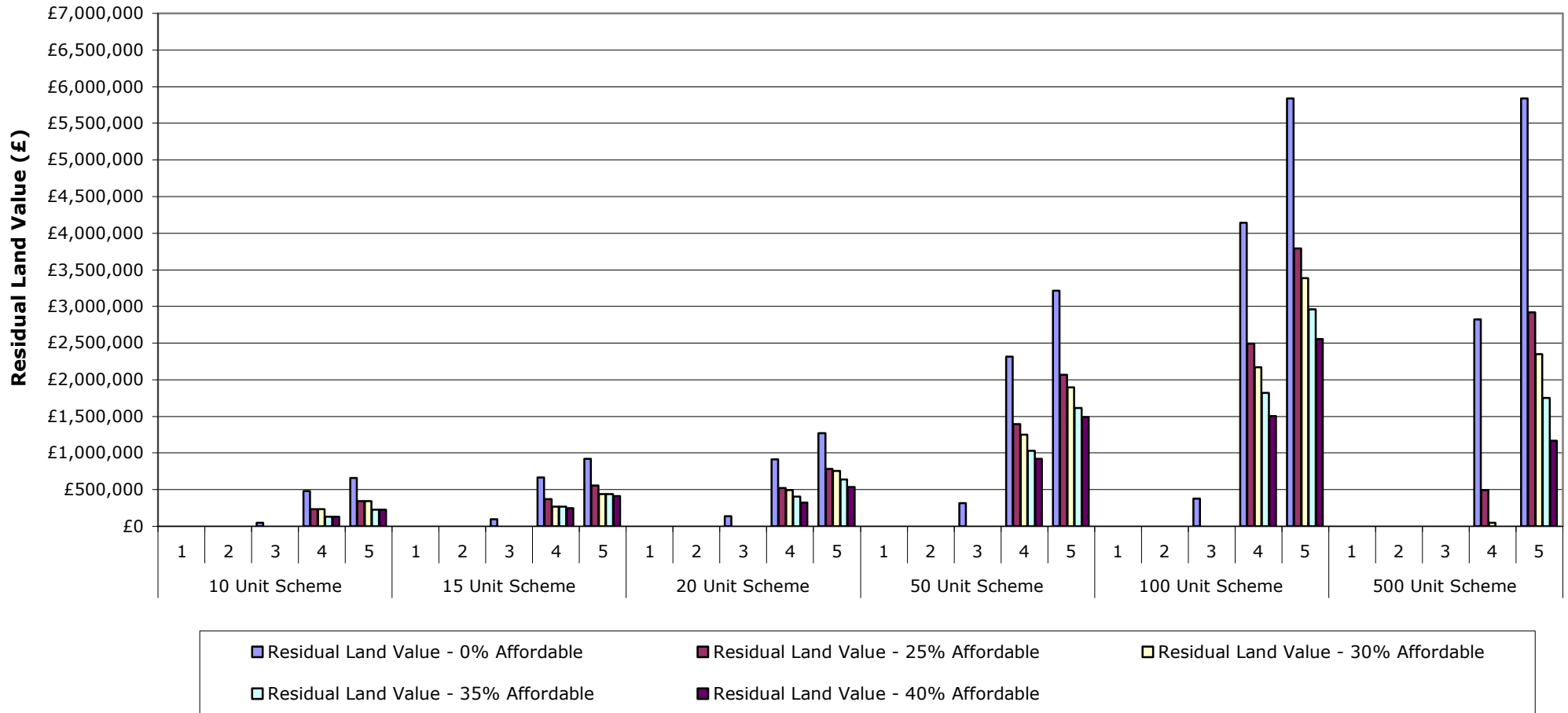


**Table 48: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £50,614 | £0 | £0 | £0 | £0 |
| | 4 | £480,348 | £231,090 | £231,090 | £129,573 | £129,573 |
| | 5 | £656,799 | £346,674 | £346,674 | £228,939 | £228,939 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £94,340 | £0 | £0 | £0 | £0 |
| | 4 | £663,795 | £370,790 | £271,170 | £271,170 | £248,278 |
| | 5 | £923,561 | £553,903 | £438,668 | £438,668 | £413,168 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £134,702 | £0 | £0 | £0 | £0 |
| | 4 | £912,859 | £519,654 | £497,124 | £403,241 | £320,518 |
| | 5 | £1,269,261 | £782,587 | £757,491 | £638,405 | £537,274 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £315,308 | £0 | £0 | £0 | £0 |
| | 4 | £2,313,441 | £1,393,811 | £1,251,852 | £1,027,396 | £919,293 |
| | 5 | £3,211,801 | £2,068,835 | £1,895,666 | £1,613,319 | £1,488,798 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £378,237 | £0 | £0 | £0 | £0 |
| | 4 | £4,145,060 | £2,494,188 | £2,173,179 | £1,823,140 | £1,502,131 |
| | 5 | £5,837,623 | £3,792,740 | £3,386,162 | £2,959,971 | £2,553,393 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,826,756 | £495,425 | £46,543 | £0 | £0 |
| | 5 | £5,842,018 | £2,917,674 | £2,350,686 | £1,752,580 | £1,171,083 |

Source: Adams Integra, August 2012

Graph 48: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL CfSH Level 5 High Density

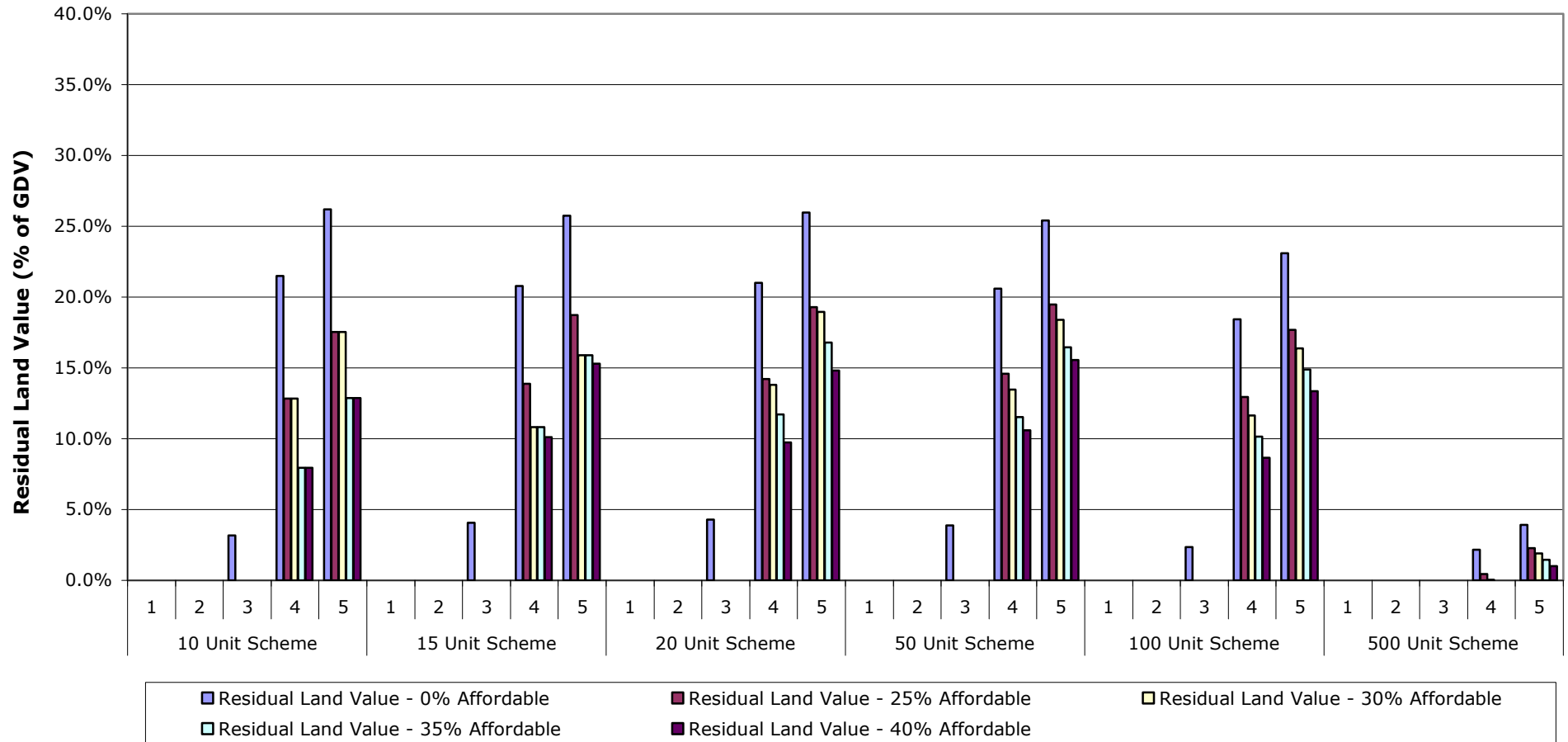


**Table 48a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 3.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.5% | 12.8% | 12.8% | 7.9% | 7.9% |
| | 5 | 26.2% | 17.5% | 17.5% | 12.9% | 12.9% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 4.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.8% | 13.9% | 10.8% | 10.8% | 10.1% |
| | 5 | 25.7% | 18.7% | 15.9% | 15.9% | 15.3% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 4.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.0% | 14.2% | 13.8% | 11.7% | 9.7% |
| | 5 | 26.0% | 19.3% | 18.9% | 16.8% | 14.8% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 3.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.6% | 14.6% | 13.5% | 11.5% | 10.6% |
| | 5 | 25.4% | 19.5% | 18.4% | 16.4% | 15.6% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.4% | 12.9% | 11.7% | 10.1% | 8.7% |
| | 5 | 23.1% | 17.7% | 16.4% | 14.9% | 13.4% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 2.2% | 0.4% | 0.0% | 0.0% | 0.0% |
| | 5 | 3.9% | 2.3% | 1.9% | 1.5% | 1.0% |

Source: Adams Integra, August 2012

**Graph 48a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
High Density**

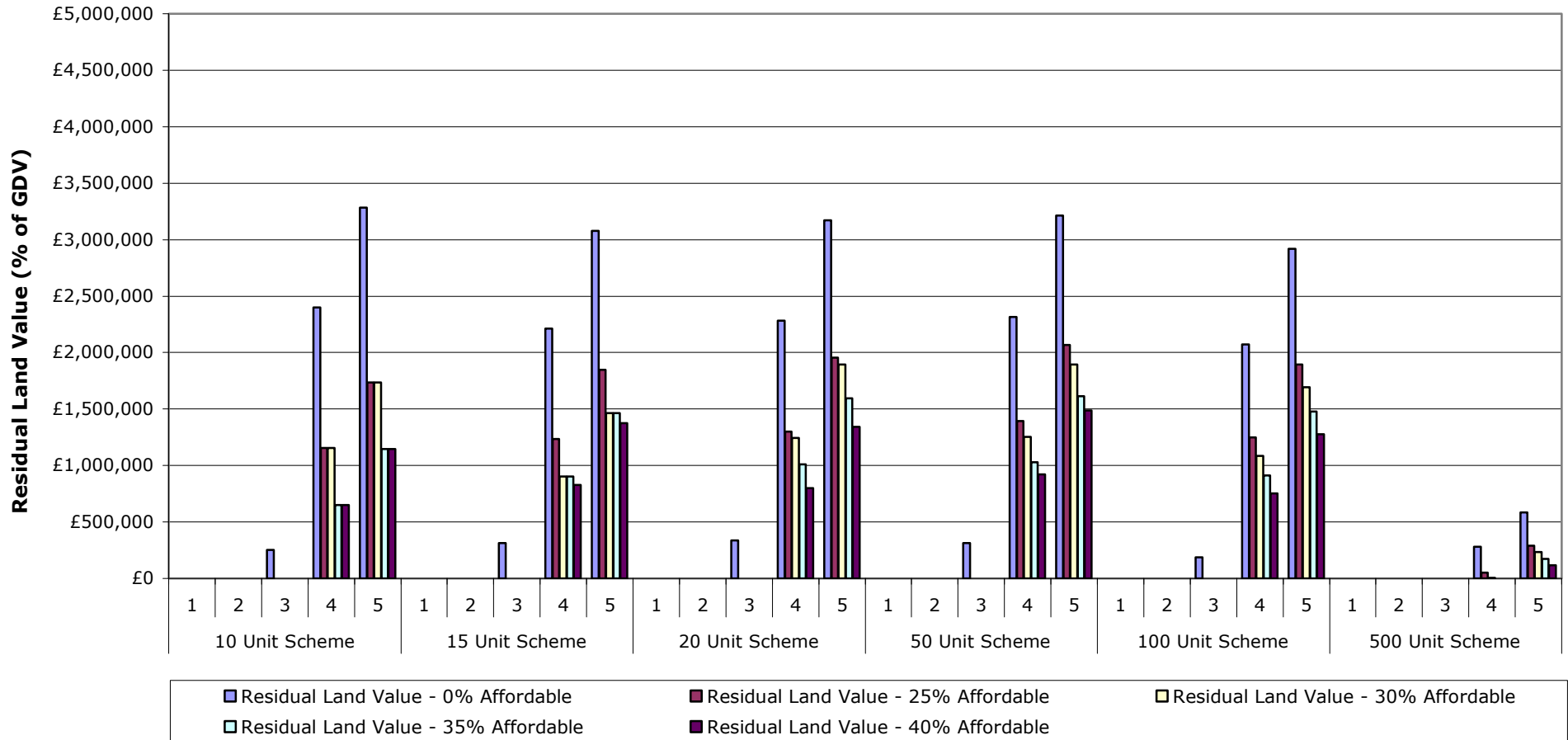


**Table 48b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £253,069 | £0 | £0 | £0 | £0 |
| | 4 | £2,401,742 | £1,155,451 | £1,155,451 | £647,865 | £647,865 |
| | 5 | £3,283,996 | £1,733,372 | £1,733,372 | £1,144,695 | £1,144,695 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £314,467 | £0 | £0 | £0 | £0 |
| | 4 | £2,212,651 | £1,235,966 | £903,901 | £903,901 | £827,592 |
| | 5 | £3,078,537 | £1,846,343 | £1,462,227 | £1,462,227 | £1,377,226 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £336,756 | £0 | £0 | £0 | £0 |
| | 4 | £2,282,149 | £1,299,135 | £1,242,810 | £1,008,102 | £801,295 |
| | 5 | £3,173,153 | £1,956,469 | £1,893,728 | £1,596,013 | £1,343,184 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £315,308 | £0 | £0 | £0 | £0 |
| | 4 | £2,313,441 | £1,393,811 | £1,251,852 | £1,027,396 | £919,293 |
| | 5 | £3,211,801 | £2,068,835 | £1,895,666 | £1,613,319 | £1,488,798 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £189,118 | £0 | £0 | £0 | £0 |
| | 4 | £2,072,530 | £1,247,094 | £1,086,590 | £911,570 | £751,065 |
| | 5 | £2,918,812 | £1,896,370 | £1,693,081 | £1,479,985 | £1,276,696 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £282,676 | £49,542 | £4,654 | £0 | £0 |
| | 5 | £584,202 | £291,767 | £235,069 | £175,258 | £117,108 |

Source: Adams Integra, August 2012

**Graph 48b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
High Density**



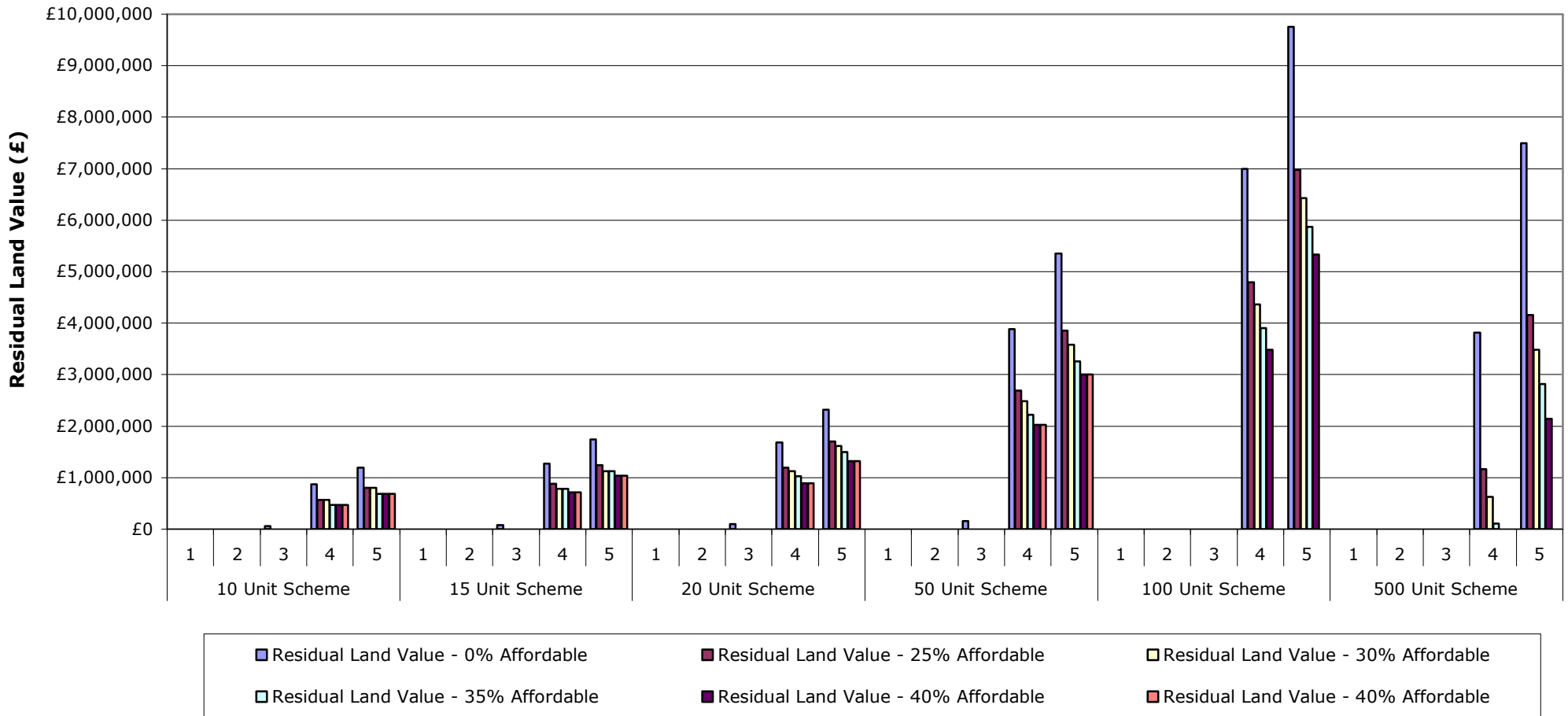
Appendix 4i

**Table 49: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £62,938 | £0 | £0 | £0 | £0 |
| | 4 | £866,818 | £564,777 | £564,777 | £469,924 | £469,924 |
| | 5 | £1,191,202 | £806,330 | £806,330 | £685,231 | £685,231 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £80,253 | £0 | £0 | £0 | £0 |
| | 4 | £1,274,200 | £876,913 | £778,320 | £778,320 | £710,720 |
| | 5 | £1,742,877 | £1,242,512 | £1,122,755 | £1,122,755 | £1,033,990 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £100,205 | £0 | £0 | £0 | £0 |
| | 4 | £1,682,186 | £1,189,084 | £1,121,862 | £1,023,822 | £892,062 |
| | 5 | £2,320,172 | £1,703,524 | £1,615,257 | £1,496,171 | £1,325,049 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £160,660 | £0 | £0 | £0 | £0 |
| | 4 | £3,889,315 | £2,695,538 | £2,481,629 | £2,216,326 | £2,022,950 |
| | 5 | £5,350,347 | £3,855,081 | £3,582,466 | £3,255,803 | £3,003,721 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £7,000,829 | £4,791,227 | £4,359,138 | £3,907,706 | £3,484,489 |
| | 5 | £9,753,499 | £6,978,372 | £6,433,178 | £5,868,641 | £5,332,319 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,817,839 | £1,163,599 | £630,011 | £105,198 | £0 |
| | 5 | £7,498,538 | £4,153,950 | £3,479,405 | £2,814,239 | £2,139,694 |

Source: Adams Integra, August 2012

Graph 49: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 5 Low Density

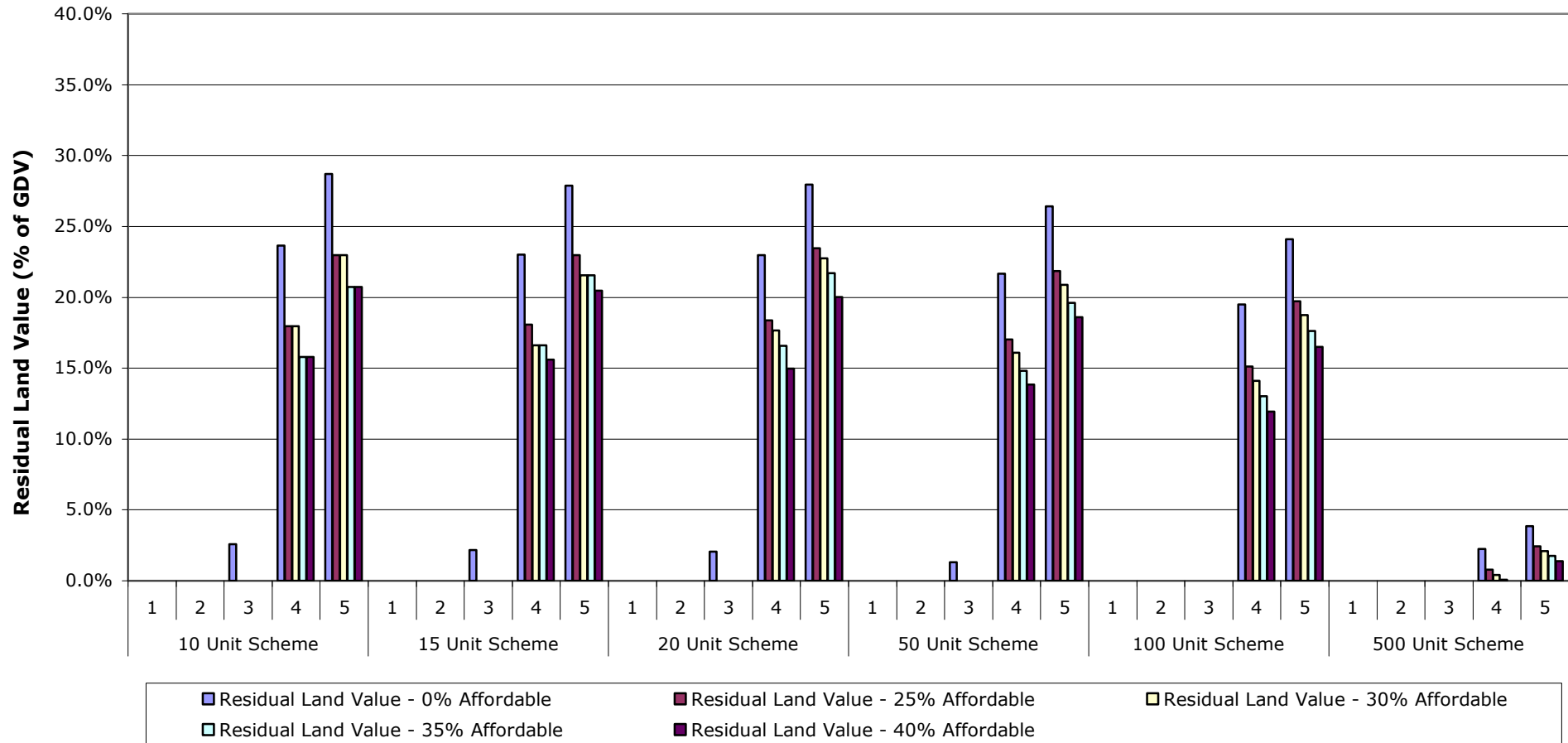


**Table 49a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 23.7% | 18.0% | 18.0% | 15.8% | 15.8% |
| | 5 | 28.7% | 23.0% | 23.0% | 20.7% | 20.7% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 23.0% | 18.1% | 16.6% | 16.6% | 15.6% |
| | 5 | 27.9% | 23.0% | 21.6% | 21.6% | 20.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 23.0% | 18.4% | 17.7% | 16.6% | 15.0% |
| | 5 | 28.0% | 23.5% | 22.8% | 21.7% | 20.0% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.7% | 17.0% | 16.1% | 14.8% | 13.8% |
| | 5 | 26.4% | 21.9% | 20.9% | 19.6% | 18.6% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.5% | 15.1% | 14.1% | 13.0% | 11.9% |
| | 5 | 24.1% | 19.7% | 18.7% | 17.6% | 16.5% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 2.2% | 0.8% | 0.4% | 0.1% | 0.0% |
| | 5 | 3.9% | 2.4% | 2.1% | 1.7% | 1.4% |

Source: Adams Integra, August 2012

**Graph 49a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
Low Density**

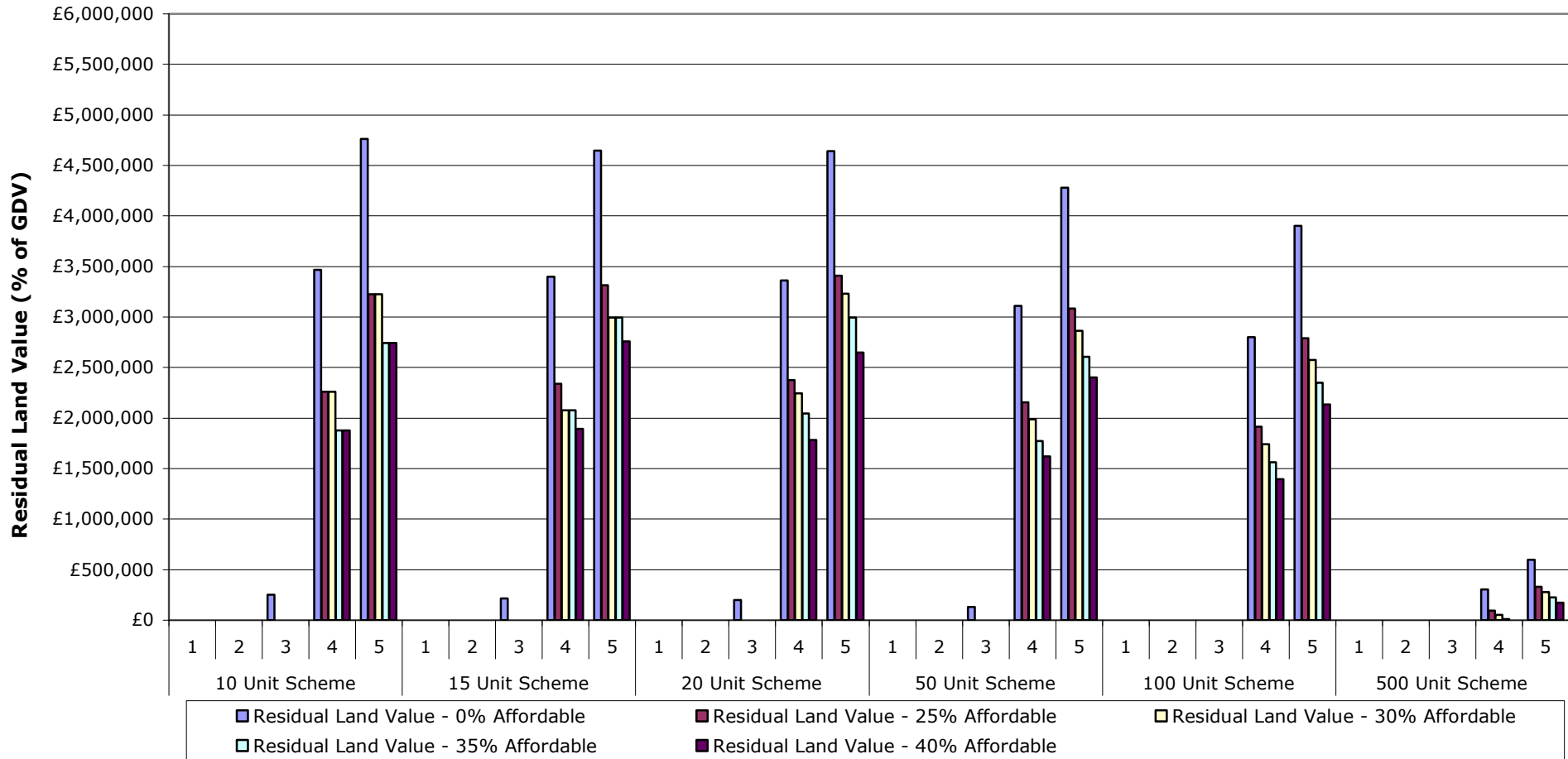


**Table 49b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £251,752 | £0 | £0 | £0 | £0 |
| | 4 | £3,467,273 | £2,259,106 | £2,259,106 | £1,879,695 | £1,879,695 |
| | 5 | £4,764,810 | £3,225,321 | £3,225,321 | £2,740,925 | £2,740,925 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £214,009 | £0 | £0 | £0 | £0 |
| | 4 | £3,397,867 | £2,338,434 | £2,075,520 | £2,075,520 | £1,895,253 |
| | 5 | £4,647,671 | £3,313,365 | £2,994,013 | £2,994,013 | £2,757,308 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £200,409 | £0 | £0 | £0 | £0 |
| | 4 | £3,364,372 | £2,378,168 | £2,243,725 | £2,047,644 | £1,784,125 |
| | 5 | £4,640,344 | £3,407,048 | £3,230,514 | £2,992,342 | £2,650,098 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £128,528 | £0 | £0 | £0 | £0 |
| | 4 | £3,111,452 | £2,156,430 | £1,985,303 | £1,773,060 | £1,618,360 |
| | 5 | £4,280,278 | £3,084,065 | £2,865,973 | £2,604,643 | £2,402,977 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,800,332 | £1,916,491 | £1,743,655 | £1,563,082 | £1,393,795 |
| | 5 | £3,901,400 | £2,791,349 | £2,573,271 | £2,347,456 | £2,132,927 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £305,427 | £93,088 | £50,401 | £8,416 | £0 |
| | 5 | £599,883 | £332,316 | £278,352 | £225,139 | £171,175 |

Source: Adams Integra, August 2012

**Graph 49b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
Low Density**

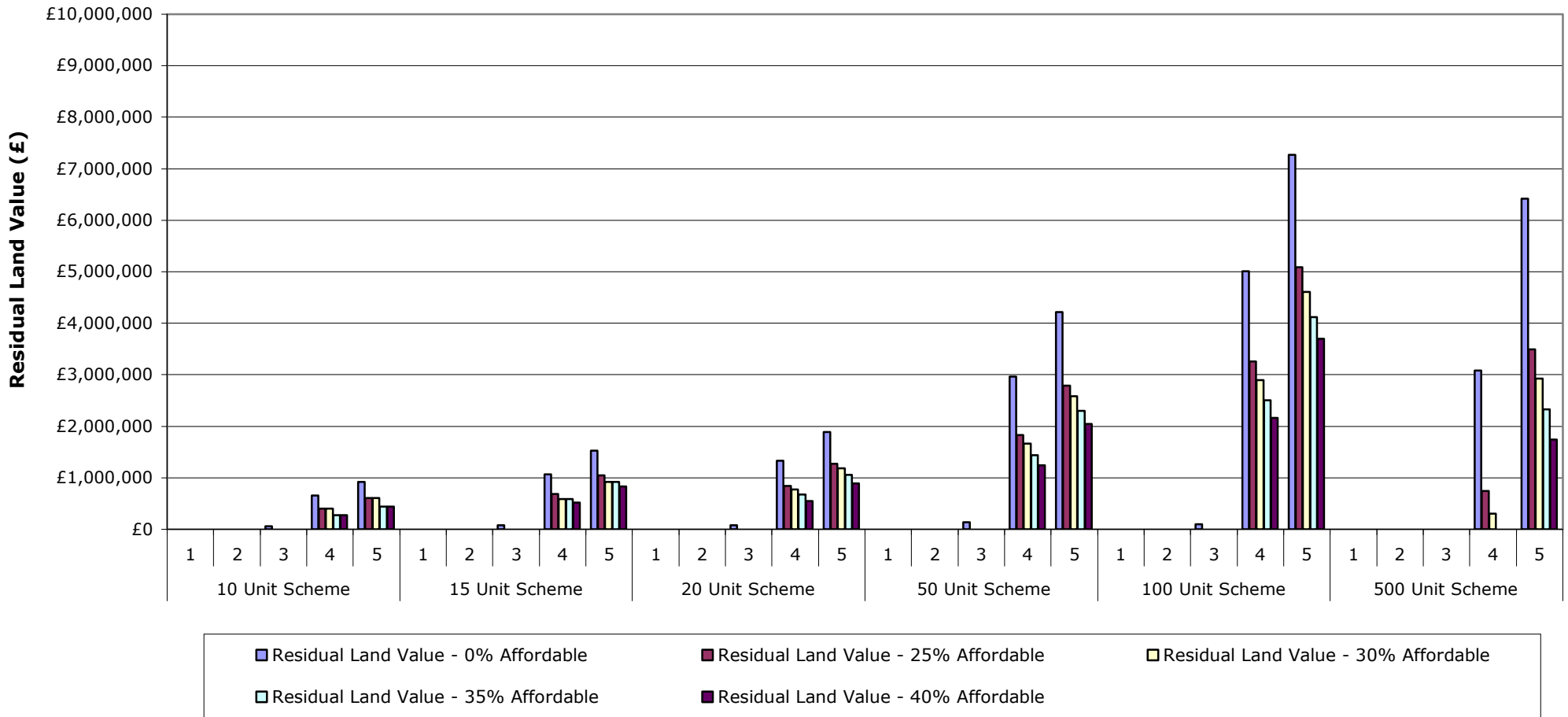


**Table 50: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £57,144 | £0 | £0 | £0 | £0 |
| | 4 | £652,525 | £405,396 | £405,396 | £270,013 | £270,013 |
| | 5 | £918,789 | £605,091 | £605,091 | £435,567 | £435,567 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £81,292 | £0 | £0 | £0 | £0 |
| | 4 | £1,064,926 | £683,900 | £585,307 | £585,307 | £517,707 |
| | 5 | £1,526,161 | £1,043,852 | £924,095 | £924,095 | £835,330 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £80,415 | £0 | £0 | £0 | £0 |
| | 4 | £1,335,456 | £842,354 | £775,133 | £677,092 | £545,333 |
| | 5 | £1,884,588 | £1,267,940 | £1,179,673 | £1,060,587 | £889,465 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £137,843 | £0 | £0 | £0 | £0 |
| | 4 | £2,966,875 | £1,831,657 | £1,666,233 | £1,437,477 | £1,244,101 |
| | 5 | £4,220,162 | £2,788,657 | £2,584,061 | £2,295,681 | £2,043,599 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £99,573 | £0 | £0 | £0 | £0 |
| | 4 | £5,010,831 | £3,263,191 | £2,891,686 | £2,500,840 | £2,164,211 |
| | 5 | £7,268,689 | £5,084,368 | £4,610,525 | £4,117,340 | £3,702,927 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,077,922 | £746,591 | £298,929 | £0 | £0 |
| | 5 | £6,414,147 | £3,489,804 | £2,922,815 | £2,324,709 | £1,743,212 |

Source: Adams Integra, August 2012

**Graph 50: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
Medium Density**

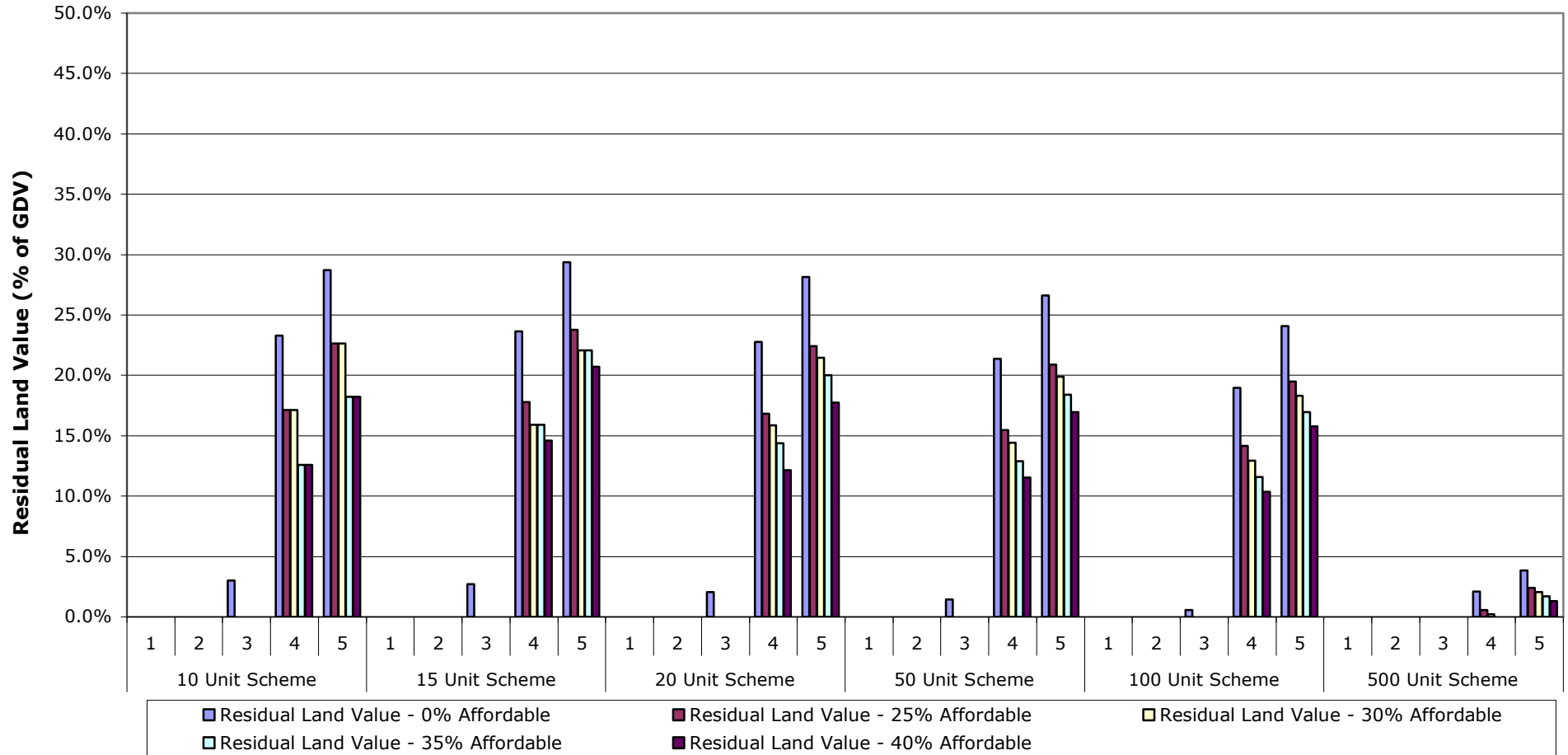


**Table 50a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 3.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 23.3% | 17.1% | 17.1% | 12.6% | 12.6% |
| | 5 | 28.7% | 22.7% | 22.7% | 18.2% | 18.2% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 23.7% | 17.8% | 15.9% | 15.9% | 14.6% |
| | 5 | 29.3% | 23.8% | 22.1% | 22.1% | 20.7% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.8% | 16.8% | 15.9% | 14.4% | 12.1% |
| | 5 | 28.1% | 22.4% | 21.5% | 20.0% | 17.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.4% | 15.5% | 14.4% | 12.9% | 11.5% |
| | 5 | 26.6% | 20.9% | 19.9% | 18.4% | 17.0% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.0% | 14.2% | 13.0% | 11.6% | 10.3% |
| | 5 | 24.1% | 19.5% | 18.3% | 17.0% | 15.8% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 2.1% | 0.6% | 0.2% | 0.0% | 0.0% |
| | 5 | 3.8% | 2.4% | 2.1% | 1.7% | 1.3% |

Source: Adams Integra, August 2012

**Graph 50a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
Medium Density**

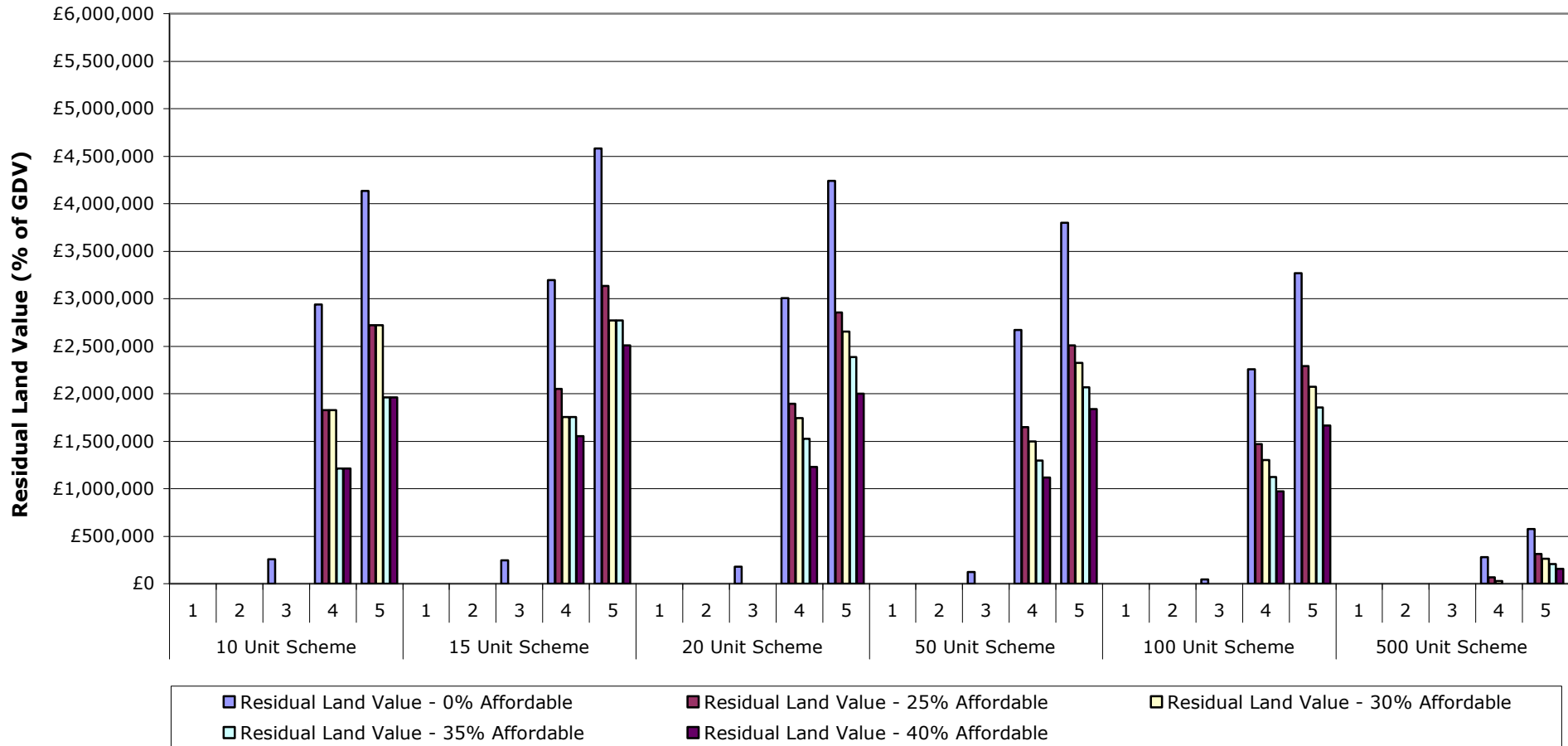


**Table 50b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £257,150 | £0 | £0 | £0 | £0 |
| | 4 | £2,936,363 | £1,824,280 | £1,824,280 | £1,215,060 | £1,215,060 |
| | 5 | £4,134,552 | £2,722,908 | £2,722,908 | £1,960,050 | £1,960,050 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £243,876 | £0 | £0 | £0 | £0 |
| | 4 | £3,194,779 | £2,051,700 | £1,755,922 | £1,755,922 | £1,553,121 |
| | 5 | £4,578,483 | £3,131,556 | £2,772,285 | £2,772,285 | £2,505,991 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £180,933 | £0 | £0 | £0 | £0 |
| | 4 | £3,004,777 | £1,895,297 | £1,744,048 | £1,523,458 | £1,226,998 |
| | 5 | £4,240,323 | £2,852,866 | £2,654,265 | £2,386,321 | £2,001,296 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £124,058 | £0 | £0 | £0 | £0 |
| | 4 | £2,670,187 | £1,648,491 | £1,499,609 | £1,293,730 | £1,119,691 |
| | 5 | £3,798,146 | £2,509,792 | £2,325,655 | £2,066,113 | £1,839,239 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £44,808 | £0 | £0 | £0 | £0 |
| | 4 | £2,254,874 | £1,468,436 | £1,301,259 | £1,125,378 | £973,895 |
| | 5 | £3,270,910 | £2,287,965 | £2,074,736 | £1,852,803 | £1,666,317 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £277,013 | £67,193 | £26,904 | £0 | £0 |
| | 5 | £577,273 | £314,082 | £263,053 | £209,224 | £156,889 |

Source: Adams Integra, August 2012

**Graph 50b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
Medium Density**

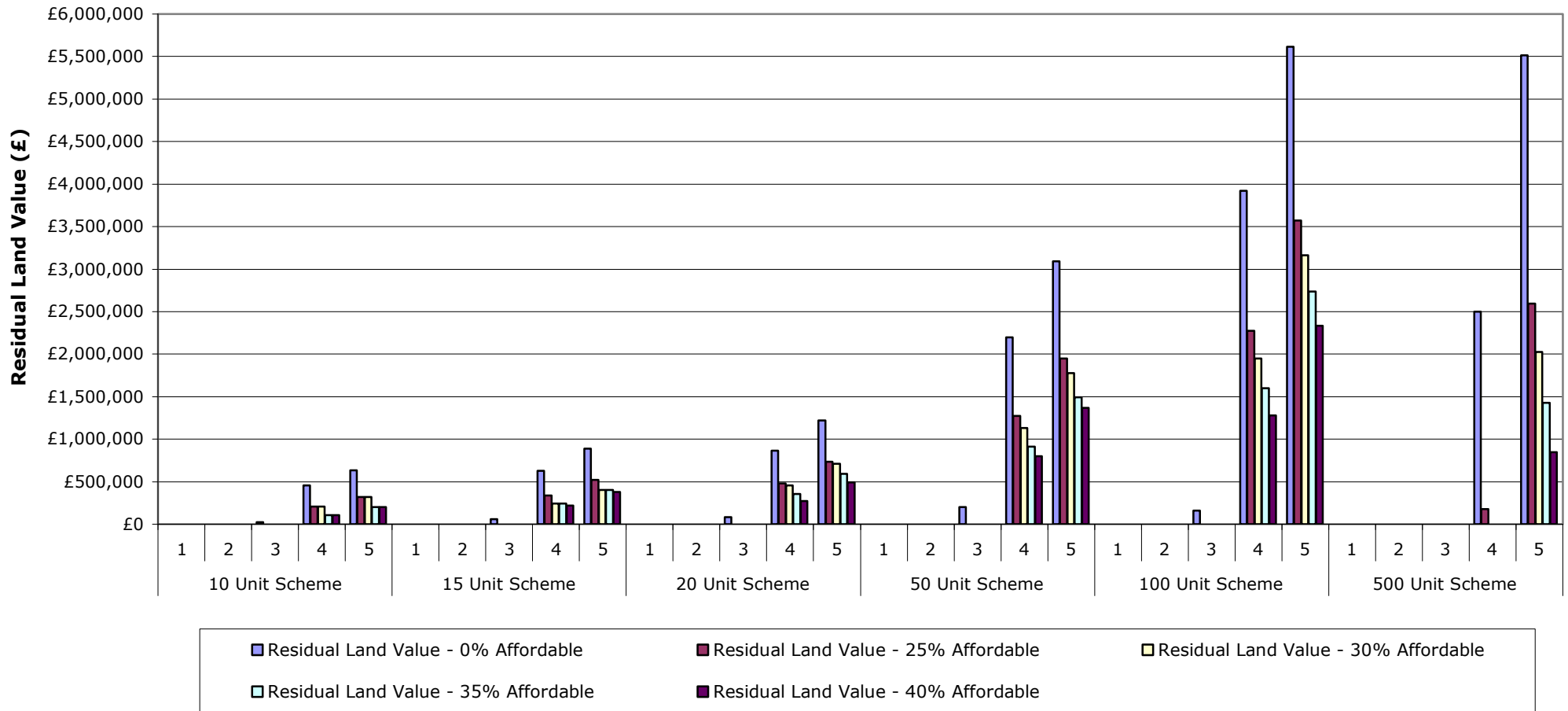


**Table 51: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £25,019 | £0 | £0 | £0 | £0 |
| | 4 | £455,521 | £205,751 | £205,751 | £103,978 | £103,978 |
| | 5 | £632,228 | £321,847 | £321,847 | £203,600 | £203,600 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £58,176 | £0 | £0 | £0 | £0 |
| | 4 | £629,078 | £335,711 | £240,959 | £240,959 | £217,594 |
| | 5 | £888,844 | £519,185 | £403,589 | £403,589 | £378,089 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £85,783 | £0 | £0 | £0 | £0 |
| | 4 | £865,897 | £477,616 | £454,851 | £355,789 | £273,066 |
| | 5 | £1,222,299 | £735,625 | £710,529 | £591,443 | £490,311 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £200,047 | £0 | £0 | £0 | £0 |
| | 4 | £2,195,368 | £1,275,738 | £1,133,779 | £909,323 | £801,220 |
| | 5 | £3,093,729 | £1,950,762 | £1,777,593 | £1,495,247 | £1,370,725 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £158,210 | £0 | £0 | £0 | £0 |
| | 4 | £3,922,604 | £2,271,732 | £1,950,723 | £1,600,684 | £1,279,675 |
| | 5 | £5,615,167 | £3,570,284 | £3,163,706 | £2,737,515 | £2,330,937 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,501,254 | £175,233 | £0 | £0 | £0 |
| | 5 | £5,516,516 | £2,592,172 | £2,025,183 | £1,427,078 | £845,581 |

Source: Adams Integra, August 2012

Graph 51: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 5 High Density

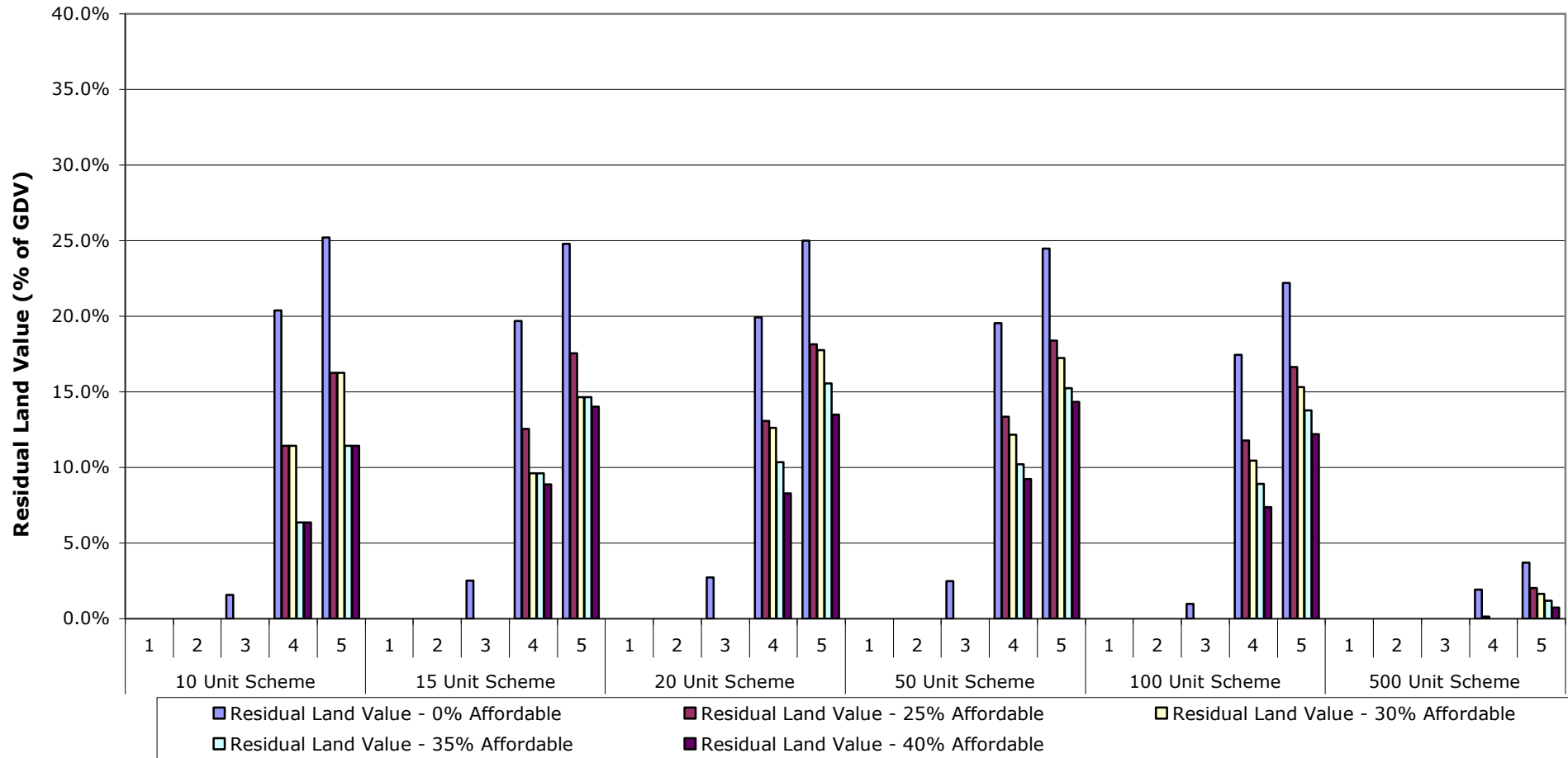


**Table 51a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.4% | 11.4% | 11.4% | 6.4% | 6.4% |
| | 5 | 25.2% | 16.3% | 16.3% | 11.4% | 11.4% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.7% | 12.6% | 9.6% | 9.6% | 8.9% |
| | 5 | 24.8% | 17.6% | 14.6% | 14.6% | 14.0% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.9% | 13.1% | 12.6% | 10.4% | 8.3% |
| | 5 | 25.0% | 18.1% | 17.8% | 15.6% | 13.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.5% | 13.3% | 12.2% | 10.2% | 9.2% |
| | 5 | 24.5% | 18.4% | 17.2% | 15.2% | 14.3% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.5% | 11.8% | 10.5% | 8.9% | 7.4% |
| | 5 | 22.2% | 16.7% | 15.3% | 13.8% | 12.2% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 1.9% | 0.2% | 0.0% | 0.0% | 0.0% |
| | 5 | 3.7% | 2.0% | 1.6% | 1.2% | 0.7% |

Source: Adams Integra, August 2012

**Graph 51a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
High Density**

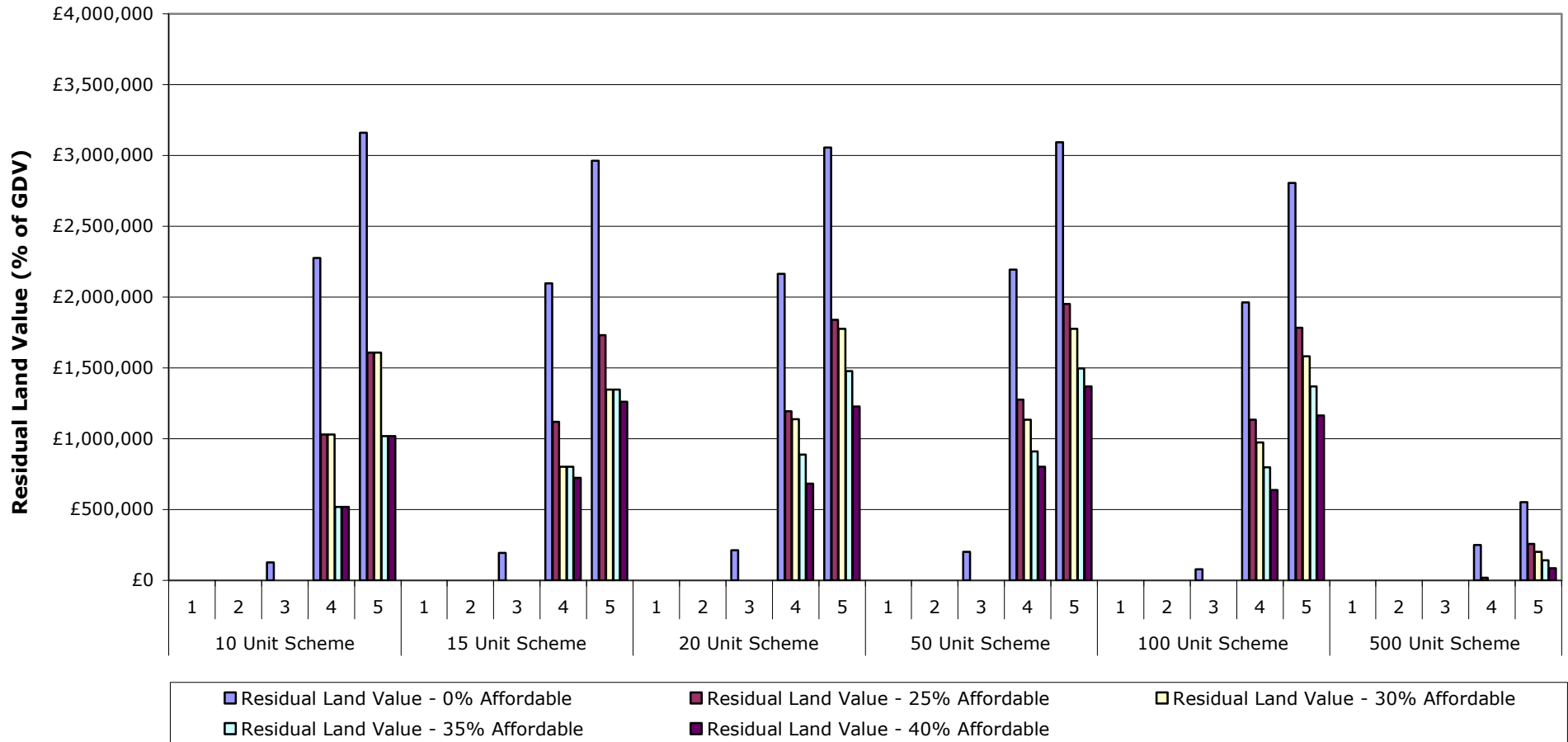


**Table 51b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £125,094 | £0 | £0 | £0 | £0 |
| | 4 | £2,277,607 | £1,028,756 | £1,028,756 | £519,890 | £519,890 |
| | 5 | £3,161,140 | £1,609,237 | £1,609,237 | £1,018,000 | £1,018,000 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £193,920 | £0 | £0 | £0 | £0 |
| | 4 | £2,096,926 | £1,119,036 | £803,196 | £803,196 | £725,314 |
| | 5 | £2,962,812 | £1,730,618 | £1,345,297 | £1,345,297 | £1,260,295 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £214,458 | £0 | £0 | £0 | £0 |
| | 4 | £2,164,743 | £1,194,039 | £1,137,128 | £889,474 | £682,666 |
| | 5 | £3,055,747 | £1,839,063 | £1,776,323 | £1,478,607 | £1,225,778 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £200,047 | £0 | £0 | £0 | £0 |
| | 4 | £2,195,368 | £1,275,738 | £1,133,779 | £909,323 | £801,220 |
| | 5 | £3,093,729 | £1,950,762 | £1,777,593 | £1,495,247 | £1,370,725 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £79,105 | £0 | £0 | £0 | £0 |
| | 4 | £1,961,302 | £1,135,866 | £975,362 | £800,342 | £639,837 |
| | 5 | £2,807,584 | £1,785,142 | £1,581,853 | £1,368,757 | £1,165,468 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £250,125 | £17,523 | £0 | £0 | £0 |
| | 5 | £551,652 | £259,217 | £202,518 | £142,708 | £84,558 |

Source: Adams Integra, August 2012

**Graph 51b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
High Density**

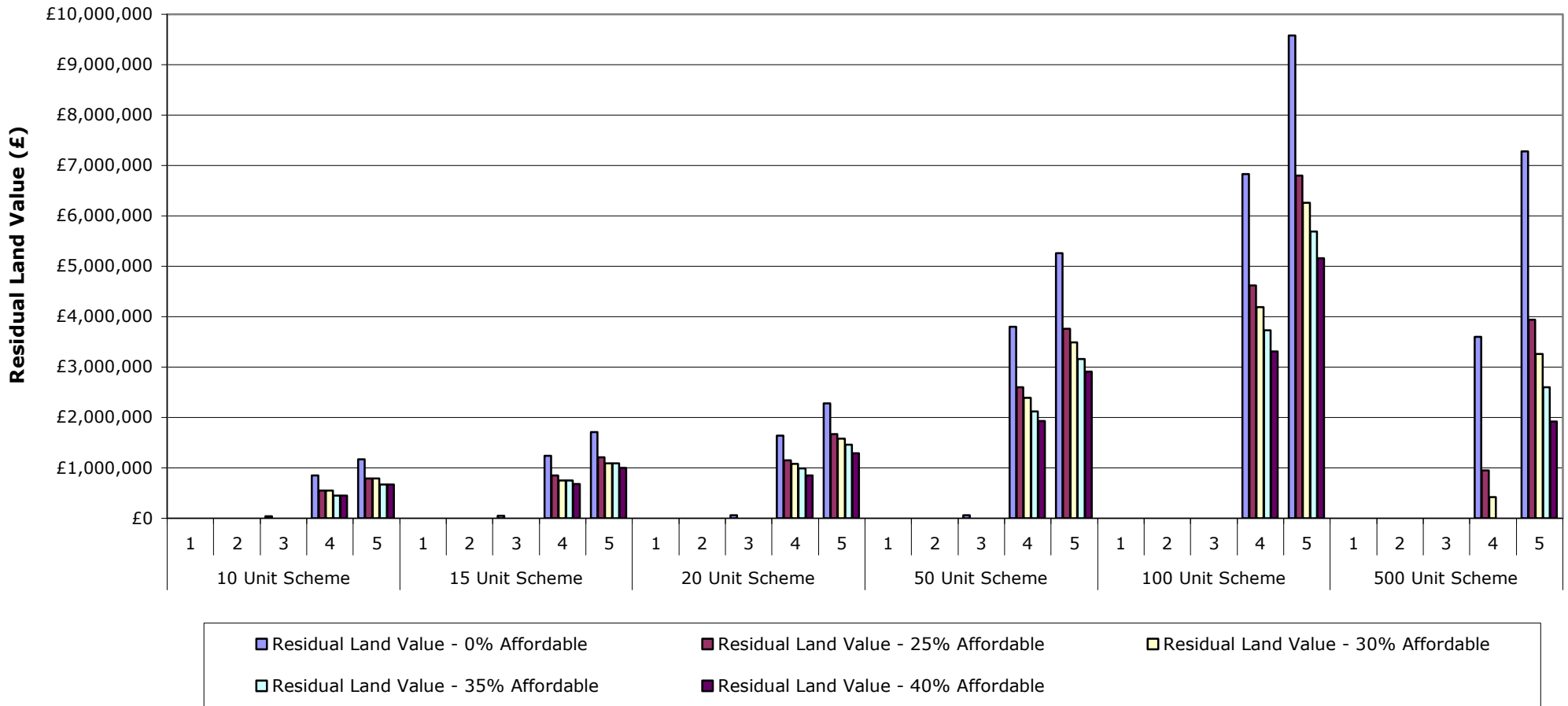


**Table 52: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £42,560 | £0 | £0 | £0 | £0 |
| | 4 | £847,255 | £545,213 | £545,213 | £450,157 | £450,157 |
| | 5 | £1,171,639 | £786,767 | £786,767 | £665,668 | £665,668 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £49,641 | £0 | £0 | £0 | £0 |
| | 4 | £1,244,812 | £847,524 | £748,932 | £748,932 | £681,332 |
| | 5 | £1,713,489 | £1,213,124 | £1,093,367 | £1,093,367 | £1,004,602 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £60,125 | £0 | £0 | £0 | £0 |
| | 4 | £1,643,710 | £1,150,608 | £1,083,386 | £985,346 | £853,586 |
| | 5 | £2,281,696 | £1,665,048 | £1,576,781 | £1,457,695 | £1,286,572 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £64,577 | £0 | £0 | £0 | £0 |
| | 4 | £3,797,076 | £2,603,298 | £2,389,390 | £2,124,086 | £1,930,710 |
| | 5 | £5,258,108 | £3,762,842 | £3,490,227 | £3,163,564 | £2,911,482 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £6,827,045 | £4,617,443 | £4,185,354 | £3,733,922 | £3,310,705 |
| | 5 | £9,579,715 | £6,804,588 | £6,259,394 | £5,694,857 | £5,158,535 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,603,109 | £948,869 | £419,607 | £0 | £0 |
| | 5 | £7,283,807 | £3,939,219 | £3,264,674 | £2,599,508 | £1,924,963 |

Source: Adams Integra, August 2012

Graph 52: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 5 Low Density

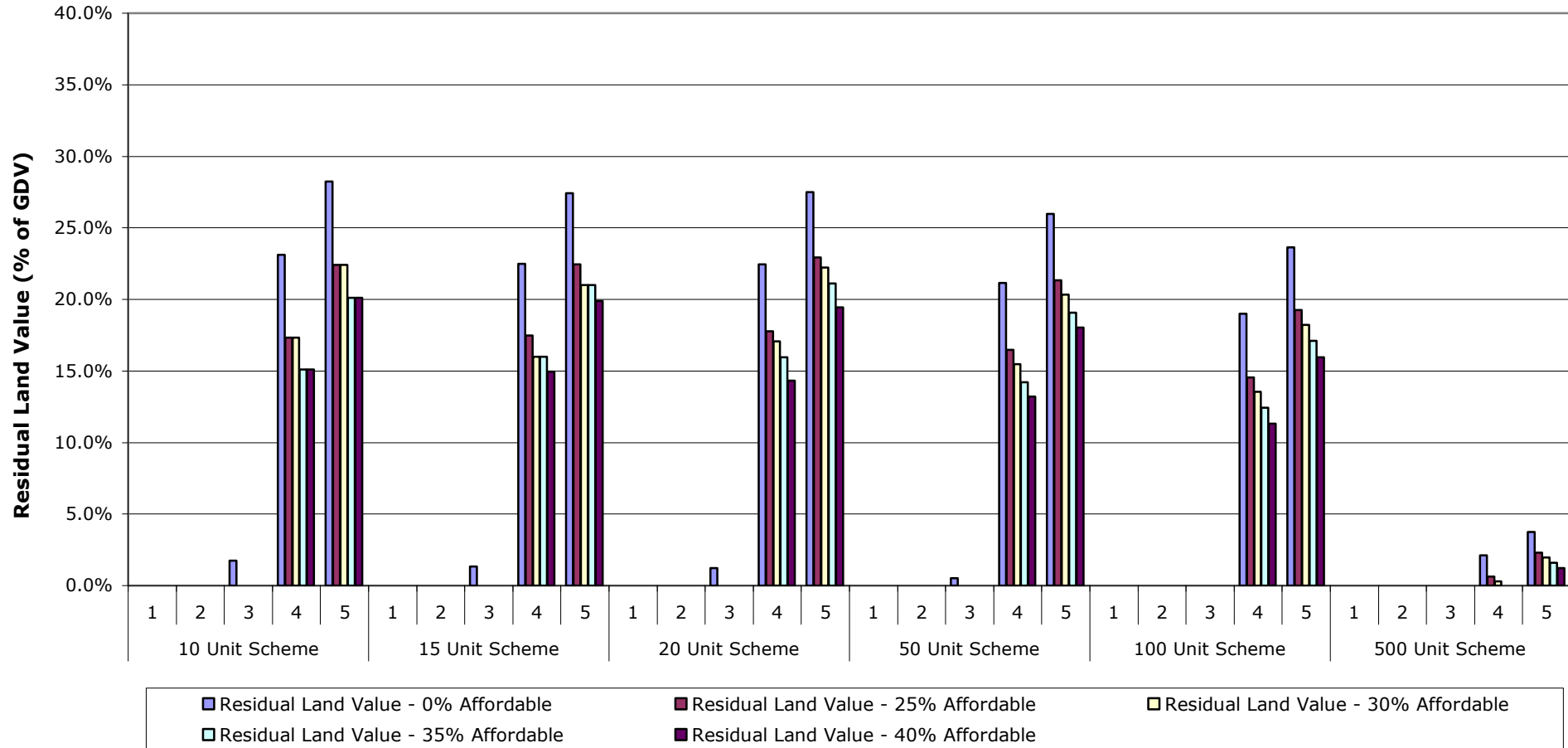


**Table 52a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 23.1% | 17.3% | 17.3% | 15.1% | 15.1% |
| | 5 | 28.2% | 22.4% | 22.4% | 20.1% | 20.1% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.5% | 17.5% | 16.0% | 16.0% | 14.9% |
| | 5 | 27.4% | 22.4% | 21.0% | 21.0% | 19.9% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.4% | 17.8% | 17.1% | 15.9% | 14.3% |
| | 5 | 27.5% | 22.9% | 22.2% | 21.1% | 19.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.1% | 16.5% | 15.5% | 14.2% | 13.2% |
| | 5 | 26.0% | 21.3% | 20.3% | 19.1% | 18.0% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.0% | 14.6% | 13.5% | 12.4% | 11.3% |
| | 5 | 23.7% | 19.2% | 18.2% | 17.1% | 16.0% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 2.1% | 0.6% | 0.3% | 0.0% | 0.0% |
| | 5 | 3.7% | 2.3% | 2.0% | 1.6% | 1.2% |

Source: Adams Integra, August 2012

**Graph 52a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
Low Density**

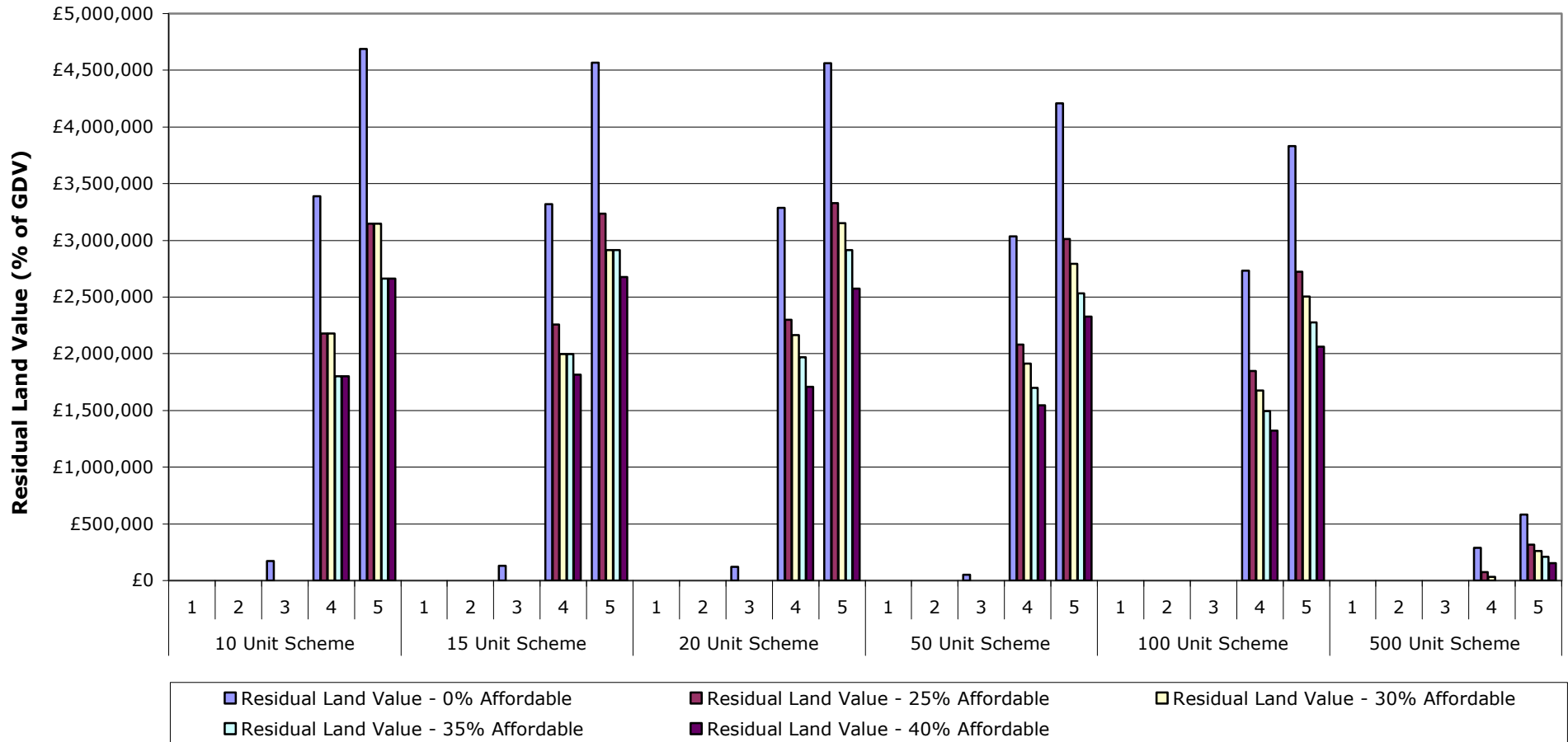


**Table 52b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £170,238 | £0 | £0 | £0 | £0 |
| | 4 | £3,389,019 | £2,180,853 | £2,180,853 | £1,800,626 | £1,800,626 |
| | 5 | £4,686,557 | £3,147,068 | £3,147,068 | £2,662,672 | £2,662,672 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £132,375 | £0 | £0 | £0 | £0 |
| | 4 | £3,319,499 | £2,260,065 | £1,997,151 | £1,997,151 | £1,816,884 |
| | 5 | £4,569,303 | £3,234,997 | £2,915,644 | £2,915,644 | £2,678,939 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £120,250 | £0 | £0 | £0 | £0 |
| | 4 | £3,287,420 | £2,301,215 | £2,166,772 | £1,970,691 | £1,707,172 |
| | 5 | £4,563,391 | £3,330,096 | £3,153,561 | £2,915,389 | £2,573,145 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £51,662 | £0 | £0 | £0 | £0 |
| | 4 | £3,037,661 | £2,082,639 | £1,911,512 | £1,699,269 | £1,544,568 |
| | 5 | £4,206,487 | £3,010,273 | £2,792,181 | £2,530,851 | £2,329,185 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,730,818 | £1,846,977 | £1,674,141 | £1,493,569 | £1,324,282 |
| | 5 | £3,831,886 | £2,721,835 | £2,503,757 | £2,277,943 | £2,063,414 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £288,249 | £75,909 | £33,569 | £0 | £0 |
| | 5 | £582,705 | £315,138 | £261,174 | £207,961 | £153,997 |

Source: Adams Integra, August 2012

**Graph 52b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
Low Density**

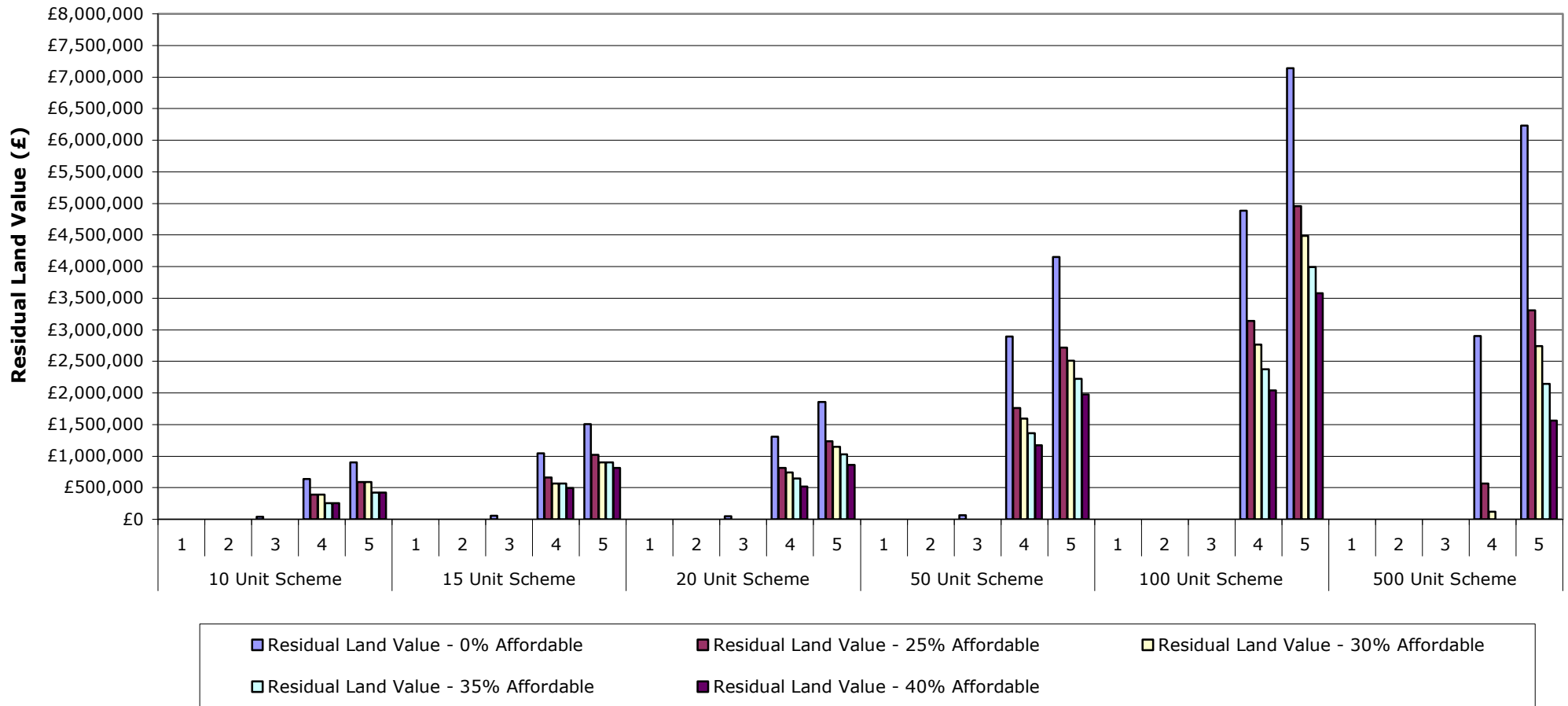


**Table 53: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £41,531 | £0 | £0 | £0 | £0 |
| | 4 | £637,536 | £390,251 | £390,251 | £254,868 | £254,868 |
| | 5 | £903,801 | £590,102 | £590,102 | £420,422 | £420,422 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £56,927 | £0 | £0 | £0 | £0 |
| | 4 | £1,041,536 | £660,509 | £561,917 | £561,917 | £494,316 |
| | 5 | £1,502,770 | £1,020,461 | £900,704 | £900,704 | £811,940 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £48,376 | £0 | £0 | £0 | £0 |
| | 4 | £1,304,699 | £811,597 | £744,375 | £646,335 | £514,575 |
| | 5 | £1,853,831 | £1,237,183 | £1,148,916 | £1,029,830 | £858,708 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £63,857 | £0 | £0 | £0 | £0 |
| | 4 | £2,895,849 | £1,760,631 | £1,595,207 | £1,366,451 | £1,173,075 |
| | 5 | £4,149,136 | £2,717,631 | £2,513,036 | £2,224,656 | £1,972,573 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £4,883,815 | £3,136,176 | £2,764,671 | £2,373,825 | £2,037,196 |
| | 5 | £7,141,674 | £4,957,352 | £4,483,510 | £3,990,325 | £3,575,911 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,896,485 | £565,154 | £119,177 | £0 | £0 |
| | 5 | £6,232,710 | £3,308,366 | £2,741,377 | £2,143,272 | £1,561,775 |

Source: Adams Integra, August 2012

Graph 53: Summary of Residual Land Values at 0%, 25%, 30% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 5 Medium Density

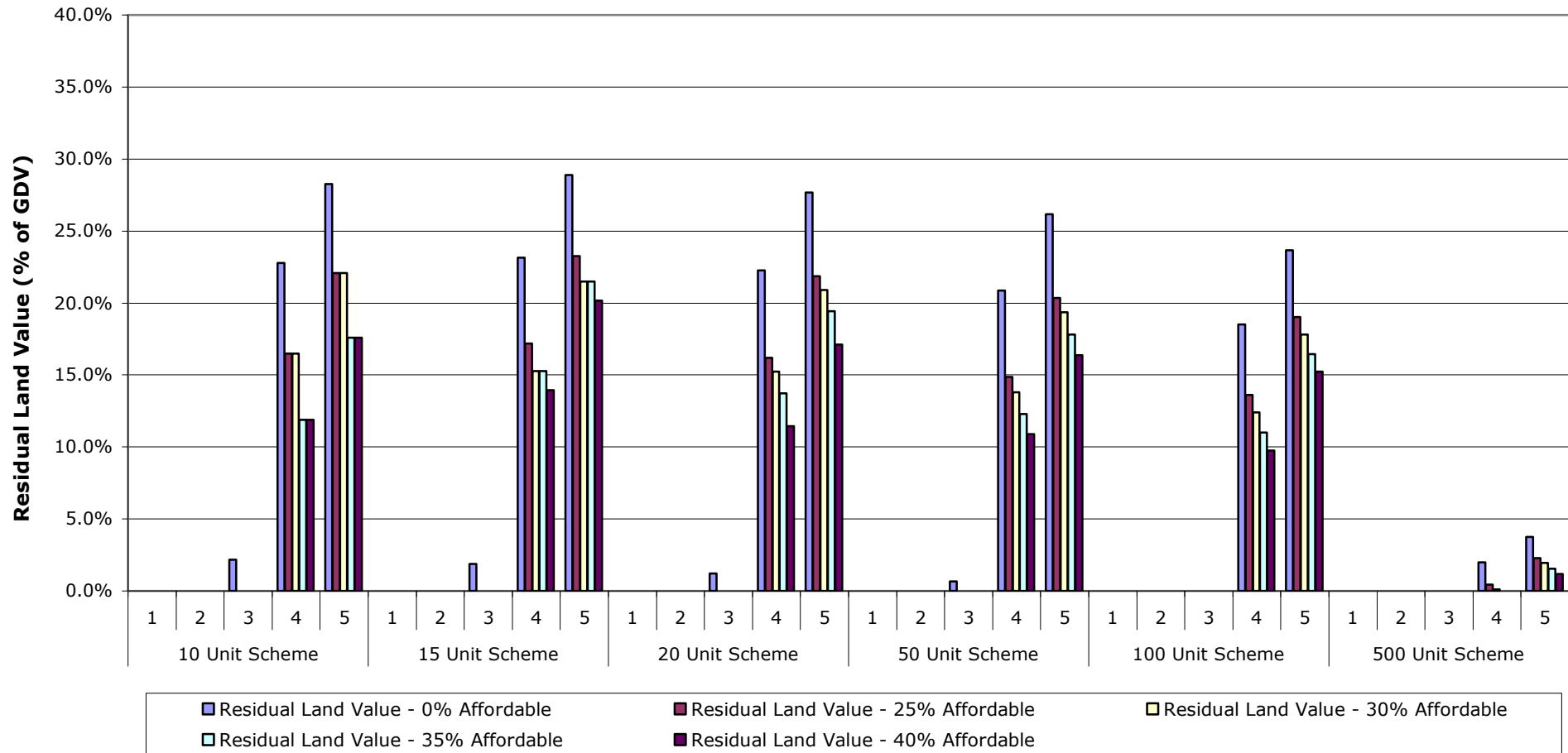


**Table 53a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.8% | 16.5% | 16.5% | 11.9% | 11.9% |
| | 5 | 28.2% | 22.1% | 22.1% | 17.6% | 17.6% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 23.1% | 17.2% | 15.3% | 15.3% | 13.9% |
| | 5 | 28.9% | 23.2% | 21.5% | 21.5% | 20.2% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.3% | 16.2% | 15.2% | 13.7% | 11.5% |
| | 5 | 27.7% | 21.9% | 20.9% | 19.4% | 17.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.8% | 14.9% | 13.8% | 12.3% | 10.9% |
| | 5 | 26.2% | 20.4% | 19.3% | 17.8% | 16.4% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.5% | 13.6% | 12.4% | 11.0% | 9.7% |
| | 5 | 23.7% | 19.0% | 17.8% | 16.4% | 15.2% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 2.0% | 0.4% | 0.1% | 0.0% | 0.0% |
| | 5 | 3.7% | 2.3% | 1.9% | 1.6% | 1.2% |

Source: Adams Integra, August 2012

**Graph 53a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
Medium Density**

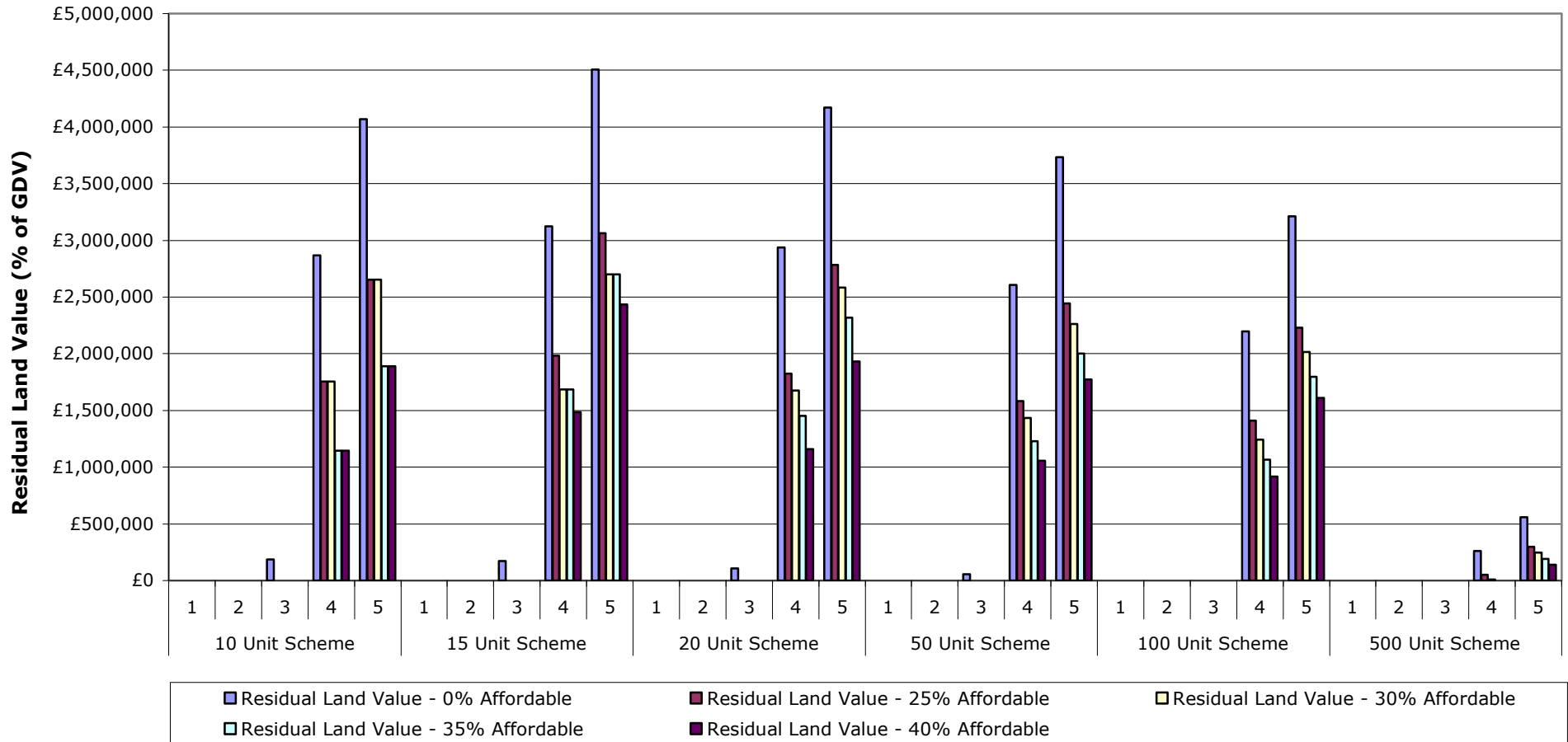


**Table 53b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £186,890 | £0 | £0 | £0 | £0 |
| | 4 | £2,868,914 | £1,756,128 | £1,756,128 | £1,146,908 | £1,146,908 |
| | 5 | £4,067,103 | £2,655,458 | £2,655,458 | £1,891,898 | £1,891,898 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £170,781 | £0 | £0 | £0 | £0 |
| | 4 | £3,124,607 | £1,981,528 | £1,685,750 | £1,685,750 | £1,482,949 |
| | 5 | £4,508,311 | £3,061,384 | £2,702,113 | £2,702,113 | £2,435,819 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £108,845 | £0 | £0 | £0 | £0 |
| | 4 | £2,935,573 | £1,826,093 | £1,674,845 | £1,454,254 | £1,157,795 |
| | 5 | £4,171,120 | £2,783,662 | £2,585,061 | £2,317,117 | £1,932,092 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £57,472 | £0 | £0 | £0 | £0 |
| | 4 | £2,606,264 | £1,584,568 | £1,435,686 | £1,229,806 | £1,055,768 |
| | 5 | £3,734,223 | £2,445,868 | £2,261,732 | £2,002,190 | £1,775,316 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,197,717 | £1,411,279 | £1,244,102 | £1,068,221 | £916,738 |
| | 5 | £3,213,753 | £2,230,809 | £2,017,579 | £1,795,646 | £1,609,160 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £260,684 | £50,864 | £10,726 | £0 | £0 |
| | 5 | £560,944 | £297,753 | £246,724 | £192,894 | £140,560 |

Source: Adams Integra, August 2012

**Graph 53b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
Medium Density**

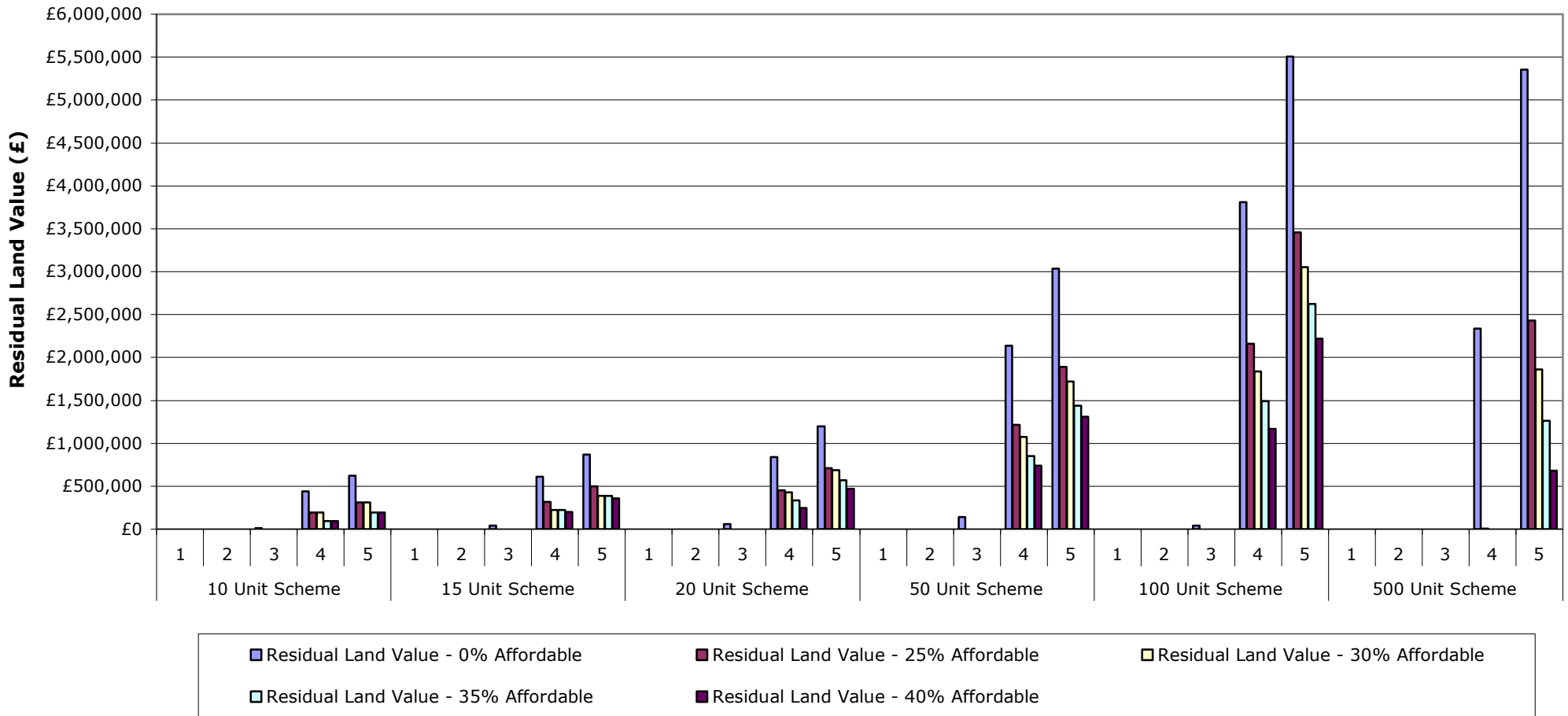


**Table 54: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £12,221 | £0 | £0 | £0 | £0 |
| | 4 | £443,108 | £193,082 | £193,082 | £91,181 | £91,181 |
| | 5 | £619,942 | £309,434 | £309,434 | £190,931 | £190,931 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £40,094 | £0 | £0 | £0 | £0 |
| | 4 | £611,719 | £318,171 | £223,058 | £223,058 | £199,693 |
| | 5 | £871,485 | £501,827 | £386,049 | £386,049 | £360,549 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £61,324 | £0 | £0 | £0 | £0 |
| | 4 | £842,416 | £453,890 | £431,125 | £332,064 | £249,341 |
| | 5 | £1,198,818 | £712,144 | £687,048 | £567,962 | £471,693 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £140,571 | £0 | £0 | £0 | £0 |
| | 4 | £2,136,332 | £1,216,702 | £1,074,743 | £850,287 | £742,183 |
| | 5 | £3,034,692 | £1,891,726 | £1,718,557 | £1,436,210 | £1,311,689 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £42,347 | £0 | £0 | £0 | £0 |
| | 4 | £3,811,376 | £2,160,504 | £1,839,495 | £1,489,456 | £1,168,447 |
| | 5 | £5,503,939 | £3,459,056 | £3,052,478 | £2,626,287 | £2,219,709 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,338,502 | £7,470 | £0 | £0 | £0 |
| | 5 | £5,353,765 | £2,429,421 | £1,862,432 | £1,264,327 | £682,829 |

Source: Adams Integra, August 2012

Graph 54: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 5 High Density

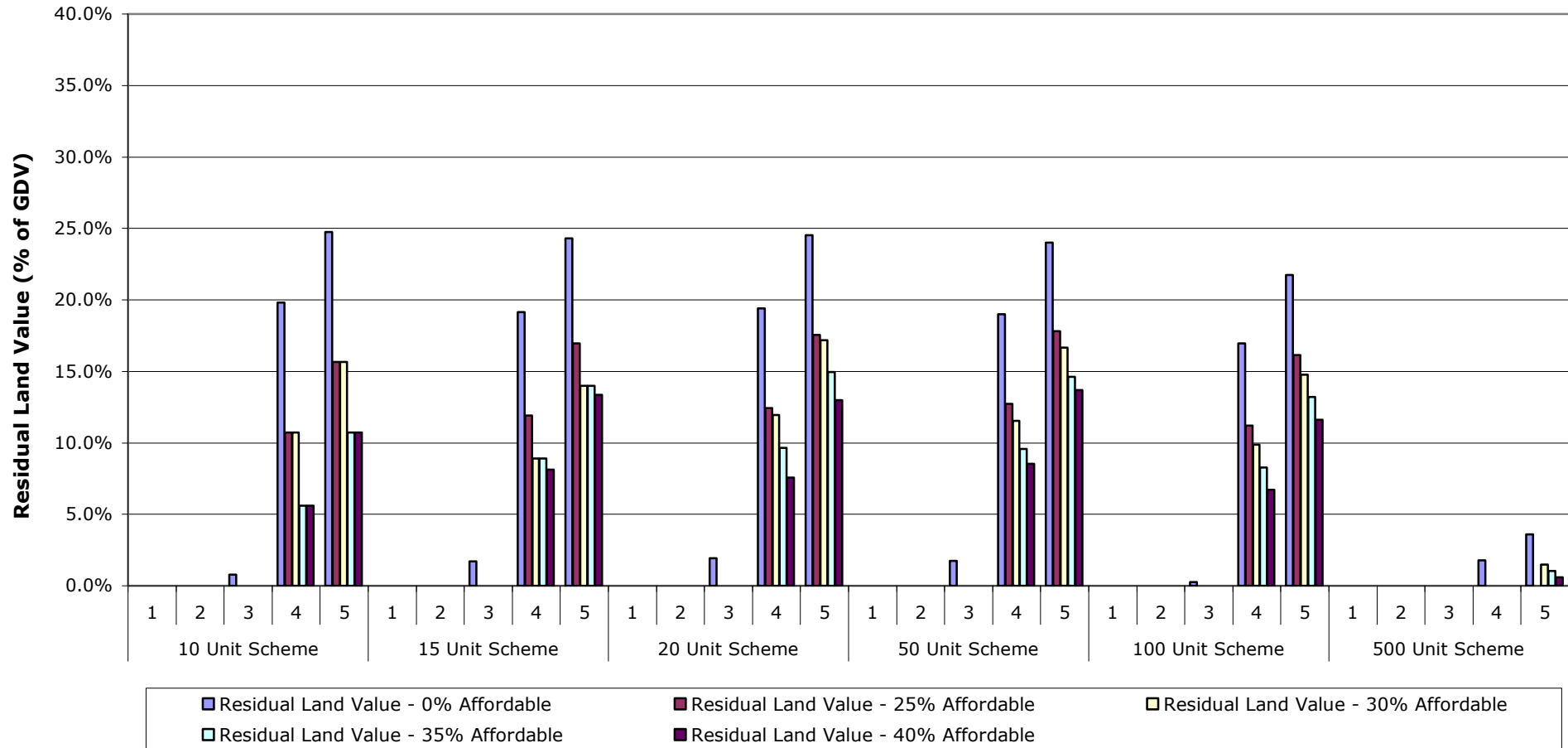


**Table 54a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.8% | 10.7% | 10.7% | 5.6% | 5.6% |
| | 5 | 24.7% | 15.6% | 15.6% | 10.7% | 10.7% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.2% | 11.9% | 8.9% | 8.9% | 8.1% |
| | 5 | 24.3% | 17.0% | 14.0% | 14.0% | 13.4% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.4% | 12.4% | 12.0% | 9.7% | 7.6% |
| | 5 | 24.5% | 17.6% | 17.2% | 14.9% | 13.0% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.0% | 12.7% | 11.5% | 9.6% | 8.5% |
| | 5 | 24.0% | 17.8% | 16.7% | 14.6% | 13.7% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.0% | 11.2% | 9.9% | 8.3% | 6.7% |
| | 5 | 21.8% | 16.1% | 14.8% | 13.2% | 11.6% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 1.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 3.6% | 1.9% | 1.5% | 1.1% | 0.6% |

Source: Adams Integra, August 2012

**Graph 54a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
High Density**

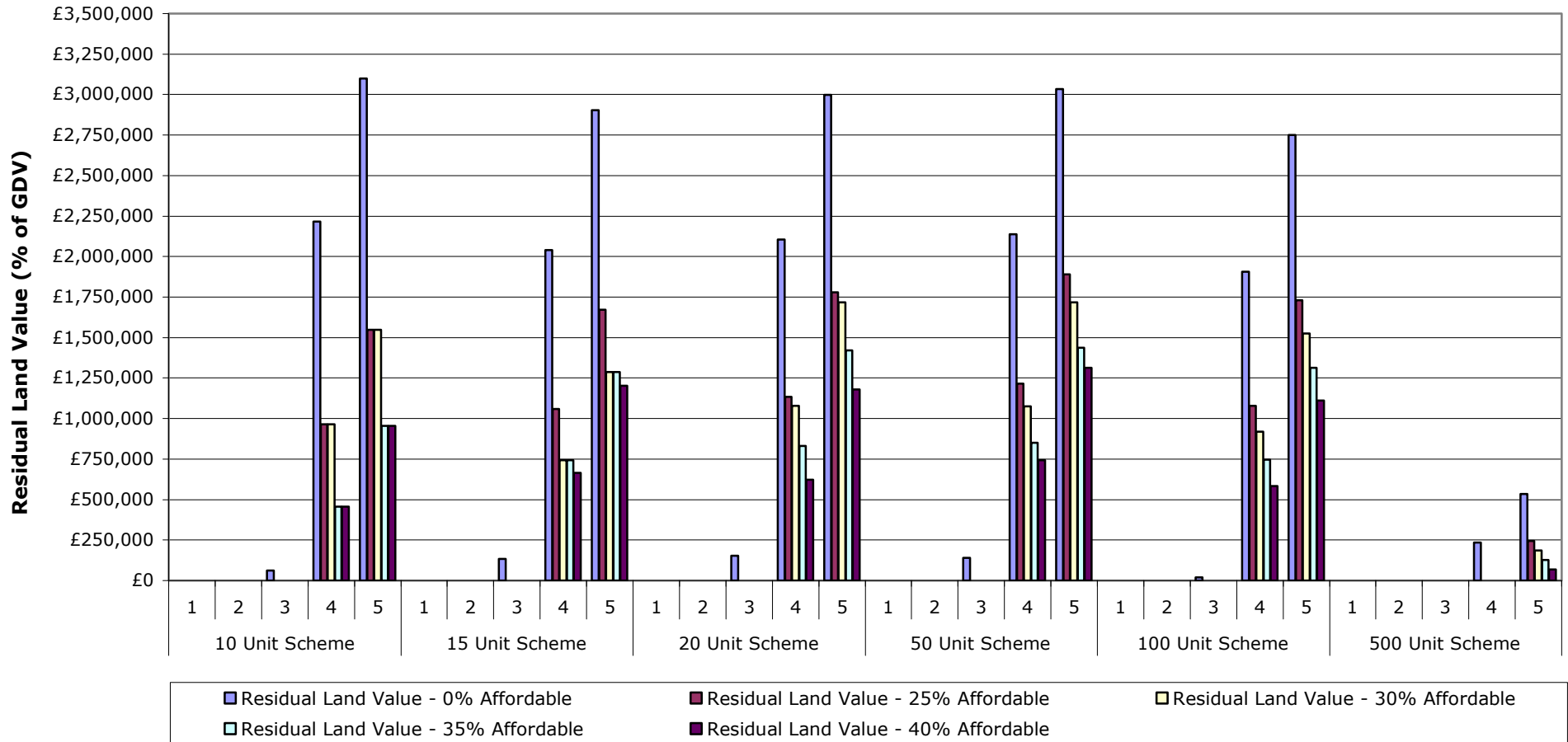


**Table 54b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £61,107 | £0 | £0 | £0 | £0 |
| | 4 | £2,215,539 | £965,409 | £965,409 | £455,903 | £455,903 |
| | 5 | £3,099,712 | £1,547,169 | £1,547,169 | £954,653 | £954,653 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £133,647 | £0 | £0 | £0 | £0 |
| | 4 | £2,039,064 | £1,060,571 | £743,525 | £743,525 | £665,643 |
| | 5 | £2,904,950 | £1,672,755 | £1,286,831 | £1,286,831 | £1,201,830 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £153,309 | £0 | £0 | £0 | £0 |
| | 4 | £2,106,040 | £1,134,724 | £1,077,813 | £830,159 | £623,352 |
| | 5 | £2,997,044 | £1,780,360 | £1,717,620 | £1,419,905 | £1,179,233 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £140,571 | £0 | £0 | £0 | £0 |
| | 4 | £2,136,332 | £1,216,702 | £1,074,743 | £850,287 | £742,183 |
| | 5 | £3,034,692 | £1,891,726 | £1,718,557 | £1,436,210 | £1,311,689 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £21,174 | £0 | £0 | £0 | £0 |
| | 4 | £1,905,688 | £1,080,252 | £919,748 | £744,728 | £584,223 |
| | 5 | £2,751,970 | £1,729,528 | £1,526,239 | £1,313,143 | £1,109,854 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £233,850 | £747 | £0 | £0 | £0 |
| | 5 | £535,376 | £242,942 | £186,243 | £126,433 | £68,283 |

Source: Adams Integra, August 2012

**Graph 54b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
High Density**



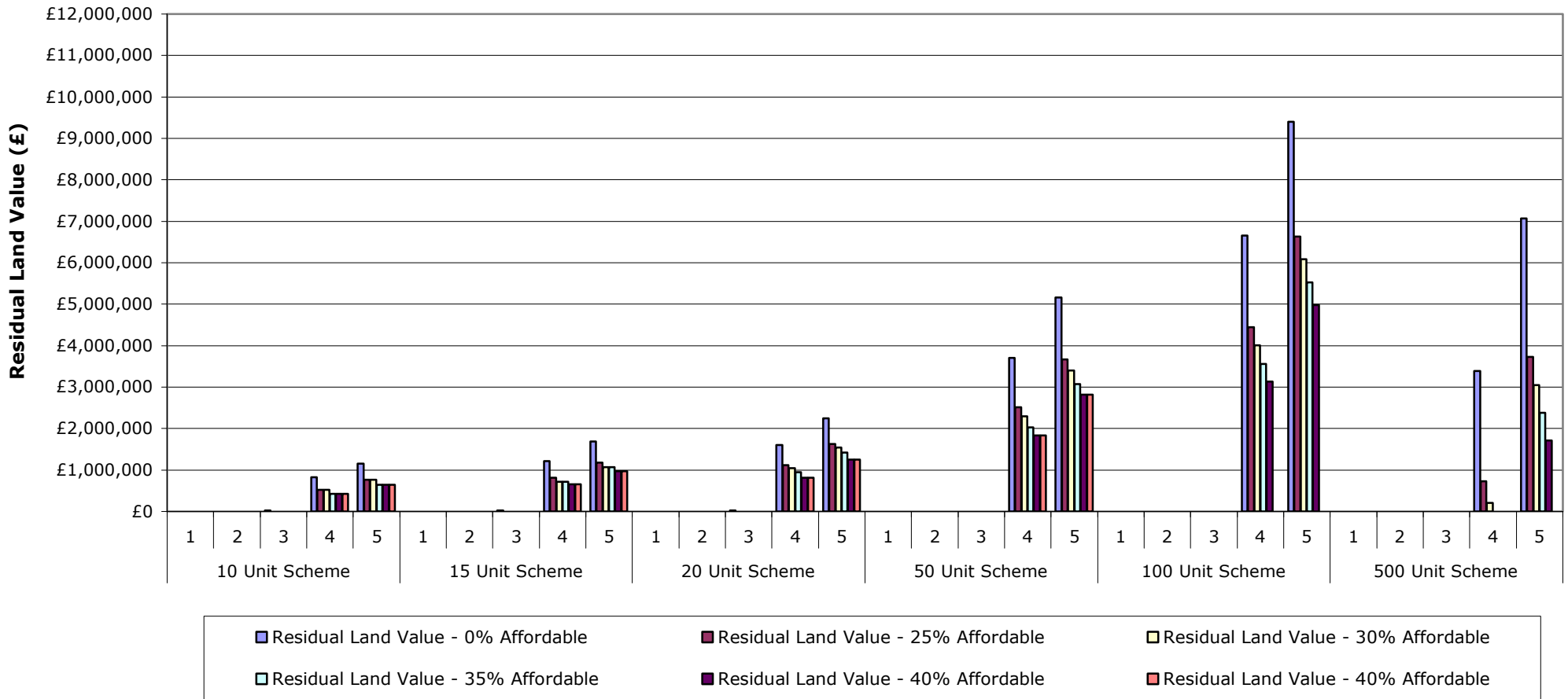
Appendix 4ii

**Table 55: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £22,181 | £0 | £0 | £0 | £0 |
| | 4 | £827,692 | £525,650 | £525,650 | £430,390 | £430,390 |
| | 5 | £1,152,076 | £767,204 | £767,204 | £646,105 | £646,105 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £19,028 | £0 | £0 | £0 | £0 |
| | 4 | £1,215,424 | £818,136 | £719,543 | £719,543 | £651,943 |
| | 5 | £1,684,100 | £1,183,735 | £1,063,978 | £1,063,978 | £975,214 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £20,046 | £0 | £0 | £0 | £0 |
| | 4 | £1,605,234 | £1,112,131 | £1,044,910 | £946,869 | £815,110 |
| | 5 | £2,243,219 | £1,626,572 | £1,538,304 | £1,419,218 | £1,248,096 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,704,836 | £2,511,059 | £2,297,151 | £2,031,847 | £1,838,471 |
| | 5 | £5,165,869 | £3,670,602 | £3,397,988 | £3,071,325 | £2,819,242 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £6,653,261 | £4,443,659 | £4,011,570 | £3,560,138 | £3,136,921 |
| | 5 | £9,405,931 | £6,630,804 | £6,085,610 | £5,521,073 | £4,984,751 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,388,379 | £734,138 | £206,818 | £0 | £0 |
| | 5 | £7,069,077 | £3,724,489 | £3,049,944 | £2,384,778 | £1,710,233 |

Source: Adams Integra, August 2012

Graph 55: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 5 Low Density

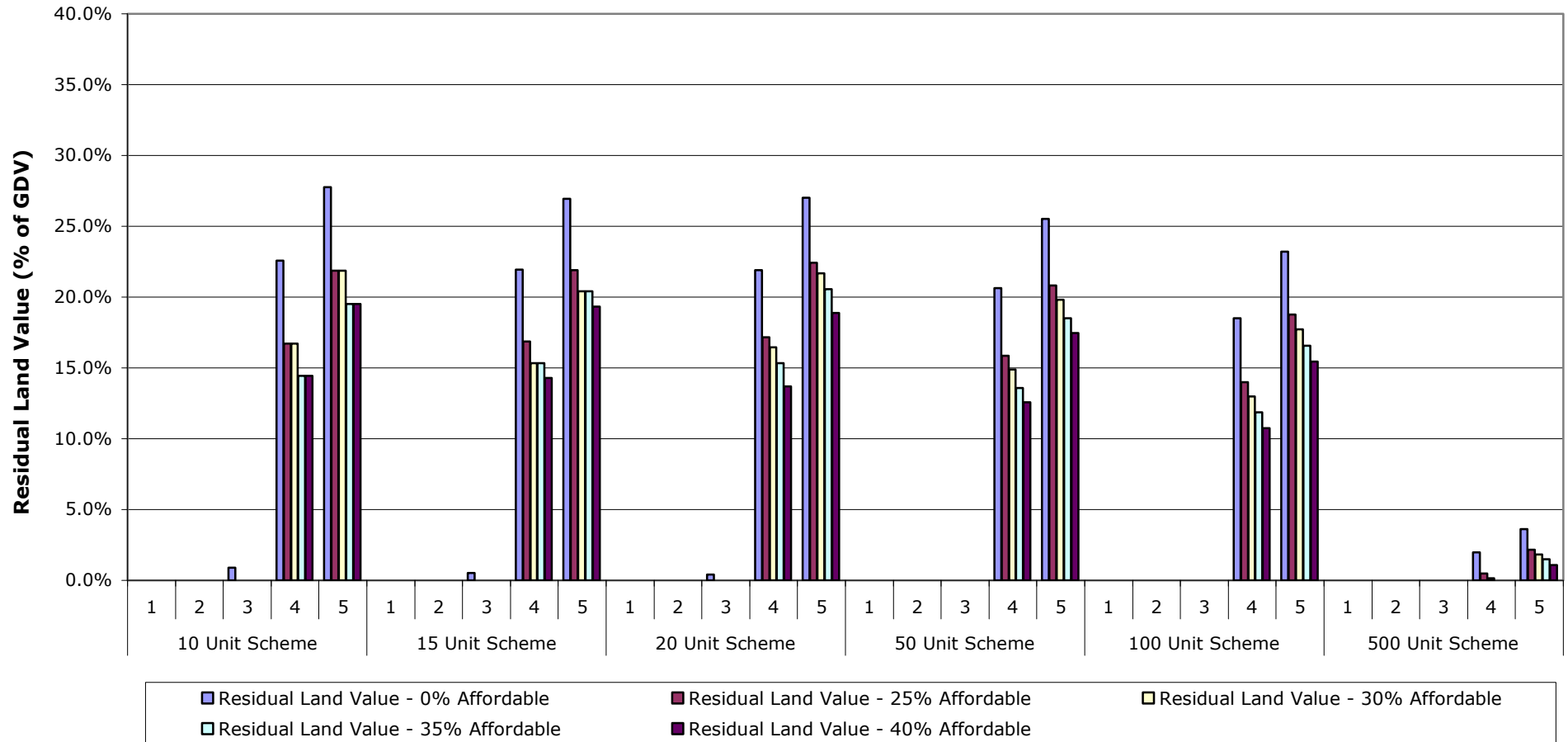


**Table 55a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.6% | 16.7% | 16.7% | 14.5% | 14.5% |
| | 5 | 27.8% | 21.9% | 21.9% | 19.5% | 19.5% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.9% | 16.9% | 15.4% | 15.4% | 14.3% |
| | 5 | 26.9% | 21.9% | 20.4% | 20.4% | 19.3% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.9% | 17.2% | 16.5% | 15.3% | 13.7% |
| | 5 | 27.0% | 22.4% | 21.7% | 20.6% | 18.9% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.6% | 15.9% | 14.9% | 13.6% | 12.6% |
| | 5 | 25.5% | 20.8% | 19.8% | 18.5% | 17.5% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.5% | 14.0% | 13.0% | 11.9% | 10.7% |
| | 5 | 23.2% | 18.8% | 17.7% | 16.6% | 15.4% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 2.0% | 0.5% | 0.1% | 0.0% | 0.0% |
| | 5 | 3.6% | 2.2% | 1.8% | 1.5% | 1.1% |

Source: Adams Integra, August 2012

**Graph 55a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
Low Density**

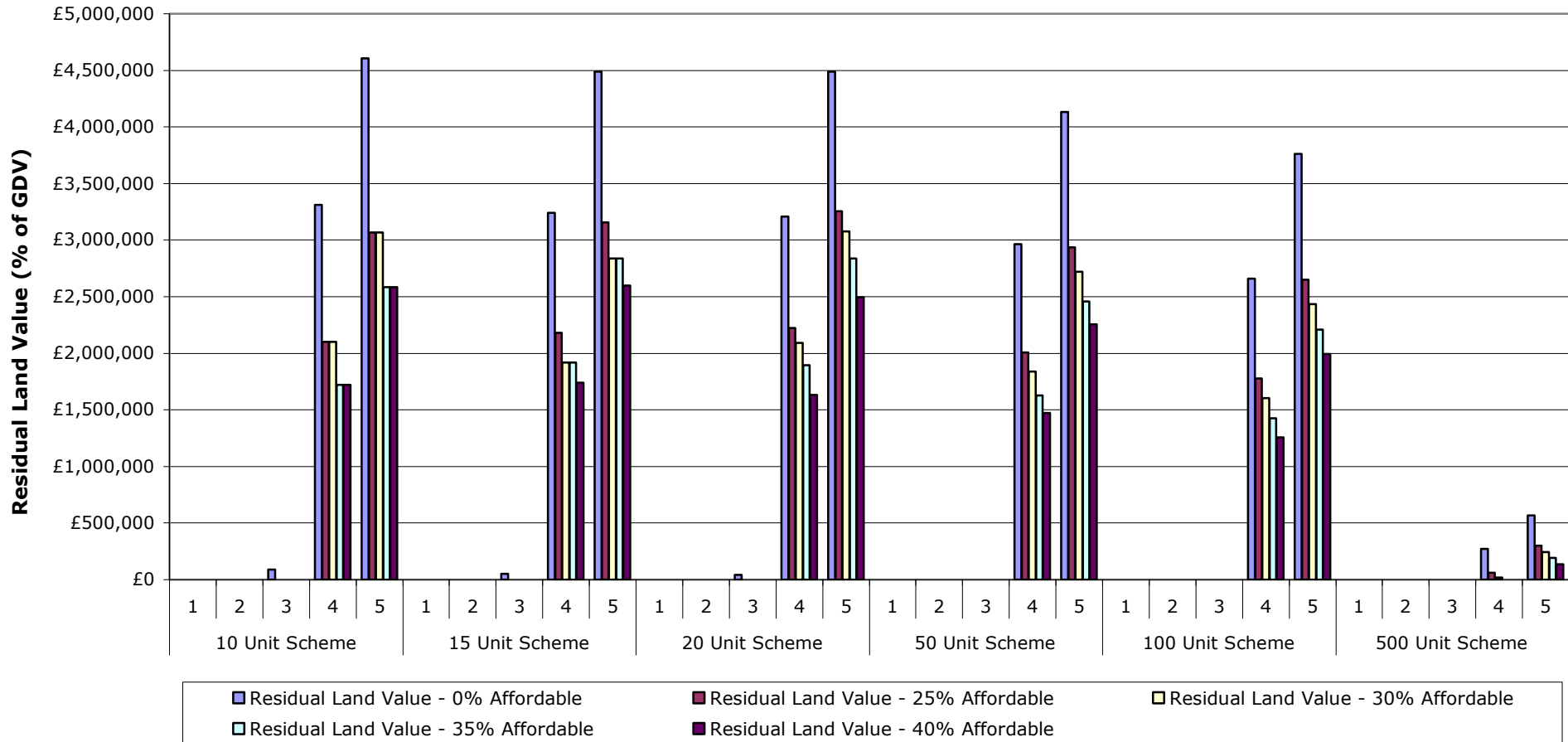


**Table 55b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £88,725 | £0 | £0 | £0 | £0 |
| | 4 | £3,310,766 | £2,102,600 | £2,102,600 | £1,721,558 | £1,721,558 |
| | 5 | £4,608,303 | £3,068,815 | £3,068,815 | £2,584,419 | £2,584,419 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £50,741 | £0 | £0 | £0 | £0 |
| | 4 | £3,241,130 | £2,181,697 | £1,918,783 | £1,918,783 | £1,738,515 |
| | 5 | £4,490,934 | £3,156,628 | £2,837,276 | £2,837,276 | £2,600,570 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £40,091 | £0 | £0 | £0 | £0 |
| | 4 | £3,210,467 | £2,224,263 | £2,089,820 | £1,893,739 | £1,630,219 |
| | 5 | £4,486,439 | £3,253,143 | £3,076,609 | £2,838,436 | £2,496,192 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,963,869 | £2,008,847 | £1,837,721 | £1,625,478 | £1,470,777 |
| | 5 | £4,132,695 | £2,936,482 | £2,718,390 | £2,457,060 | £2,255,394 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,661,304 | £1,777,464 | £1,604,628 | £1,424,055 | £1,254,768 |
| | 5 | £3,762,372 | £2,652,322 | £2,434,244 | £2,208,429 | £1,993,900 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £271,070 | £58,731 | £16,545 | £0 | £0 |
| | 5 | £565,526 | £297,959 | £243,996 | £190,782 | £136,819 |

Source: Adams Integra, August 2012

**Graph 55b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
Low Density**

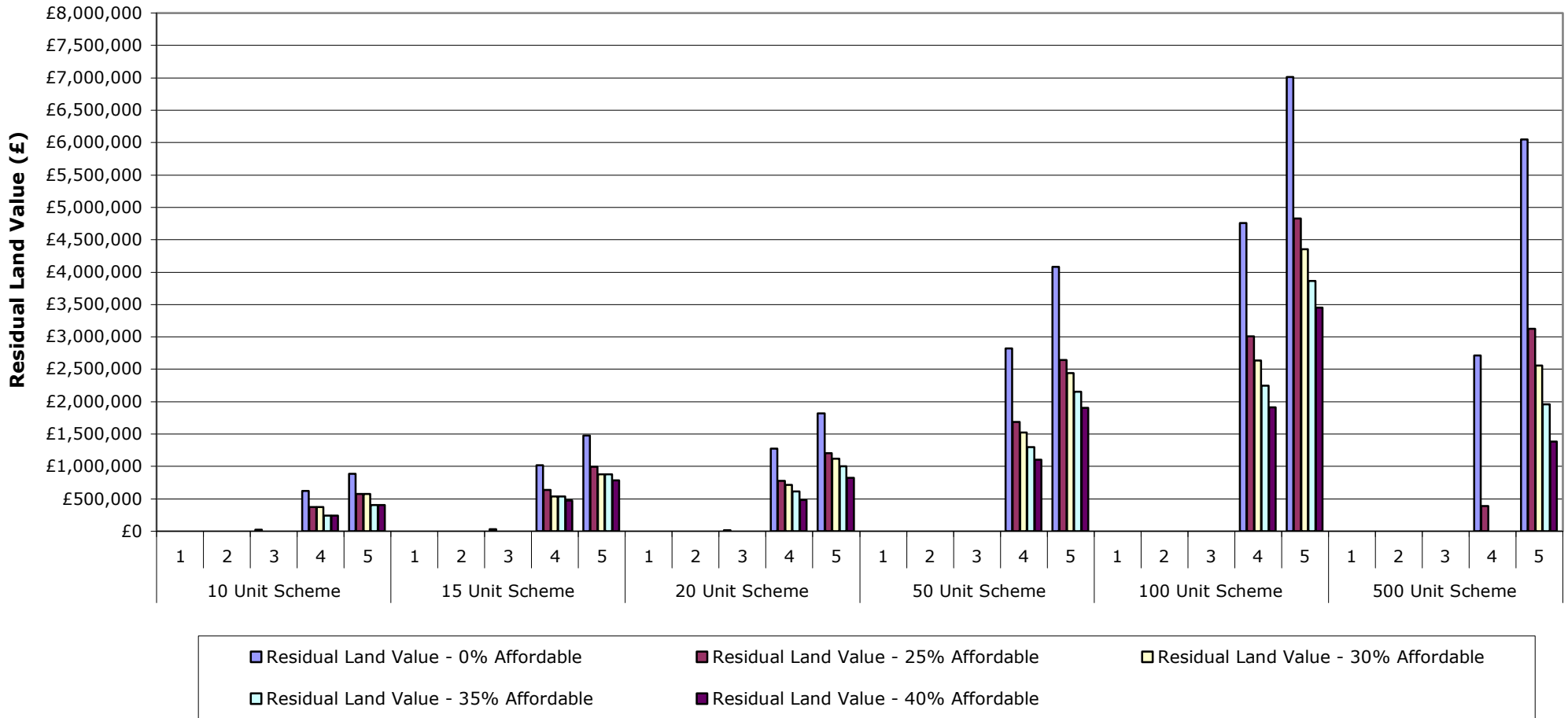


**Table 56: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £25,918 | £0 | £0 | £0 | £0 |
| | 4 | £622,548 | £375,106 | £375,106 | £244,666 | £244,666 |
| | 5 | £888,812 | £575,113 | £575,113 | £405,277 | £405,277 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £32,562 | £0 | £0 | £0 | £0 |
| | 4 | £1,018,145 | £637,119 | £538,526 | £538,526 | £475,831 |
| | 5 | £1,479,380 | £997,071 | £877,314 | £877,314 | £788,549 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £16,337 | £0 | £0 | £0 | £0 |
| | 4 | £1,273,942 | £780,840 | £713,618 | £615,578 | £483,818 |
| | 5 | £1,823,074 | £1,206,426 | £1,118,159 | £999,073 | £827,951 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,824,823 | £1,689,605 | £1,524,181 | £1,295,426 | £1,102,050 |
| | 5 | £4,078,110 | £2,646,606 | £2,442,010 | £2,153,630 | £1,901,547 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £4,756,800 | £3,009,161 | £2,637,656 | £2,246,809 | £1,910,181 |
| | 5 | £7,014,659 | £4,830,337 | £4,356,495 | £3,863,310 | £3,448,896 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,715,047 | £387,713 | £0 | £0 | £0 |
| | 5 | £6,051,272 | £3,126,928 | £2,559,940 | £1,961,834 | £1,380,337 |

Source: Adams Integra, August 2012

Graph 56: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 5 Medium Density

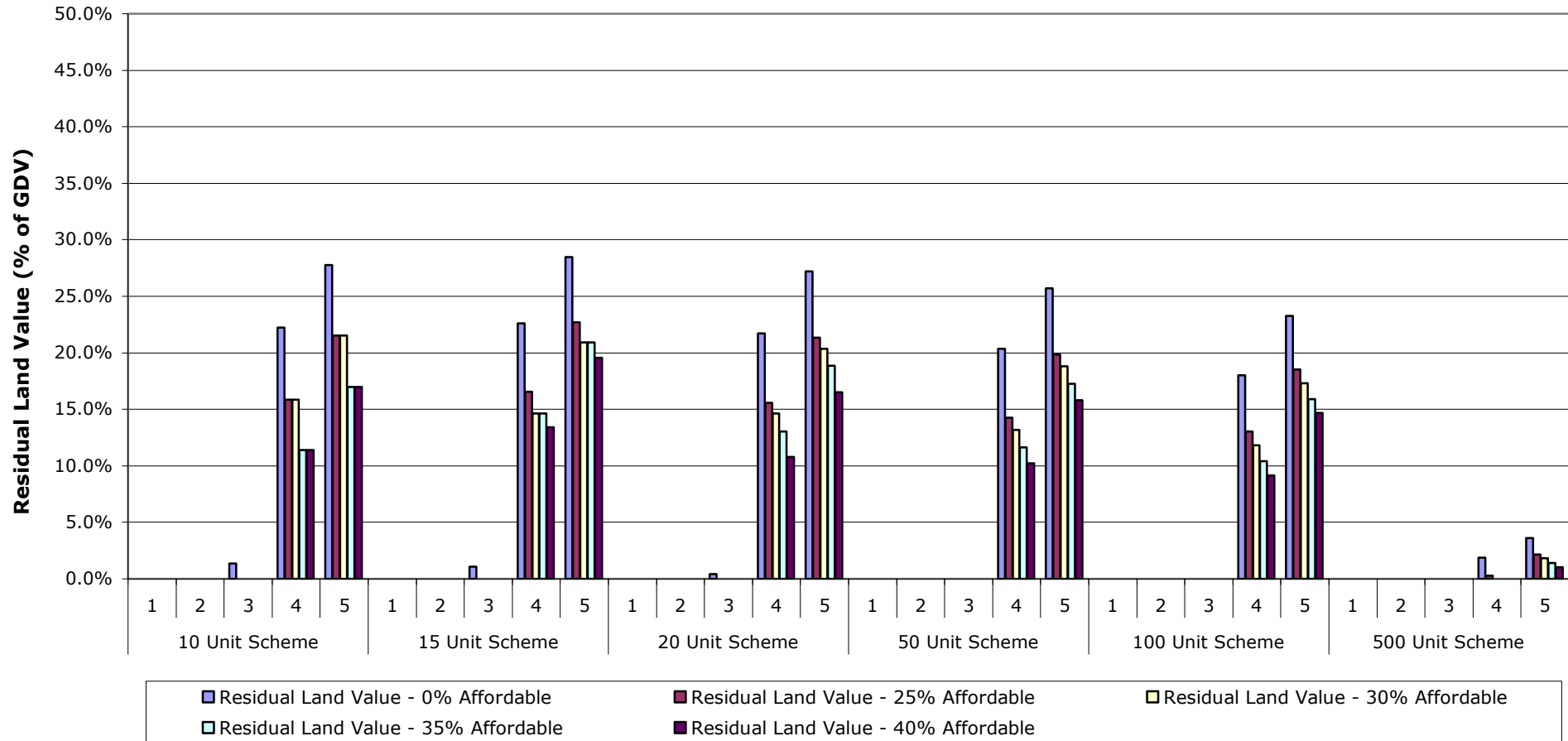


**Table 56a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.2% | 15.9% | 15.9% | 11.4% | 11.4% |
| | 5 | 27.8% | 21.5% | 21.5% | 17.0% | 17.0% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.6% | 16.6% | 14.7% | 14.7% | 13.4% |
| | 5 | 28.4% | 22.7% | 20.9% | 20.9% | 19.6% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.7% | 15.6% | 14.6% | 13.1% | 10.8% |
| | 5 | 27.2% | 21.3% | 20.3% | 18.9% | 16.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.3% | 14.3% | 13.2% | 11.6% | 10.2% |
| | 5 | 25.7% | 19.8% | 18.8% | 17.3% | 15.8% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.0% | 13.1% | 11.8% | 10.4% | 9.1% |
| | 5 | 23.3% | 18.5% | 17.3% | 15.9% | 14.7% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 1.9% | 0.3% | 0.0% | 0.0% | 0.0% |
| | 5 | 3.6% | 2.1% | 1.8% | 1.4% | 1.0% |

Source: Adams Integra, August 2012

**Graph 56a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
Medium Density**

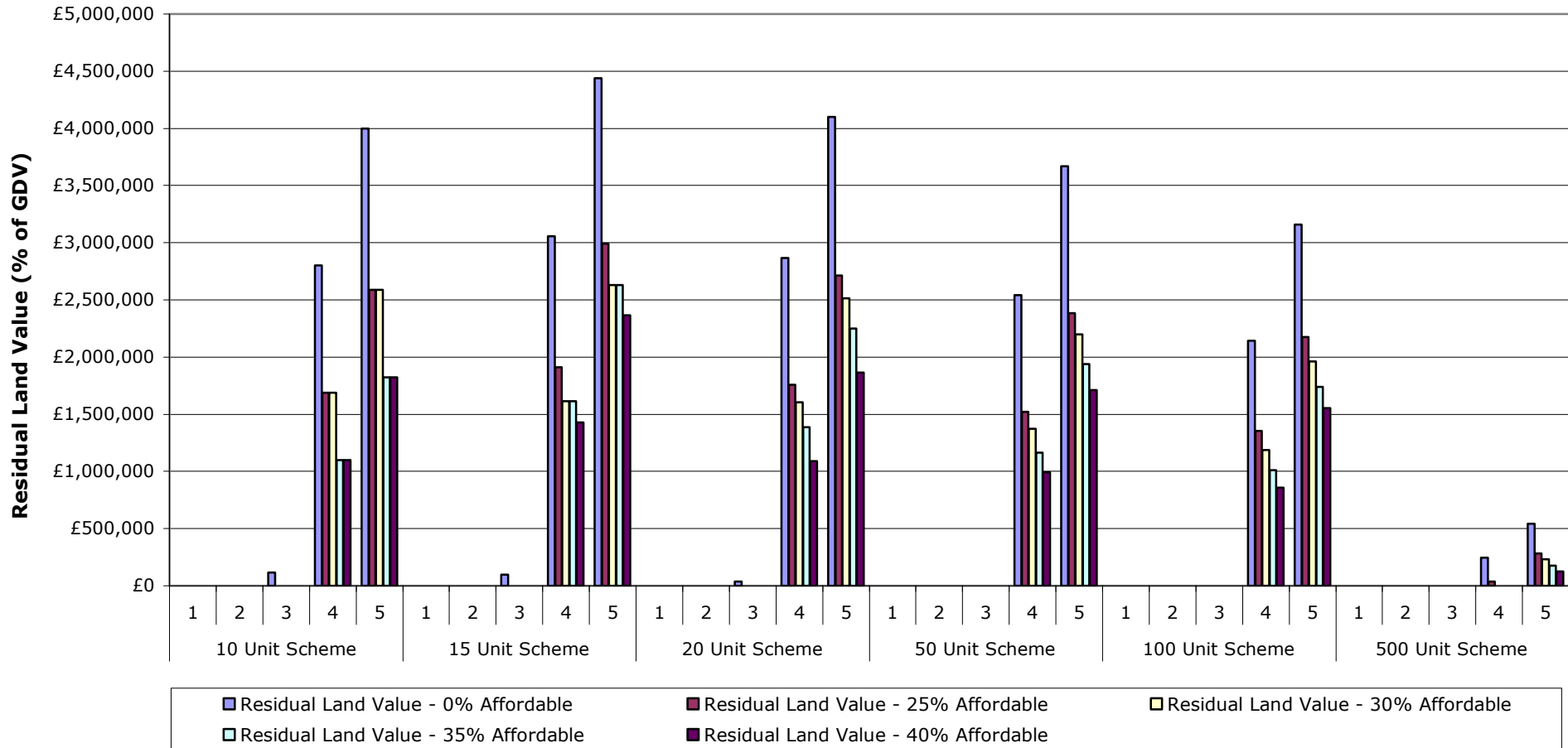


**Table 56b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £116,630 | £0 | £0 | £0 | £0 |
| | 4 | £2,801,465 | £1,687,977 | £1,687,977 | £1,100,999 | £1,100,999 |
| | 5 | £3,999,654 | £2,588,009 | £2,588,009 | £1,823,746 | £1,823,746 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £97,685 | £0 | £0 | £0 | £0 |
| | 4 | £3,054,435 | £1,911,356 | £1,615,578 | £1,615,578 | £1,427,494 |
| | 5 | £4,438,139 | £2,991,212 | £2,631,941 | £2,631,941 | £2,365,647 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £36,758 | £0 | £0 | £0 | £0 |
| | 4 | £2,866,370 | £1,756,889 | £1,605,641 | £1,385,050 | £1,088,591 |
| | 5 | £4,101,916 | £2,714,458 | £2,515,857 | £2,247,913 | £1,862,889 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,542,341 | £1,520,645 | £1,371,763 | £1,165,883 | £991,845 |
| | 5 | £3,670,299 | £2,381,945 | £2,197,809 | £1,938,267 | £1,711,393 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,140,560 | £1,354,122 | £1,186,945 | £1,011,064 | £859,581 |
| | 5 | £3,156,596 | £2,173,652 | £1,960,423 | £1,738,489 | £1,552,003 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £244,354 | £34,894 | £0 | £0 | £0 |
| | 5 | £544,615 | £281,424 | £230,395 | £176,565 | £124,230 |

Source: Adams Integra, August 2012

**Graph 56b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
Medium Density**

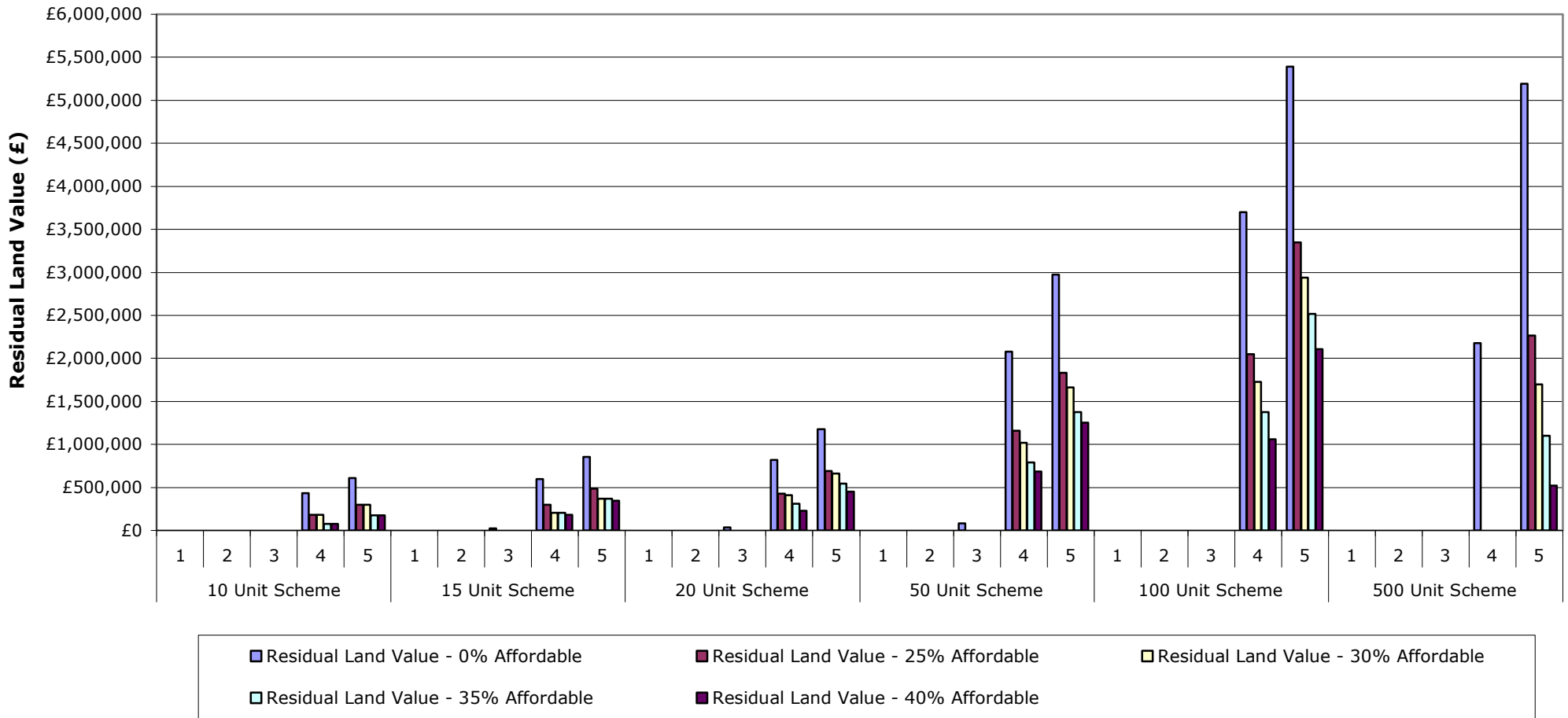


**Table 57: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £430,694 | £180,412 | £180,412 | £78,383 | £78,383 |
| | 5 | £607,657 | £297,020 | £297,020 | £178,261 | £178,261 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £22,012 | £0 | £0 | £0 | £0 |
| | 4 | £594,360 | £300,632 | £205,156 | £205,156 | £181,792 |
| | 5 | £854,126 | £484,468 | £368,510 | £368,510 | £343,009 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £36,864 | £0 | £0 | £0 | £0 |
| | 4 | £818,935 | £430,164 | £407,400 | £308,338 | £230,267 |
| | 5 | £1,175,337 | £688,663 | £663,567 | £544,481 | £447,967 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £79,075 | £0 | £0 | £0 | £0 |
| | 4 | £2,077,296 | £1,157,665 | £1,015,706 | £791,250 | £683,147 |
| | 5 | £2,975,656 | £1,832,689 | £1,659,520 | £1,377,174 | £1,252,653 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,700,148 | £2,049,276 | £1,728,267 | £1,378,228 | £1,057,219 |
| | 5 | £5,392,711 | £3,347,828 | £2,941,250 | £2,515,059 | £2,108,481 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,175,751 | £0 | £0 | £0 | £0 |
| | 5 | £5,191,013 | £2,266,670 | £1,699,681 | £1,101,575 | £520,078 |

Source: Adams Integra, August 2012

Graph 57: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 5 High Density

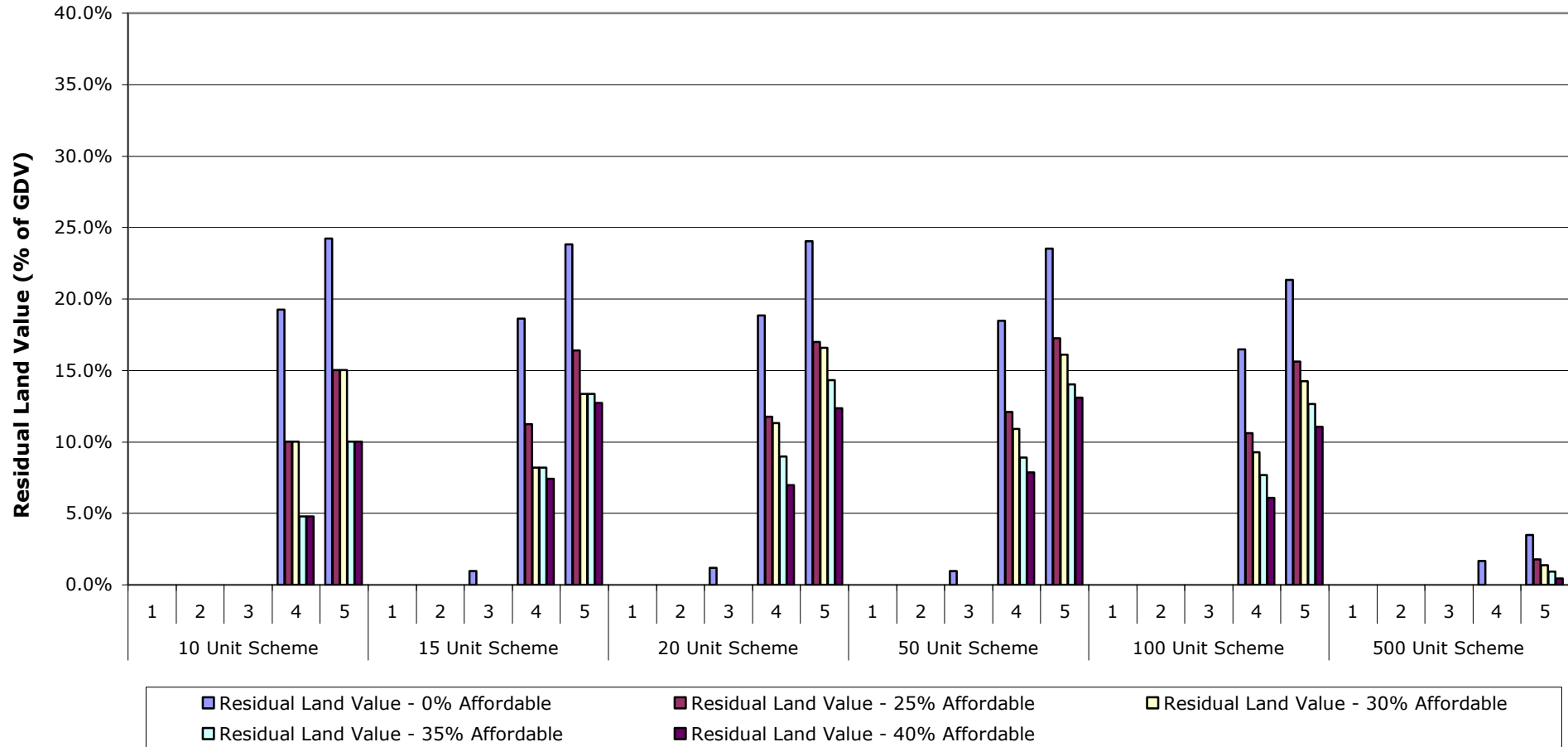


**Table 57a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.3% | 10.0% | 10.0% | 4.8% | 4.8% |
| | 5 | 24.2% | 15.0% | 15.0% | 10.0% | 10.0% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.6% | 11.2% | 8.2% | 8.2% | 7.4% |
| | 5 | 23.8% | 16.4% | 13.4% | 13.4% | 12.7% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.9% | 11.8% | 11.3% | 9.0% | 7.0% |
| | 5 | 24.1% | 17.0% | 16.6% | 14.3% | 12.3% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.5% | 12.1% | 10.9% | 8.9% | 7.9% |
| | 5 | 23.5% | 17.3% | 16.1% | 14.0% | 13.1% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.5% | 10.6% | 9.3% | 7.7% | 6.1% |
| | 5 | 21.3% | 15.6% | 14.2% | 12.7% | 11.0% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 3.5% | 1.8% | 1.4% | 0.9% | 0.4% |

Source: Adams Integra, August 2012

**Graph 57a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
High Density**

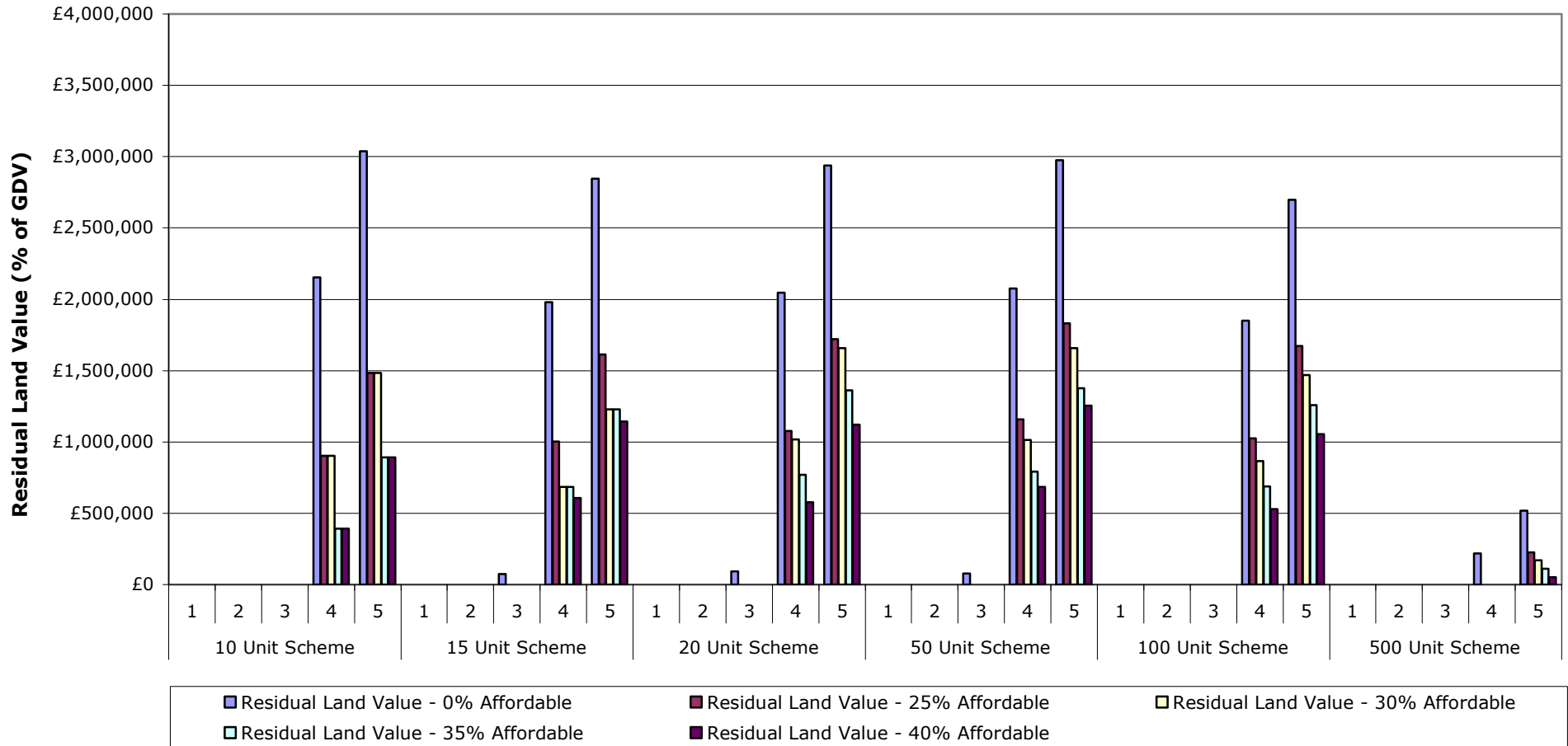


**Table 57b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,153,472 | £902,061 | £902,061 | £391,916 | £391,916 |
| | 5 | £3,038,285 | £1,485,101 | £1,485,101 | £891,306 | £891,306 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £73,373 | £0 | £0 | £0 | £0 |
| | 4 | £1,981,201 | £1,002,105 | £683,855 | £683,855 | £605,972 |
| | 5 | £2,847,087 | £1,614,893 | £1,228,366 | £1,228,366 | £1,143,365 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £92,161 | £0 | £0 | £0 | £0 |
| | 4 | £2,047,337 | £1,075,410 | £1,018,499 | £770,845 | £575,667 |
| | 5 | £2,938,341 | £1,721,658 | £1,658,917 | £1,361,202 | £1,119,918 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £79,075 | £0 | £0 | £0 | £0 |
| | 4 | £2,077,296 | £1,157,665 | £1,015,706 | £791,250 | £683,147 |
| | 5 | £2,975,656 | £1,832,689 | £1,659,520 | £1,377,174 | £1,252,653 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,850,074 | £1,024,638 | £864,134 | £689,114 | £528,609 |
| | 5 | £2,696,356 | £1,673,914 | £1,470,625 | £1,257,529 | £1,054,240 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £217,575 | £0 | £0 | £0 | £0 |
| | 5 | £519,101 | £226,667 | £169,968 | £110,158 | £52,008 |

Source: Adams Integra, August 2012

**Graph 57b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
High Density**

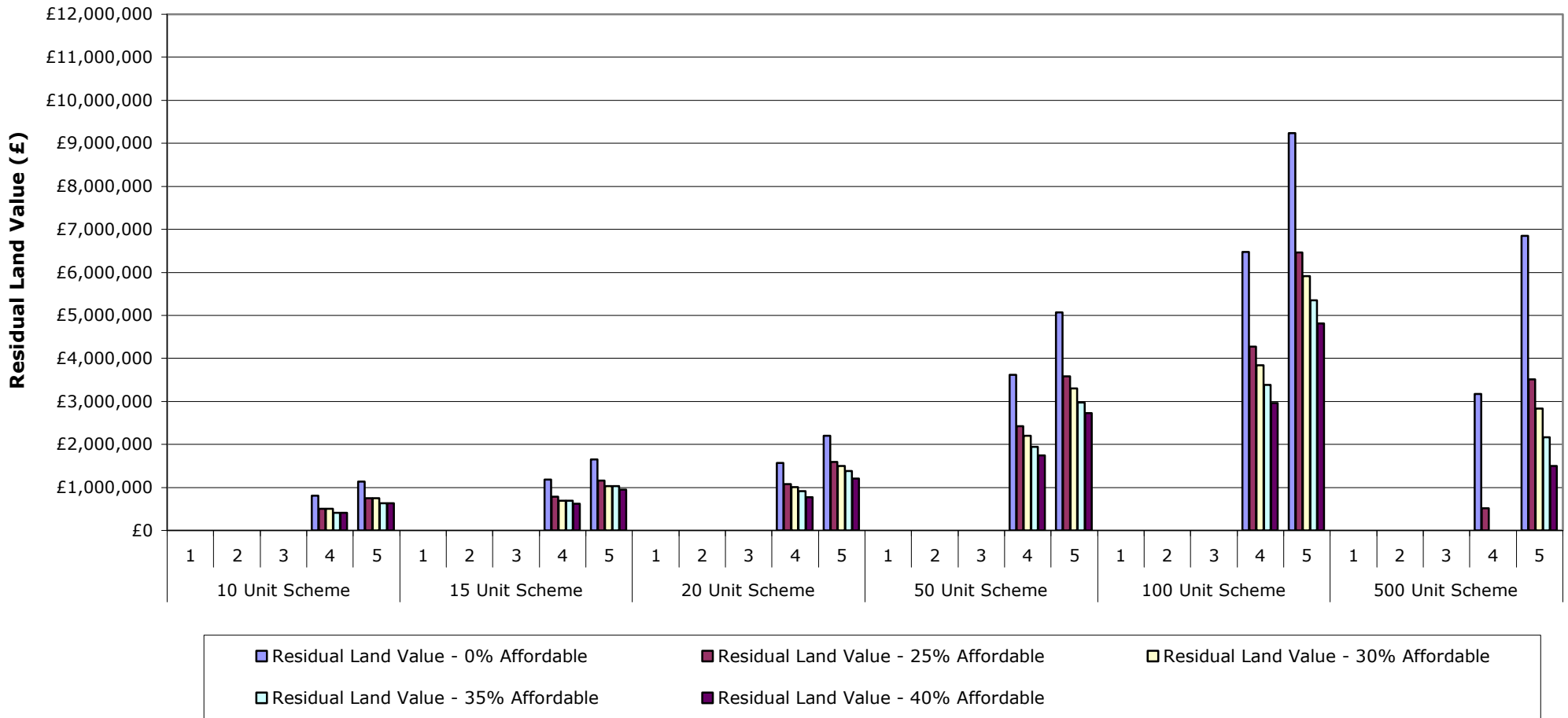


**Table 58: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £1,803 | £0 | £0 | £0 | £0 |
| | 4 | £808,128 | £506,087 | £506,087 | £410,622 | £410,622 |
| | 5 | £1,132,513 | £747,640 | £747,640 | £626,541 | £626,541 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,186,036 | £788,748 | £690,155 | £690,155 | £622,555 |
| | 5 | £1,654,712 | £1,154,347 | £1,034,590 | £1,034,590 | £945,826 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,566,757 | £1,073,655 | £1,006,434 | £908,393 | £776,633 |
| | 5 | £2,204,743 | £1,588,095 | £1,499,828 | £1,380,742 | £1,209,620 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,612,597 | £2,418,820 | £2,204,912 | £1,939,608 | £1,746,232 |
| | 5 | £5,073,630 | £3,578,363 | £3,305,748 | £2,979,086 | £2,727,003 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £6,479,477 | £4,269,875 | £3,837,786 | £3,386,354 | £2,963,137 |
| | 5 | £9,232,147 | £6,457,020 | £5,911,826 | £5,347,289 | £4,810,967 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,173,648 | £519,408 | £0 | £0 | £0 |
| | 5 | £6,854,347 | £3,509,759 | £2,835,214 | £2,170,048 | £1,495,502 |

Source: Adams Integra, August 2012

Graph 58: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 5 Low Density

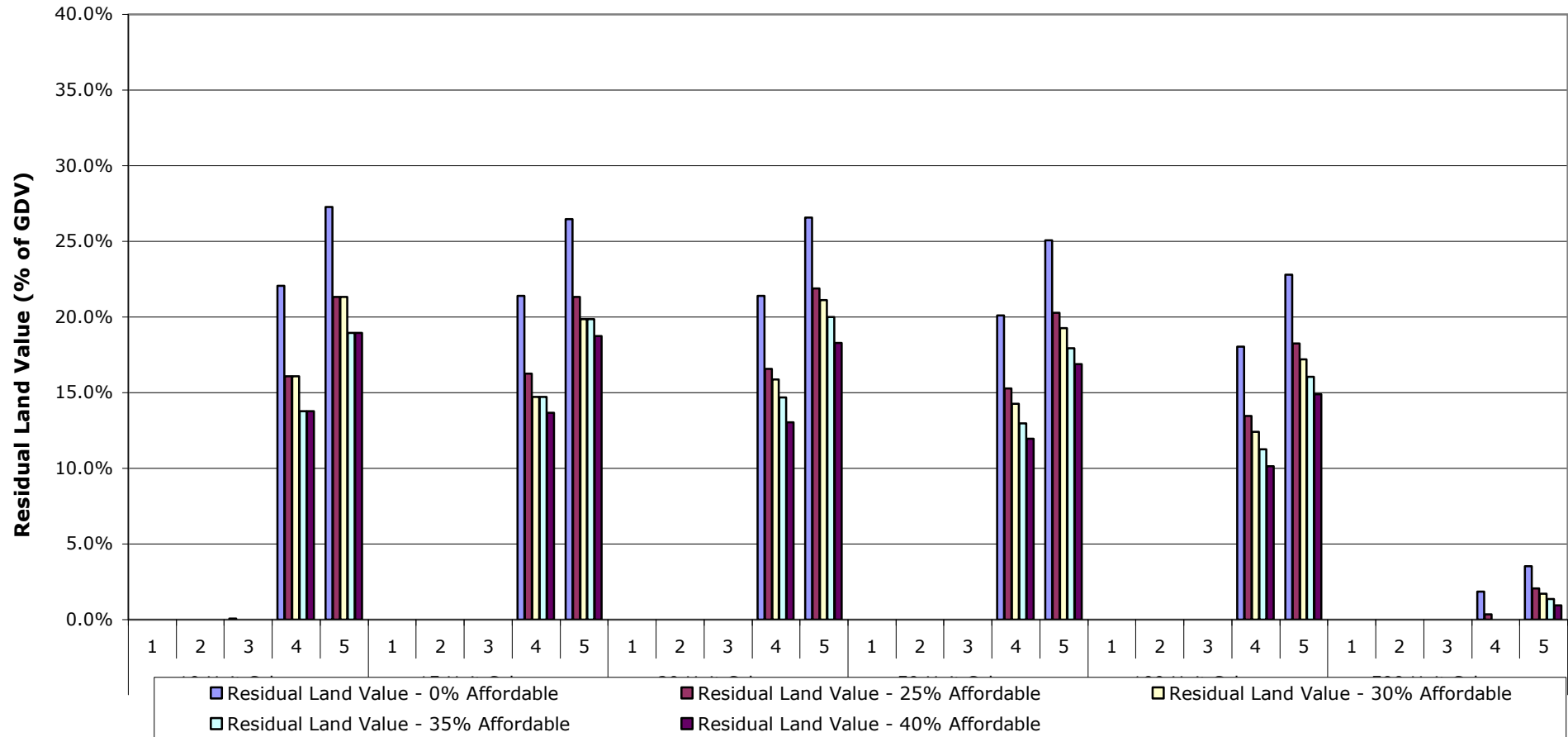


**Table 58a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.1% | 16.1% | 16.1% | 13.8% | 13.8% |
| | 5 | 27.3% | 21.3% | 21.3% | 18.9% | 18.9% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.4% | 16.2% | 14.7% | 14.7% | 13.7% |
| | 5 | 26.5% | 21.3% | 19.9% | 19.9% | 18.7% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.4% | 16.6% | 15.9% | 14.7% | 13.0% |
| | 5 | 26.6% | 21.9% | 21.1% | 20.0% | 18.3% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.1% | 15.3% | 14.3% | 13.0% | 12.0% |
| | 5 | 25.1% | 20.3% | 19.3% | 18.0% | 16.9% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.0% | 13.5% | 12.4% | 11.3% | 10.1% |
| | 5 | 22.8% | 18.3% | 17.2% | 16.1% | 14.9% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 1.9% | 0.3% | 0.0% | 0.0% | 0.0% |
| | 5 | 3.5% | 2.1% | 1.7% | 1.3% | 1.0% |

Source: Adams Integra, August 2012

**Graph 58a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
Low Density**

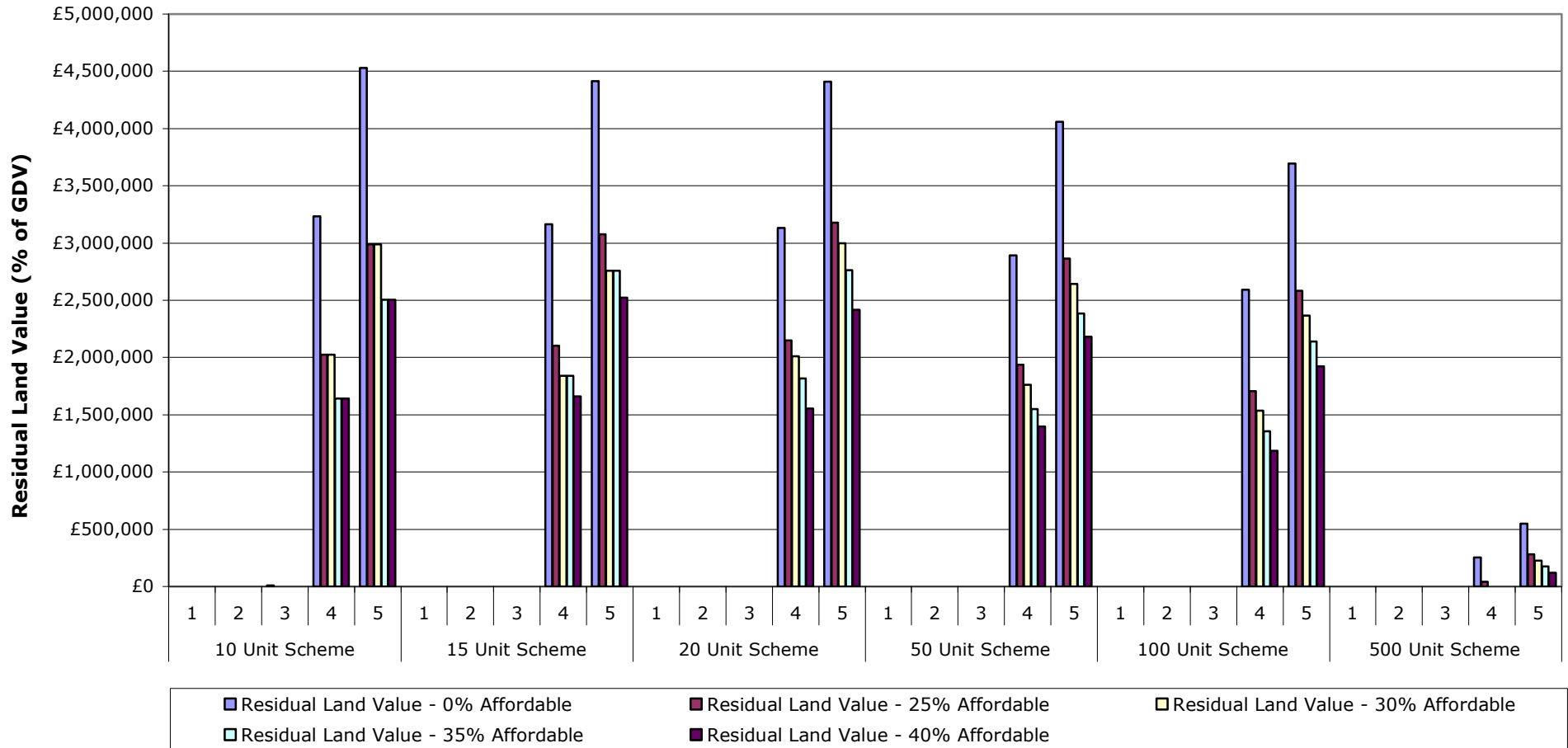


**Table 58b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100
Code for Sustainable Homes Level 5
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £7,211 | £0 | £0 | £0 | £0 |
| | 4 | £3,232,513 | £2,024,347 | £2,024,347 | £1,642,490 | £1,642,490 |
| | 5 | £4,530,050 | £2,990,561 | £2,990,561 | £2,506,166 | £2,506,166 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,162,762 | £2,103,328 | £1,840,414 | £1,840,414 | £1,660,147 |
| | 5 | £4,412,565 | £3,078,259 | £2,758,907 | £2,758,907 | £2,522,202 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,133,515 | £2,147,310 | £2,012,867 | £1,816,786 | £1,553,267 |
| | 5 | £4,409,486 | £3,176,191 | £2,999,656 | £2,761,484 | £2,419,240 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,890,078 | £1,935,056 | £1,763,929 | £1,551,686 | £1,396,986 |
| | 5 | £4,058,904 | £2,862,691 | £2,644,599 | £2,383,269 | £2,181,603 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,591,791 | £1,707,950 | £1,535,114 | £1,354,542 | £1,185,255 |
| | 5 | £3,692,859 | £2,582,808 | £2,364,730 | £2,138,916 | £1,924,387 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £253,892 | £41,553 | £0 | £0 | £0 |
| | 5 | £548,348 | £280,781 | £226,817 | £173,604 | £119,640 |

Source: Adams Integra, August 2012

**Graph 58b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
Low Density**

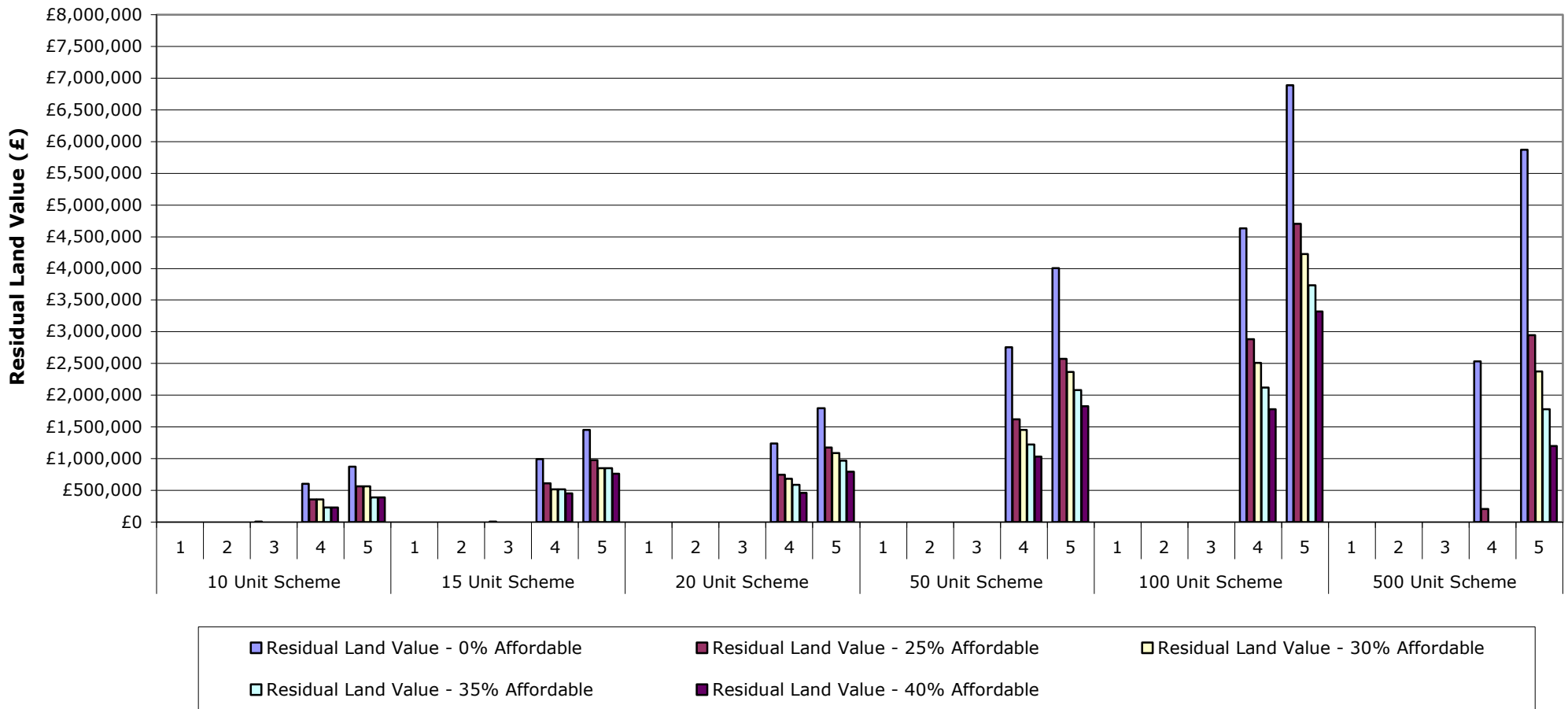


**Table 59: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £10,305 | £0 | £0 | £0 | £0 |
| | 4 | £607,559 | £359,961 | £359,961 | £229,209 | £229,209 |
| | 5 | £873,823 | £560,124 | £560,124 | £390,132 | £390,132 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £8,196 | £0 | £0 | £0 | £0 |
| | 4 | £994,754 | £613,728 | £515,135 | £515,135 | £452,197 |
| | 5 | £1,455,989 | £973,680 | £853,923 | £853,923 | £765,158 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,243,185 | £750,082 | £682,861 | £584,821 | £457,780 |
| | 5 | £1,792,317 | £1,175,669 | £1,087,402 | £968,315 | £797,193 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,753,797 | £1,618,579 | £1,453,155 | £1,224,400 | £1,031,024 |
| | 5 | £4,007,085 | £2,575,580 | £2,370,984 | £2,082,604 | £1,830,521 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £4,629,785 | £2,882,145 | £2,510,641 | £2,119,794 | £1,783,165 |
| | 5 | £6,887,643 | £4,703,322 | £4,229,479 | £3,736,295 | £3,321,881 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,533,609 | £208,600 | £0 | £0 | £0 |
| | 5 | £5,869,835 | £2,945,491 | £2,378,502 | £1,780,397 | £1,198,900 |

Source: Adams Integra, August 2012

Graph 59: Summary of Residual Land Values at 0%, 25%, 30% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 5 Medium Density

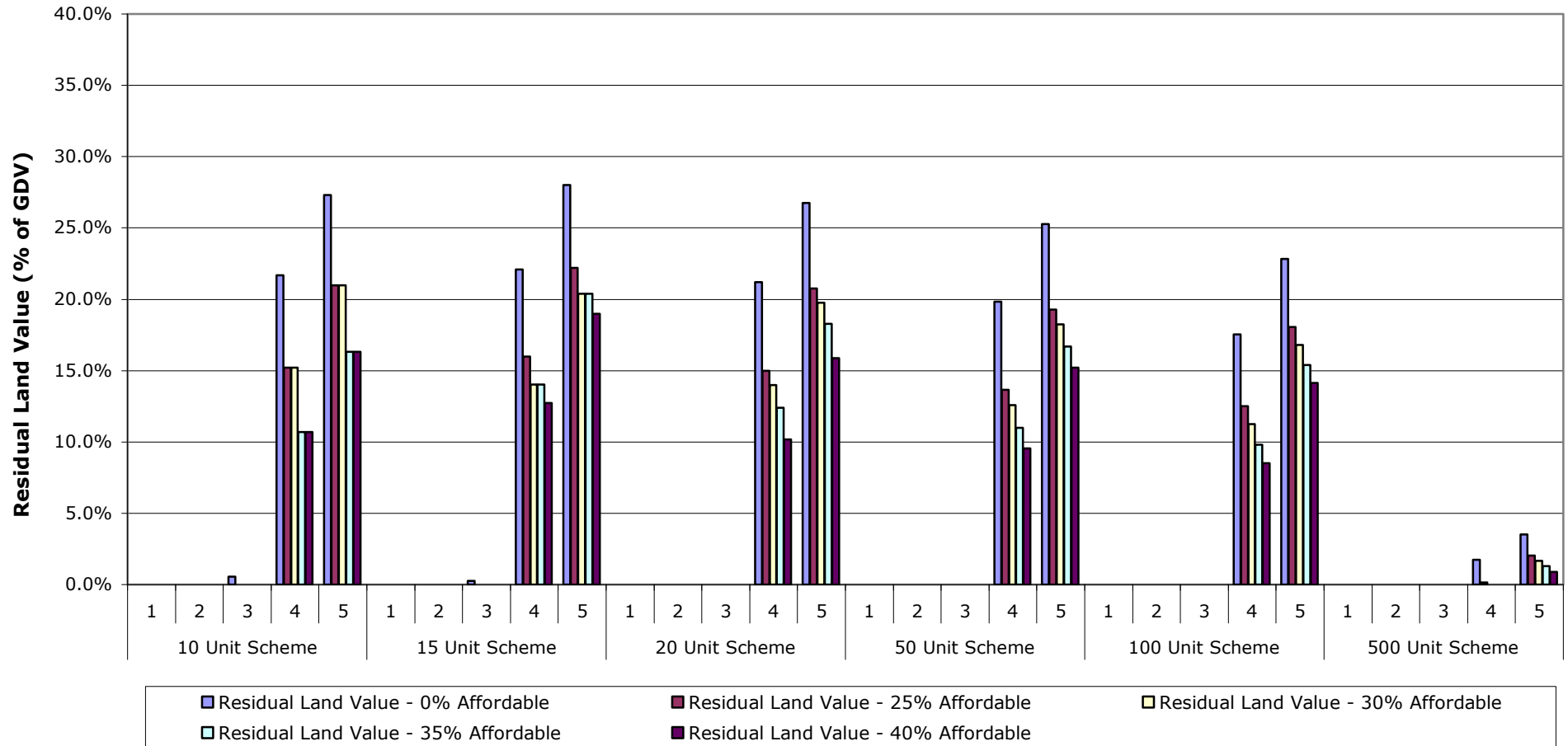


**Table 59a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.7% | 15.2% | 15.2% | 10.7% | 10.7% |
| | 5 | 27.3% | 21.0% | 21.0% | 16.3% | 16.3% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.1% | 16.0% | 14.0% | 14.0% | 12.7% |
| | 5 | 28.0% | 22.2% | 20.4% | 20.4% | 19.0% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.2% | 15.0% | 14.0% | 12.4% | 10.2% |
| | 5 | 26.8% | 20.8% | 19.8% | 18.3% | 15.9% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.8% | 13.7% | 12.6% | 11.0% | 9.6% |
| | 5 | 25.3% | 19.3% | 18.2% | 16.7% | 15.2% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.5% | 12.5% | 11.2% | 9.8% | 8.5% |
| | 5 | 22.8% | 18.0% | 16.8% | 15.4% | 14.1% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 1.7% | 0.2% | 0.0% | 0.0% | 0.0% |
| | 5 | 3.5% | 2.0% | 1.7% | 1.3% | 0.9% |

Source: Adams Integra, August 2012

**Graph 59a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
Medium Density**

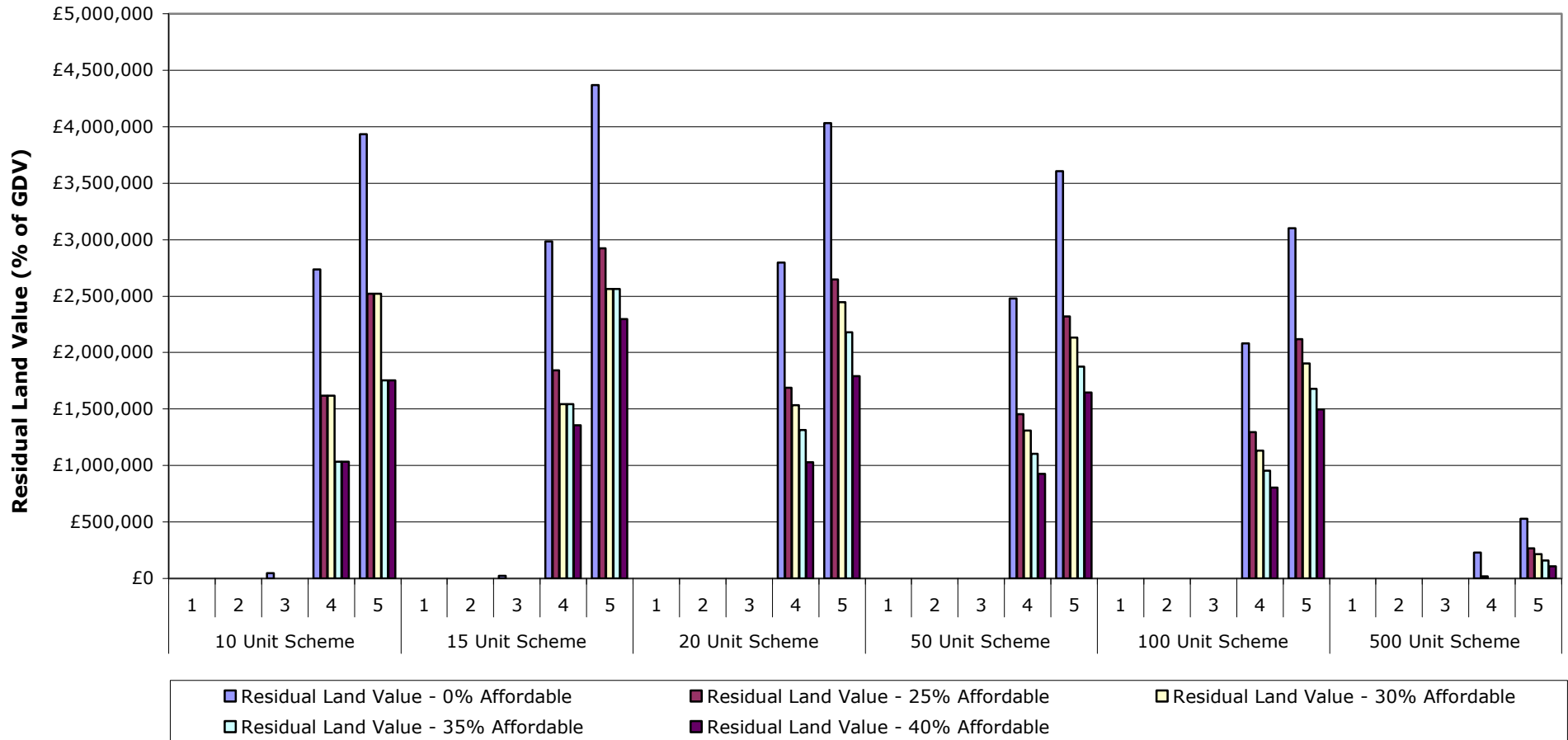


**Table 59b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £46,371 | £0 | £0 | £0 | £0 |
| | 4 | £2,734,016 | £1,619,825 | £1,619,825 | £1,031,442 | £1,031,442 |
| | 5 | £3,932,204 | £2,520,560 | £2,520,560 | £1,755,595 | £1,755,595 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £24,589 | £0 | £0 | £0 | £0 |
| | 4 | £2,984,263 | £1,841,184 | £1,545,406 | £1,545,406 | £1,356,591 |
| | 5 | £4,367,967 | £2,921,040 | £2,561,769 | £2,561,769 | £2,295,475 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,797,166 | £1,687,686 | £1,536,437 | £1,315,846 | £1,030,006 |
| | 5 | £4,032,712 | £2,645,255 | £2,446,653 | £2,178,710 | £1,793,685 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,478,417 | £1,456,721 | £1,307,840 | £1,101,960 | £927,921 |
| | 5 | £3,606,376 | £2,318,022 | £2,133,886 | £1,874,344 | £1,647,469 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,083,403 | £1,296,965 | £1,129,788 | £953,907 | £802,424 |
| | 5 | £3,099,440 | £2,116,495 | £1,903,266 | £1,681,333 | £1,494,846 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £228,025 | £18,774 | £0 | £0 | £0 |
| | 5 | £528,285 | £265,094 | £214,065 | £160,236 | £107,901 |

Source: Adams Integra, August 2012

**Graph 59b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
Medium Density**

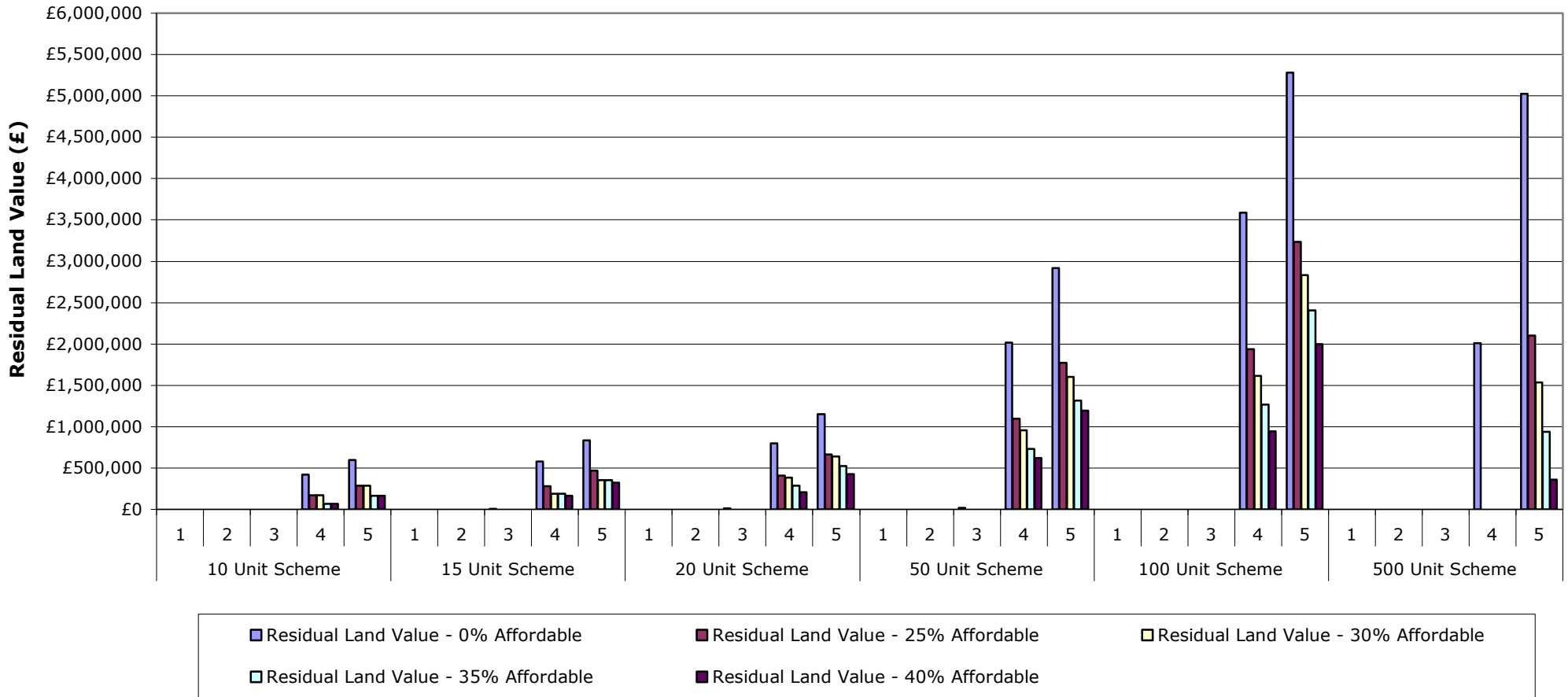


**Table 60: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £418,281 | £169,437 | £169,437 | £65,586 | £65,586 |
| | 5 | £595,371 | £284,607 | £284,607 | £167,264 | £167,264 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £3,930 | £0 | £0 | £0 | £0 |
| | 4 | £577,002 | £283,092 | £187,255 | £187,255 | £165,546 |
| | 5 | £836,767 | £471,975 | £350,970 | £350,970 | £325,470 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £12,405 | £0 | £0 | £0 | £0 |
| | 4 | £795,454 | £406,438 | £383,674 | £284,612 | £206,052 |
| | 5 | £1,151,855 | £665,182 | £640,086 | £521,000 | £424,242 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £17,579 | £0 | £0 | £0 | £0 |
| | 4 | £2,018,259 | £1,098,629 | £956,670 | £732,214 | £624,111 |
| | 5 | £2,916,619 | £1,773,653 | £1,600,484 | £1,318,137 | £1,193,616 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,588,920 | £1,938,048 | £1,617,039 | £1,267,000 | £945,991 |
| | 5 | £5,281,483 | £3,236,600 | £2,830,022 | £2,403,831 | £1,997,253 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,013,000 | £0 | £0 | £0 | £0 |
| | 5 | £5,028,262 | £2,103,918 | £1,536,930 | £938,824 | £361,049 |

Source: Adams Integra, August 2012

Graph 60: Summary of Residual Land Values at 0%, 25%, 30% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 5 High Density

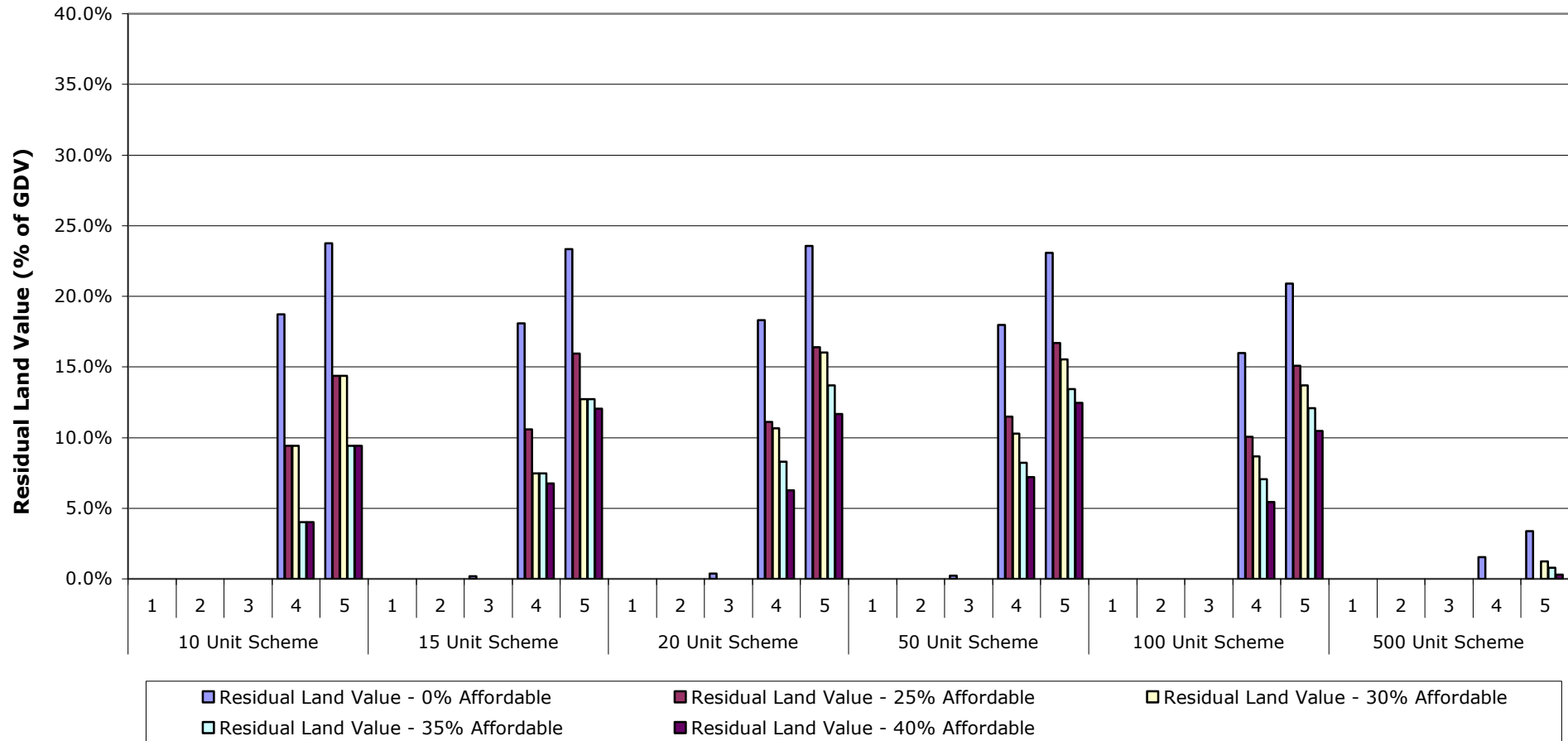


**Table 60a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.7% | 9.4% | 9.4% | 4.0% | 4.0% |
| | 5 | 23.8% | 14.4% | 14.4% | 9.4% | 9.4% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.1% | 10.6% | 7.5% | 7.5% | 6.7% |
| | 5 | 23.3% | 16.0% | 12.7% | 12.7% | 12.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.3% | 11.1% | 10.6% | 8.3% | 6.2% |
| | 5 | 23.6% | 16.4% | 16.0% | 13.7% | 11.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.0% | 11.5% | 10.3% | 8.2% | 7.2% |
| | 5 | 23.1% | 16.7% | 15.5% | 13.4% | 12.5% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.0% | 10.1% | 8.7% | 7.0% | 5.5% |
| | 5 | 20.9% | 15.1% | 13.7% | 12.1% | 10.5% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 1.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 3.4% | 1.6% | 1.2% | 0.8% | 0.3% |

Source: Adams Integra, August 2012

**Graph 60a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
High Density**

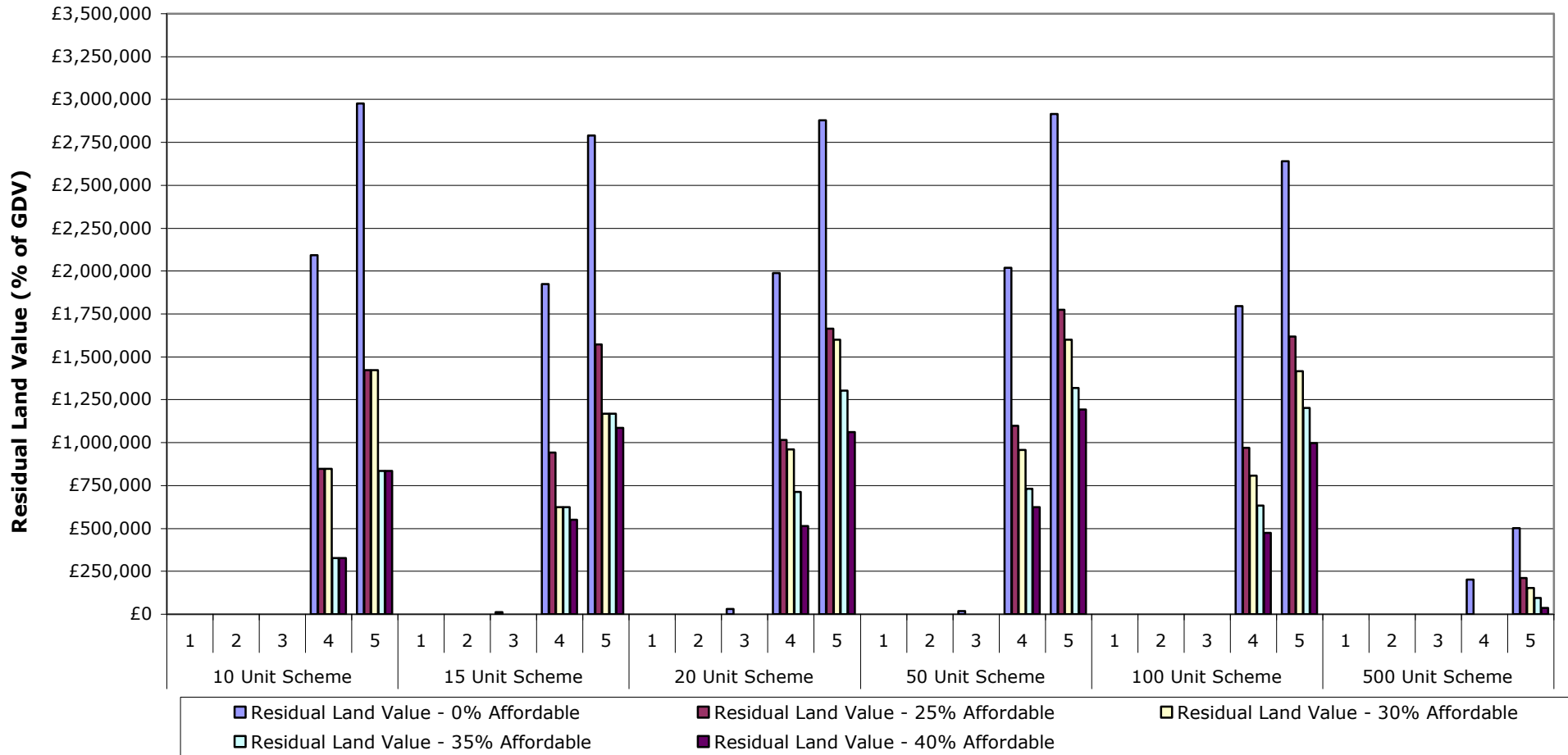


**Table 60b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,091,404 | £847,186 | £847,186 | £327,928 | £327,928 |
| | 5 | £2,976,857 | £1,423,034 | £1,423,034 | £836,322 | £836,322 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £13,100 | £0 | £0 | £0 | £0 |
| | 4 | £1,923,339 | £943,640 | £624,184 | £624,184 | £551,820 |
| | 5 | £2,789,224 | £1,573,249 | £1,169,901 | £1,169,901 | £1,084,899 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £31,012 | £0 | £0 | £0 | £0 |
| | 4 | £1,988,635 | £1,016,096 | £959,185 | £711,531 | £515,130 |
| | 5 | £2,879,639 | £1,662,955 | £1,600,214 | £1,302,499 | £1,060,604 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £17,579 | £0 | £0 | £0 | £0 |
| | 4 | £2,018,259 | £1,098,629 | £956,670 | £732,214 | £624,111 |
| | 5 | £2,916,619 | £1,773,653 | £1,600,484 | £1,318,137 | £1,193,616 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,794,460 | £969,024 | £808,520 | £633,500 | £472,995 |
| | 5 | £2,640,742 | £1,618,300 | £1,415,011 | £1,201,915 | £998,626 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £201,300 | £0 | £0 | £0 | £0 |
| | 5 | £502,826 | £210,392 | £153,693 | £93,882 | £36,105 |

Source: Adams Integra, August 2012

**Graph 60b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
High Density**



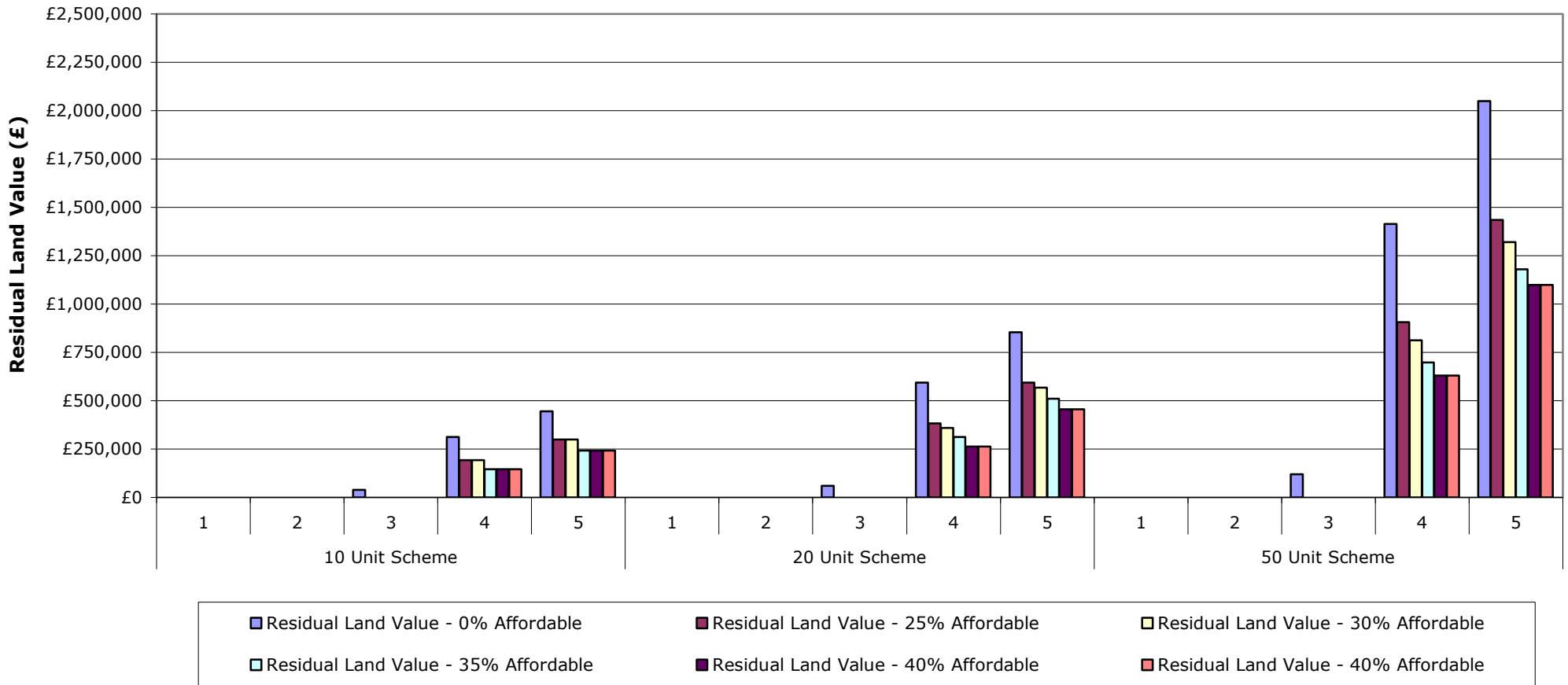
Appendix 4a

**Table 61: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £37,854 | £0 | £0 | £0 | £0 |
| | 4 | £311,747 | £193,806 | £193,806 | £144,883 | £144,883 |
| | 5 | £445,812 | £298,571 | £298,571 | £242,747 | £242,747 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £61,041 | £0 | £0 | £0 | £0 |
| | 4 | £593,939 | £383,228 | £360,463 | £311,930 | £263,396 |
| | 5 | £854,893 | £593,387 | £568,291 | £509,189 | £454,775 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £118,789 | £0 | £0 | £0 | £0 |
| | 4 | £1,414,685 | £906,984 | £813,624 | £698,369 | £629,794 |
| | 5 | £2,048,694 | £1,434,198 | £1,319,323 | £1,180,059 | £1,098,232 |

Source: Adams Integra, August 2012

Graph 61: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL CfSH Level 5 Low Density Flats Only Schemes

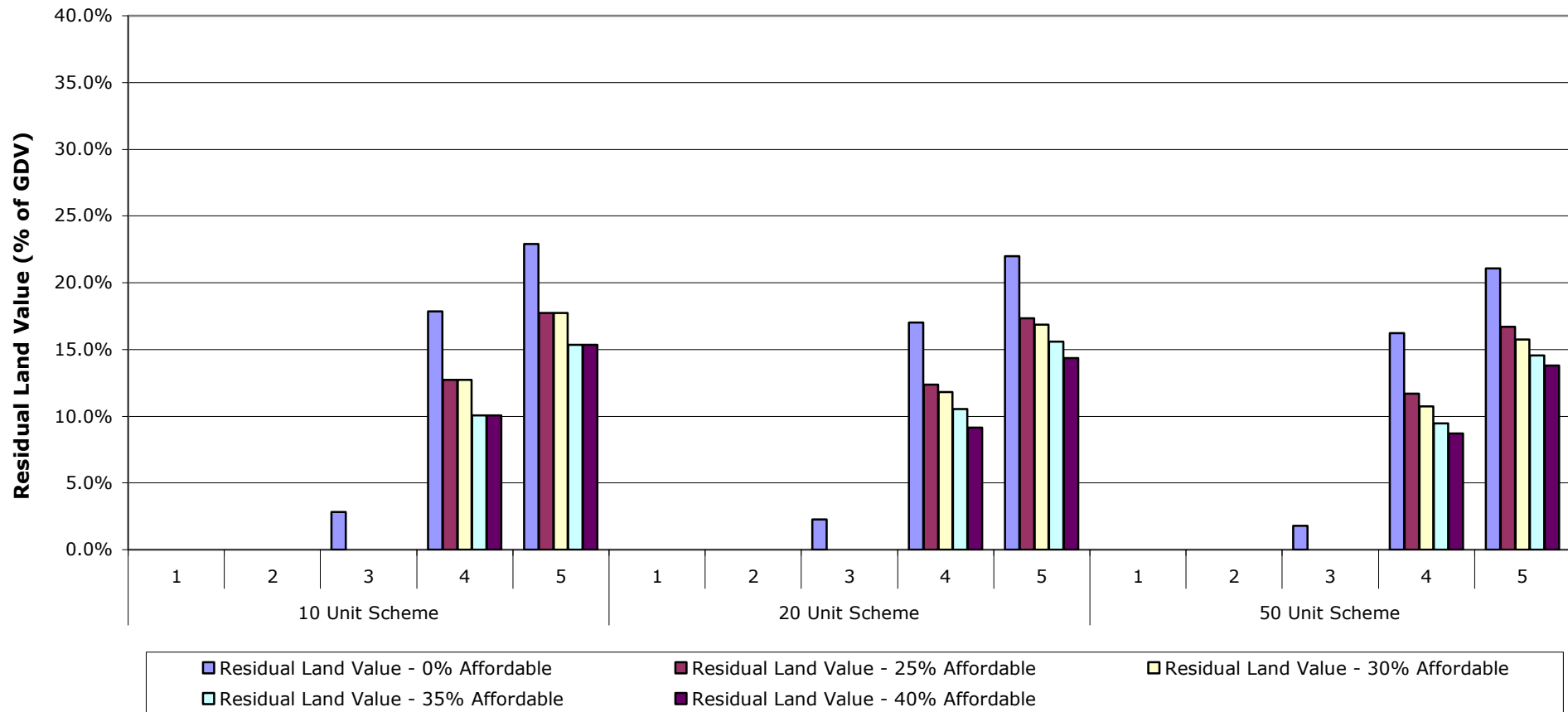


**Table 61a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|---|--------------------|--|---|---|---|---|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.9% | 12.7% | 12.7% | 10.1% | 10.1% |
| | 5 | 22.9% | 17.7% | 17.7% | 15.3% | 15.3% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.0% | 12.4% | 11.8% | 10.5% | 9.1% |
| | 5 | 22.0% | 17.3% | 16.9% | 15.6% | 14.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.2% | 11.7% | 10.7% | 9.5% | 8.7% |
| | 5 | 21.1% | 16.7% | 15.7% | 14.5% | 13.8% |

Source: Adams Integra, August 2012

**Graph 61a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
Low Density
Flats Only Schemes**

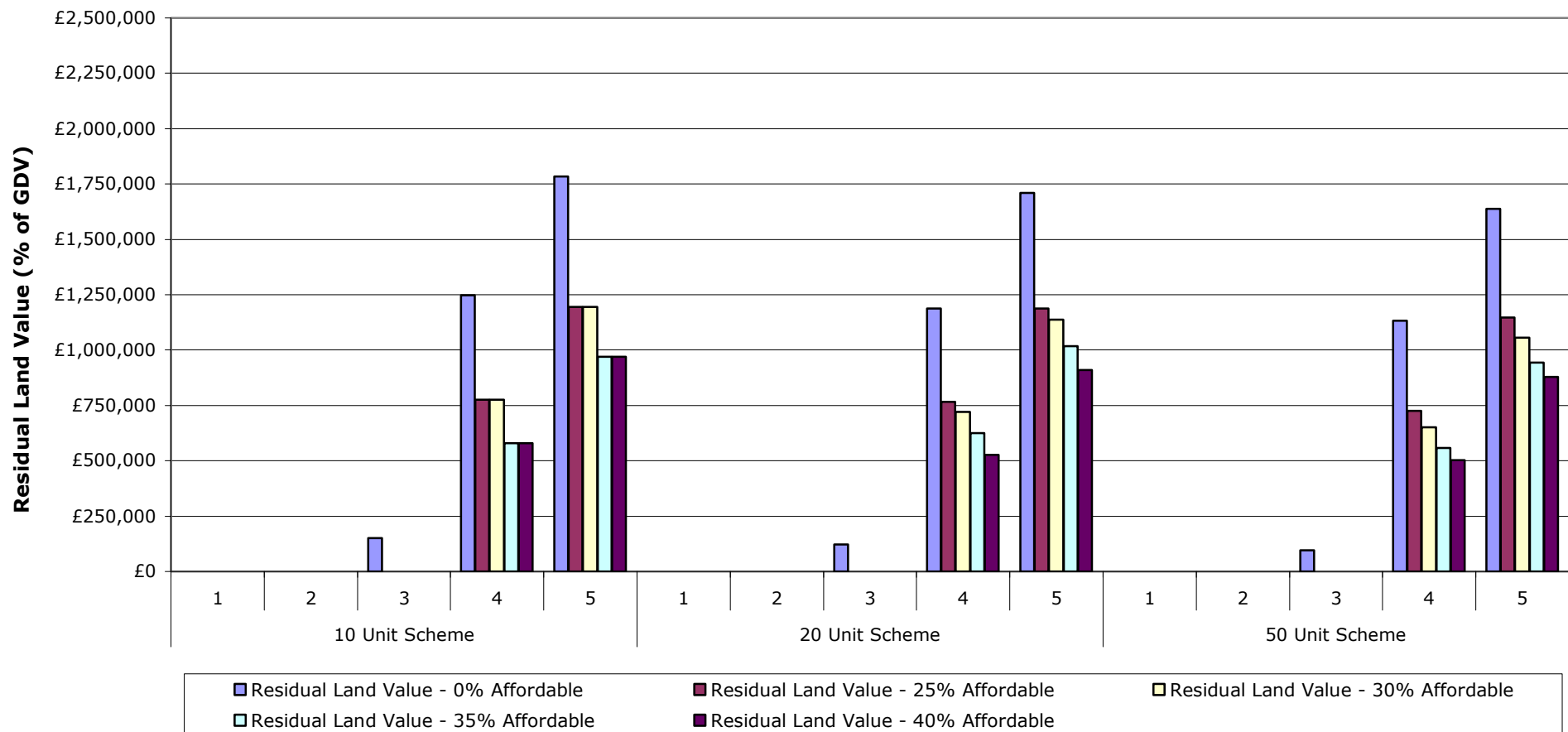


**Table 61b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £151,415 | £0 | £0 | £0 | £0 |
| | 4 | £1,246,988 | £775,223 | £775,223 | £579,533 | £579,533 |
| | 5 | £1,783,246 | £1,194,282 | £1,194,282 | £970,988 | £970,988 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £122,083 | £0 | £0 | £0 | £0 |
| | 4 | £1,187,878 | £766,455 | £720,926 | £623,859 | £526,793 |
| | 5 | £1,709,787 | £1,186,774 | £1,136,582 | £1,018,377 | £909,549 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £95,031 | £0 | £0 | £0 | £0 |
| | 4 | £1,131,748 | £725,587 | £650,899 | £558,695 | £503,835 |
| | 5 | £1,638,955 | £1,147,359 | £1,055,459 | £944,047 | £878,586 |

Source: Adams Integra, August 2012

**Graph 61b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
Low Density
Flats Only Schemes**

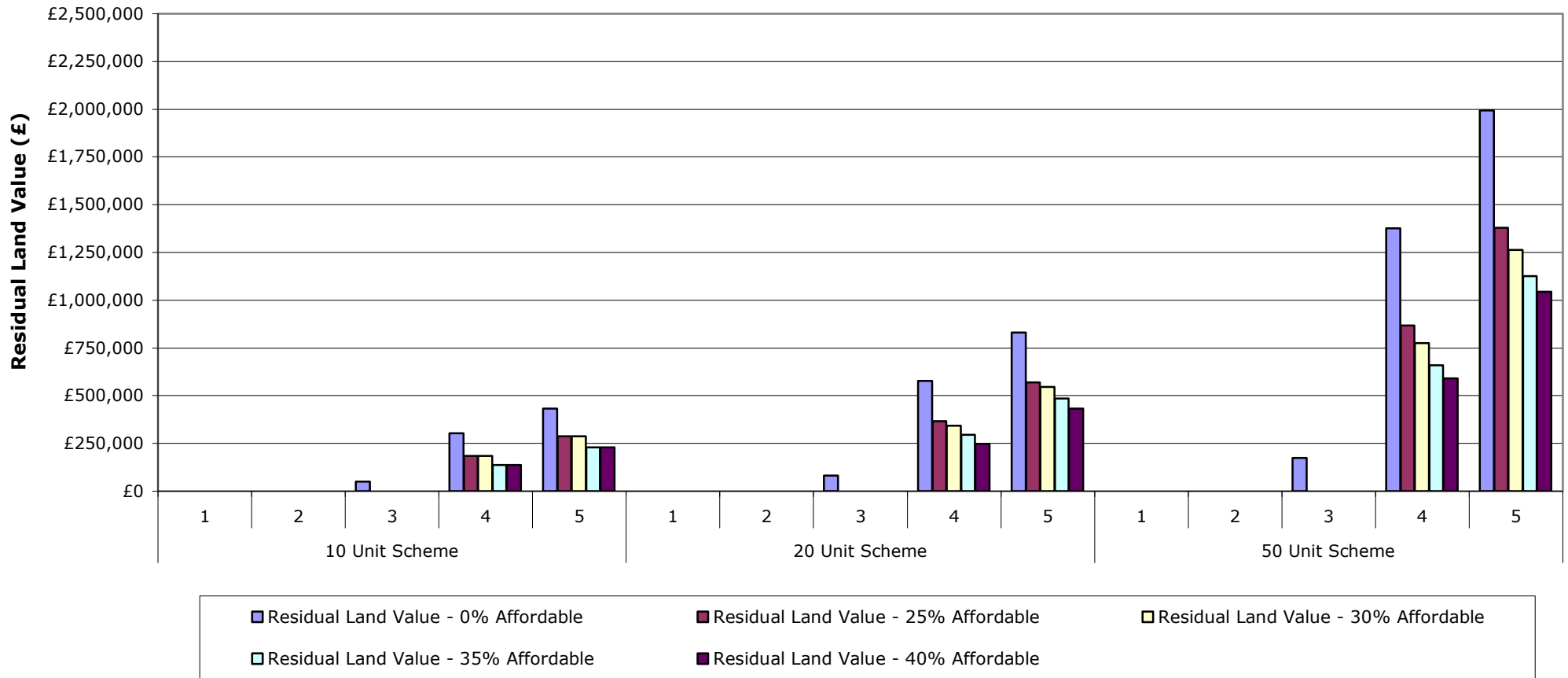


**Table 62: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £48,818 | £0 | £0 | £0 | £0 |
| | 4 | £303,051 | £184,931 | £184,931 | £135,918 | £135,918 |
| | 5 | £433,728 | £286,487 | £286,487 | £230,414 | £230,414 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £82,916 | £0 | £0 | £0 | £0 |
| | 4 | £577,311 | £366,427 | £343,662 | £295,129 | £246,595 |
| | 5 | £831,671 | £570,165 | £545,069 | £485,966 | £431,310 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £173,194 | £0 | £0 | £0 | £0 |
| | 4 | £1,375,494 | £867,794 | £774,434 | £659,178 | £590,603 |
| | 5 | £1,993,481 | £1,378,986 | £1,264,111 | £1,124,846 | £1,043,020 |

Source: Adams Integra, August 2012

Graph 62: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Medium Density CfSH Level 5 Flats Only Schemes

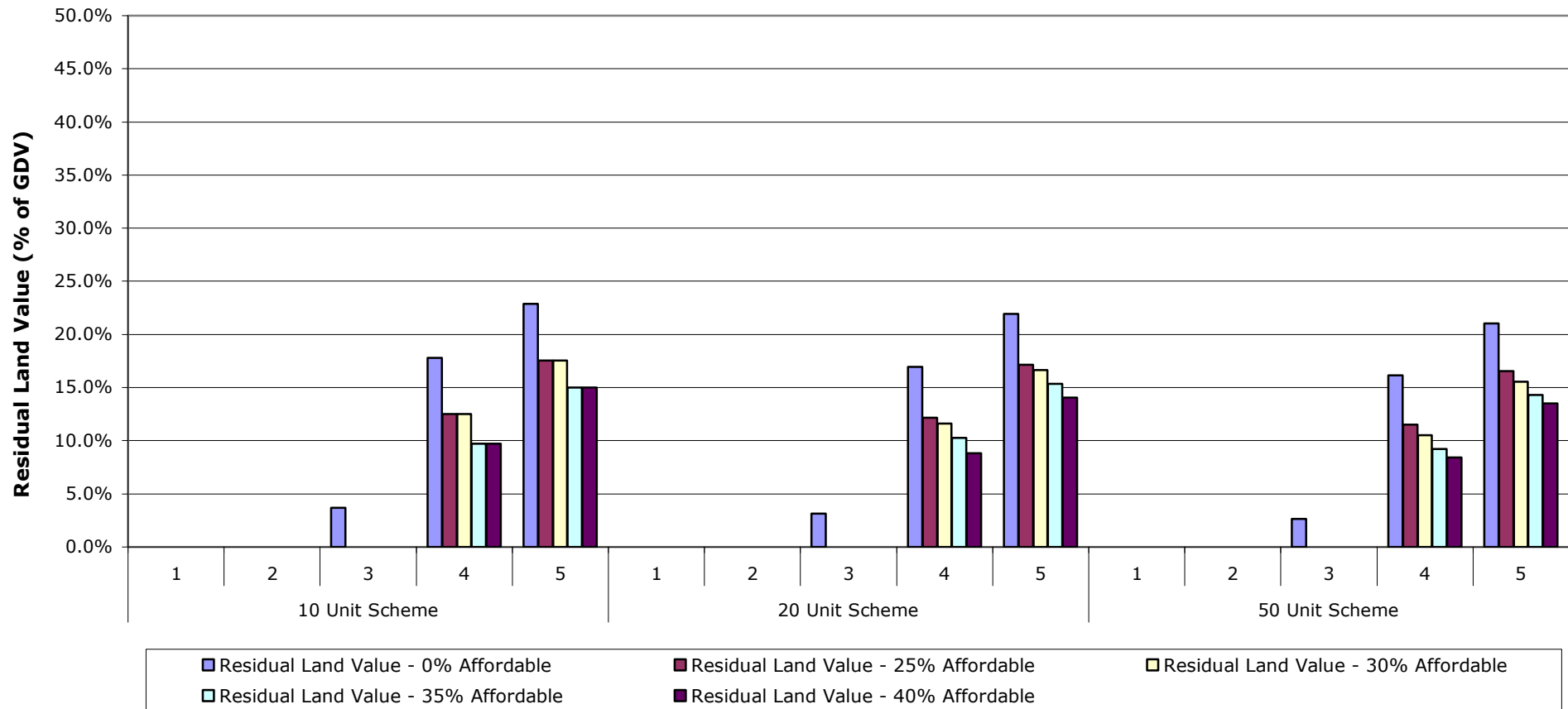


**Table 62a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 3.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.8% | 12.5% | 12.5% | 9.7% | 9.7% |
| | 5 | 22.9% | 17.5% | 17.5% | 15.0% | 15.0% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 3.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.0% | 12.2% | 11.6% | 10.3% | 8.8% |
| | 5 | 21.9% | 17.1% | 16.7% | 15.3% | 14.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.2% | 11.5% | 10.5% | 9.2% | 8.4% |
| | 5 | 21.0% | 16.5% | 15.5% | 14.3% | 13.5% |

Source: Adams Integra, August 2012

**Graph 62a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
Medium Density
Flats Only Schemes**

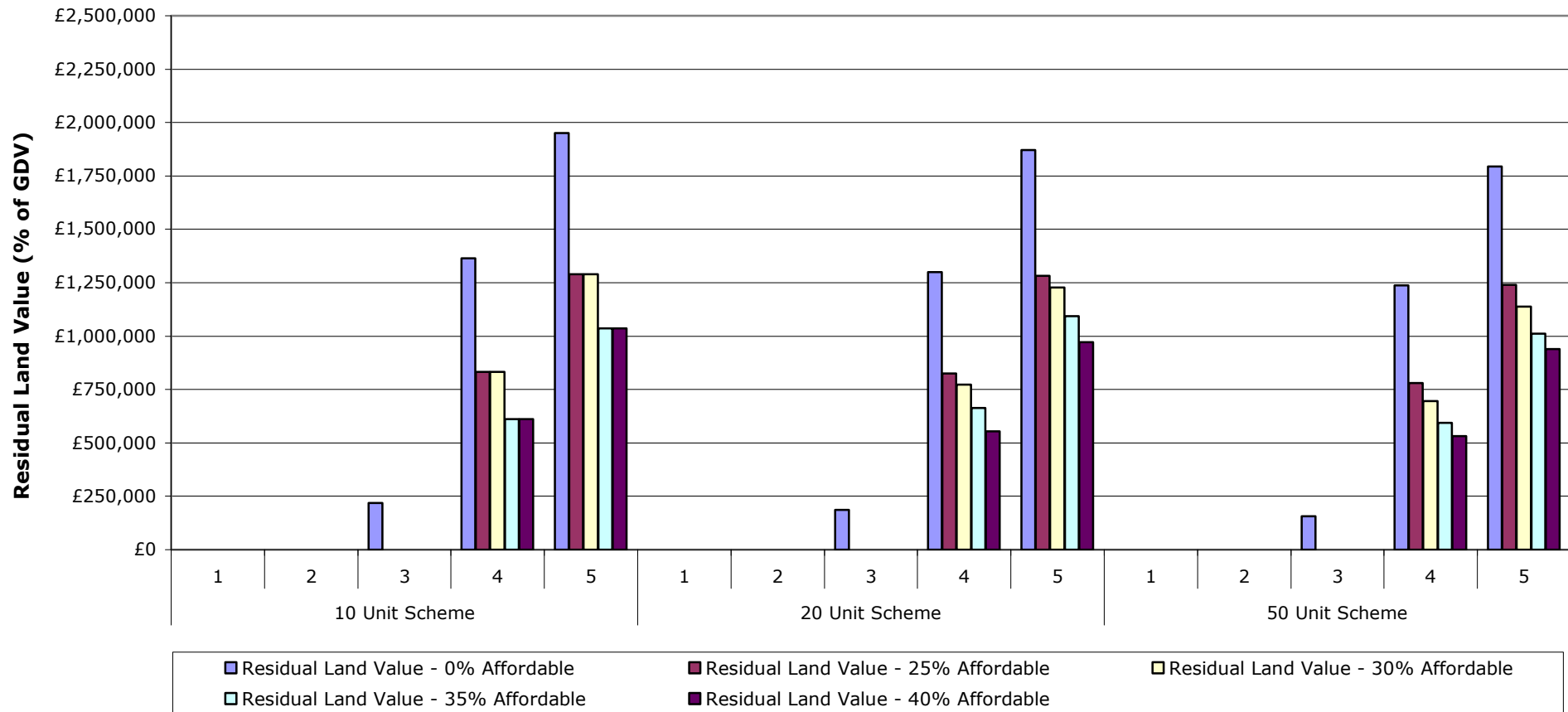


**Table 62b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £219,681 | £0 | £0 | £0 | £0 |
| | 4 | £1,363,731 | £832,188 | £832,188 | £611,633 | £611,633 |
| | 5 | £1,951,776 | £1,289,191 | £1,289,191 | £1,036,864 | £1,036,864 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £186,562 | £0 | £0 | £0 | £0 |
| | 4 | £1,298,950 | £824,460 | £773,240 | £664,040 | £554,839 |
| | 5 | £1,871,260 | £1,282,871 | £1,226,405 | £1,093,424 | £970,448 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £155,875 | £0 | £0 | £0 | £0 |
| | 4 | £1,237,945 | £781,014 | £696,990 | £593,260 | £531,543 |
| | 5 | £1,794,133 | £1,241,087 | £1,137,700 | £1,012,362 | £938,718 |

Source: Adams Integra, August 2012

**Graph 62b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
Medium Density
Flats Only Schemes**

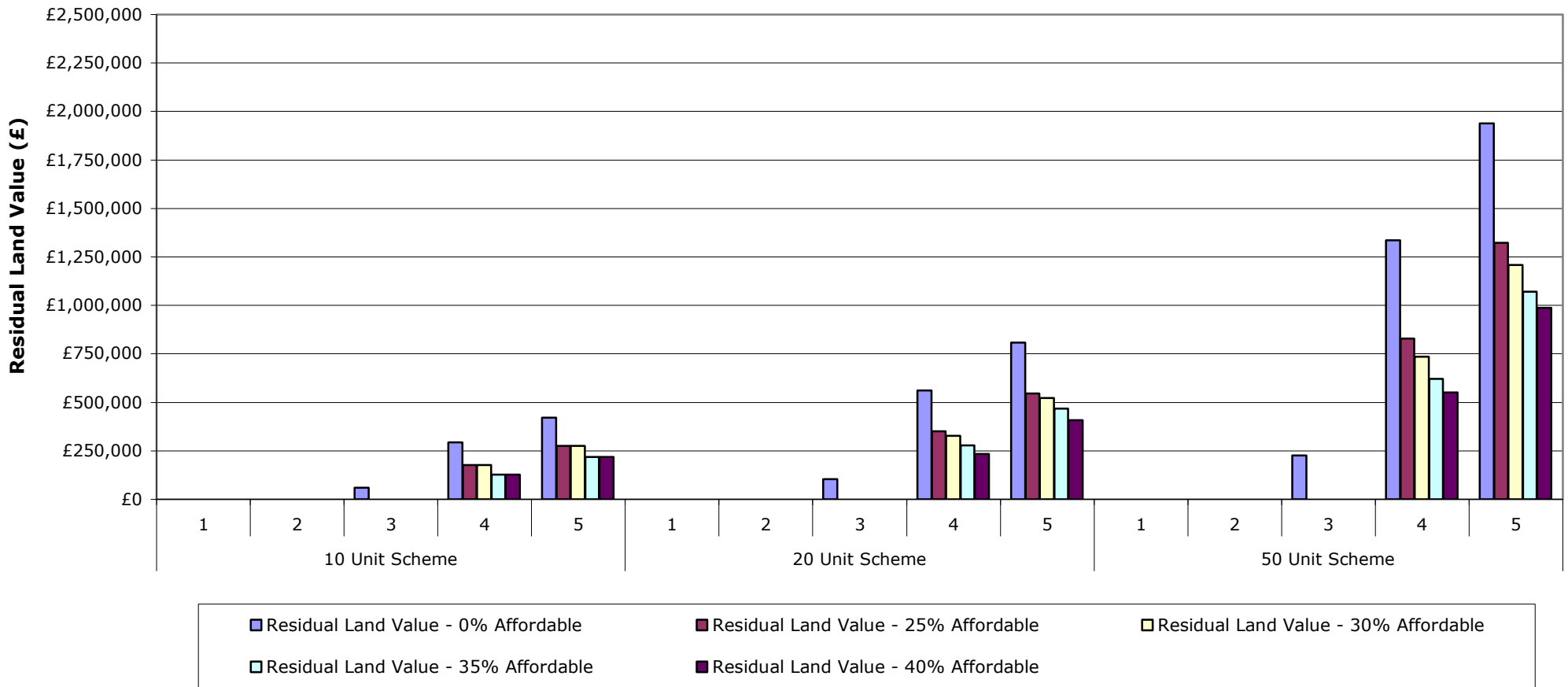


**Table 63: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £59,782 | £0 | £0 | £0 | £0 |
| | 4 | £294,356 | £176,056 | £176,056 | £126,954 | £126,954 |
| | 5 | £421,644 | £274,403 | £274,403 | £218,081 | £218,081 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £104,791 | £0 | £0 | £0 | £0 |
| | 4 | £560,683 | £349,625 | £326,861 | £278,328 | £234,532 |
| | 5 | £808,449 | £546,943 | £521,846 | £467,564 | £407,846 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £225,323 | £0 | £0 | £0 | £0 |
| | 4 | £1,336,304 | £828,603 | £735,243 | £619,988 | £551,413 |
| | 5 | £1,938,269 | £1,323,774 | £1,208,898 | £1,069,634 | £987,807 |

Source: Adams Integra, August 2012

Graph 63: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL CfSH Level 5 High Density Flats Only Schemes

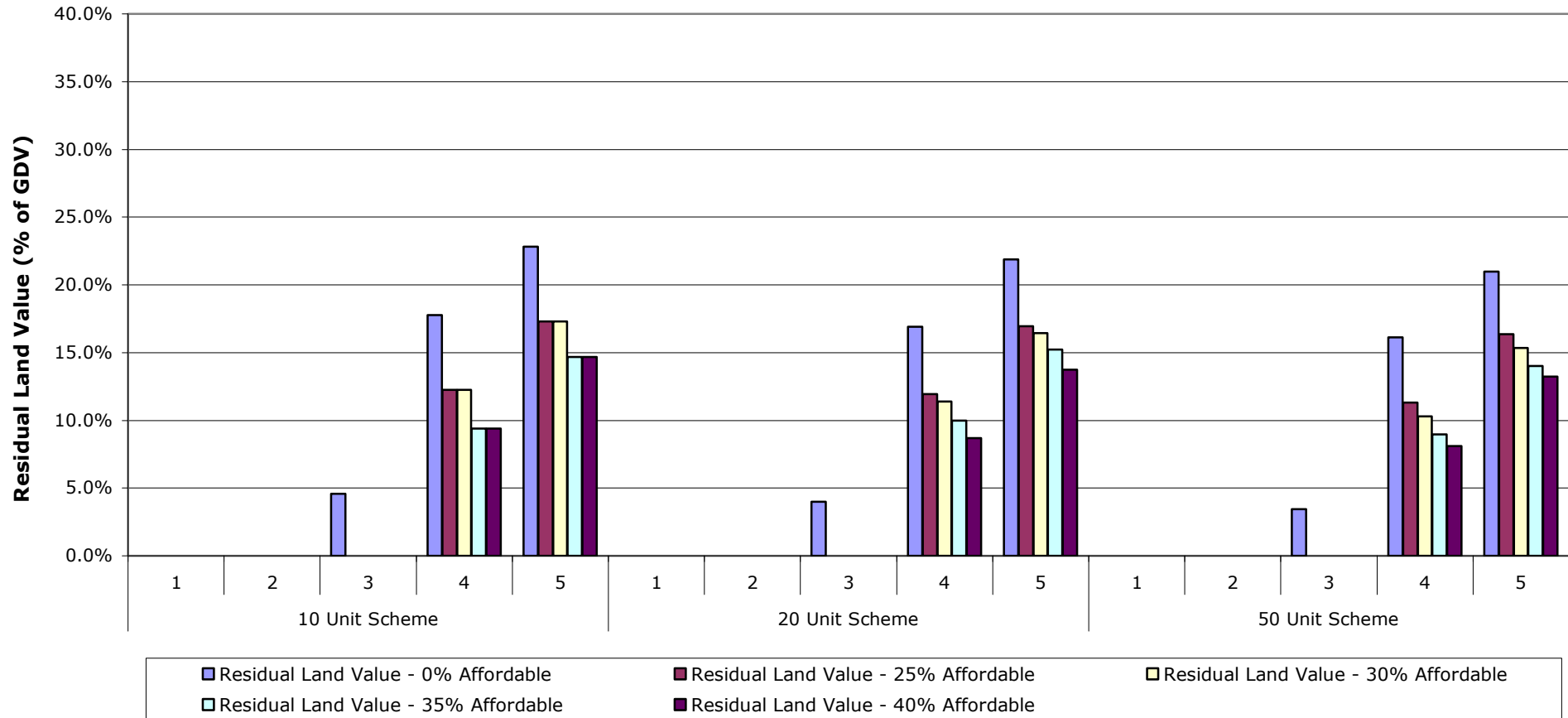


**Table 63a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 4.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.8% | 12.3% | 12.3% | 9.4% | 9.4% |
| | 5 | 22.8% | 17.3% | 17.3% | 14.7% | 14.7% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 4.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.9% | 12.0% | 11.4% | 10.0% | 8.7% |
| | 5 | 21.9% | 16.9% | 16.5% | 15.2% | 13.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 3.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.1% | 11.3% | 10.3% | 8.9% | 8.1% |
| | 5 | 21.0% | 16.4% | 15.3% | 14.0% | 13.2% |

Source: Adams Integra, August 2012

**Graph 63a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
High Density
Flats Only Schemes**

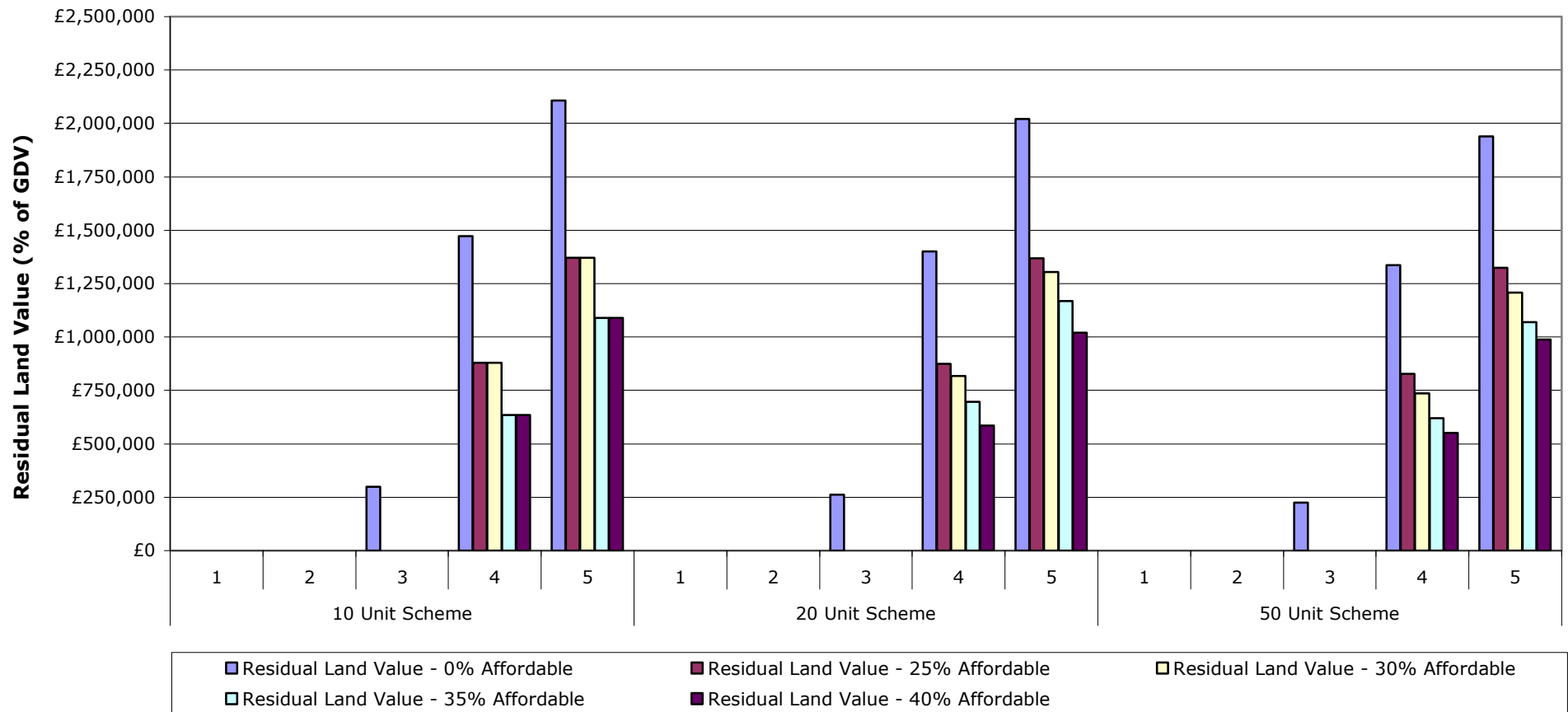


**Table 63b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £298,912 | £0 | £0 | £0 | £0 |
| | 4 | £1,471,778 | £880,278 | £880,278 | £634,769 | £634,769 |
| | 5 | £2,108,221 | £1,372,016 | £1,372,016 | £1,090,407 | £1,090,407 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £261,979 | £0 | £0 | £0 | £0 |
| | 4 | £1,401,708 | £874,064 | £817,153 | £695,819 | £586,331 |
| | 5 | £2,021,121 | £1,367,356 | £1,304,616 | £1,168,910 | £1,019,615 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £225,323 | £0 | £0 | £0 | £0 |
| | 4 | £1,336,304 | £828,603 | £735,243 | £619,988 | £551,413 |
| | 5 | £1,938,269 | £1,323,774 | £1,208,898 | £1,069,634 | £987,807 |

Source: Adams Integra, August 2012

**Graph 63b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
High Density
Flats Only Schemes**



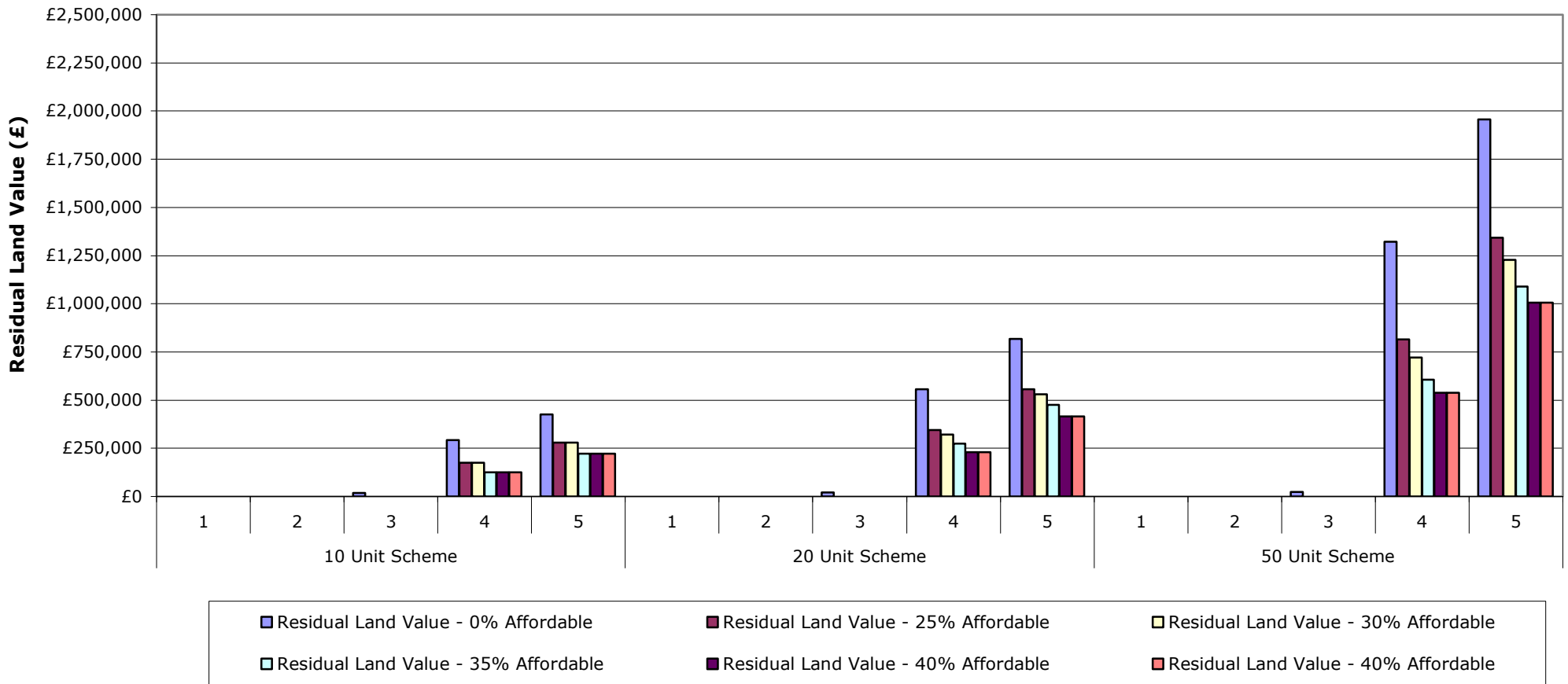
Appendix 4a-i

**Table 64: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £17,854 | £0 | £0 | £0 | £0 |
| | 4 | £292,348 | £174,006 | £174,006 | £124,884 | £124,884 |
| | 5 | £426,412 | £279,171 | £279,171 | £222,948 | £222,948 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £21,707 | £0 | £0 | £0 | £0 |
| | 4 | £556,178 | £345,074 | £322,309 | £273,776 | £229,886 |
| | 5 | £817,133 | £555,627 | £530,530 | £476,339 | £416,621 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £23,224 | £0 | £0 | £0 | £0 |
| | 4 | £1,322,943 | £815,242 | £721,882 | £606,626 | £538,051 |
| | 5 | £1,956,951 | £1,342,456 | £1,227,581 | £1,088,316 | £1,006,490 |

Source: Adams Integra, August 2012

Graph 64: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 5 Low Density Flats Only Schemes

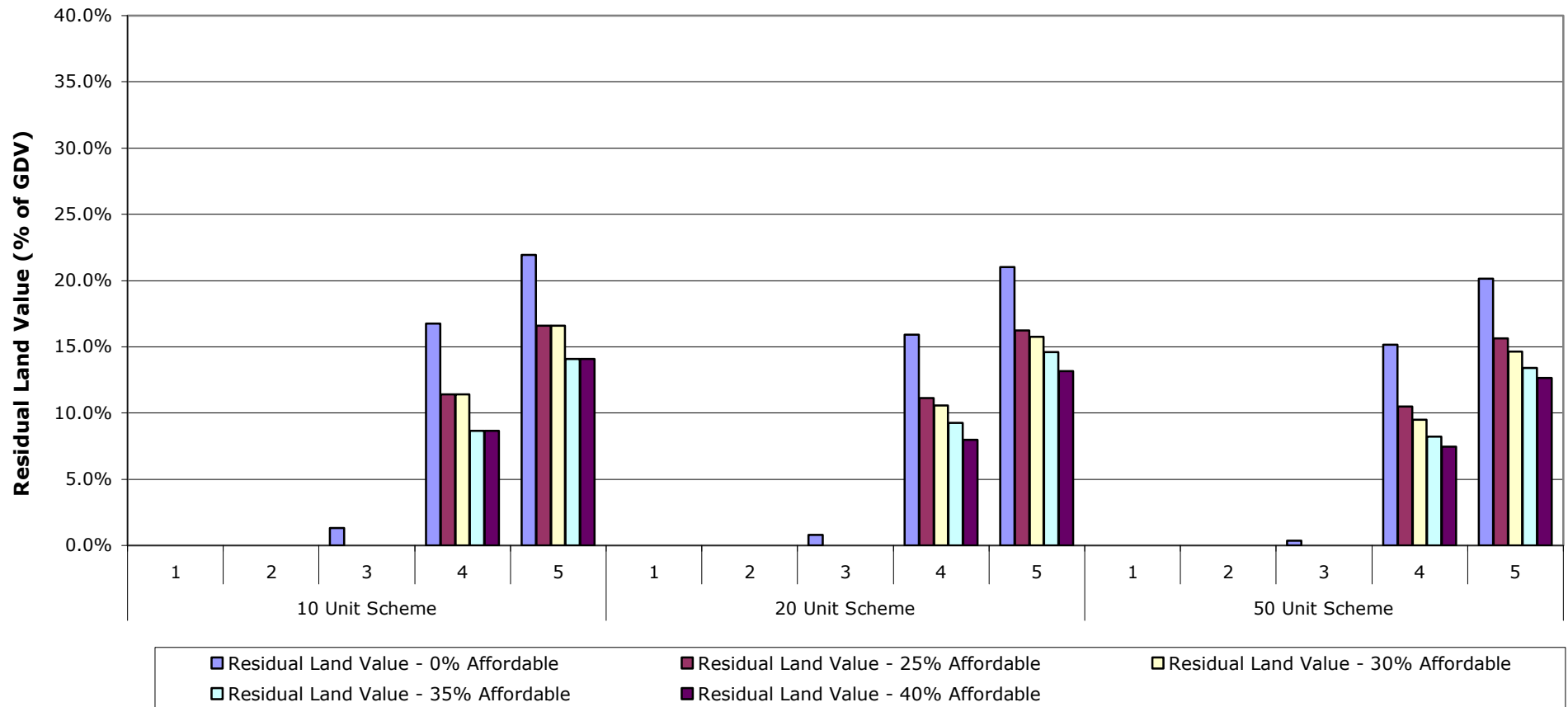


**Table 64a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.7% | 11.4% | 11.4% | 8.7% | 8.7% |
| | 5 | 21.9% | 16.6% | 16.6% | 14.1% | 14.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.9% | 11.1% | 10.6% | 9.2% | 8.0% |
| | 5 | 21.0% | 16.2% | 15.8% | 14.6% | 13.2% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.2% | 10.5% | 9.5% | 8.2% | 7.4% |
| | 5 | 20.1% | 15.6% | 14.7% | 13.4% | 12.7% |

Source: Adams Integra, August 2012

**Graph 64a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
Low Density
Flats Only Schemes**

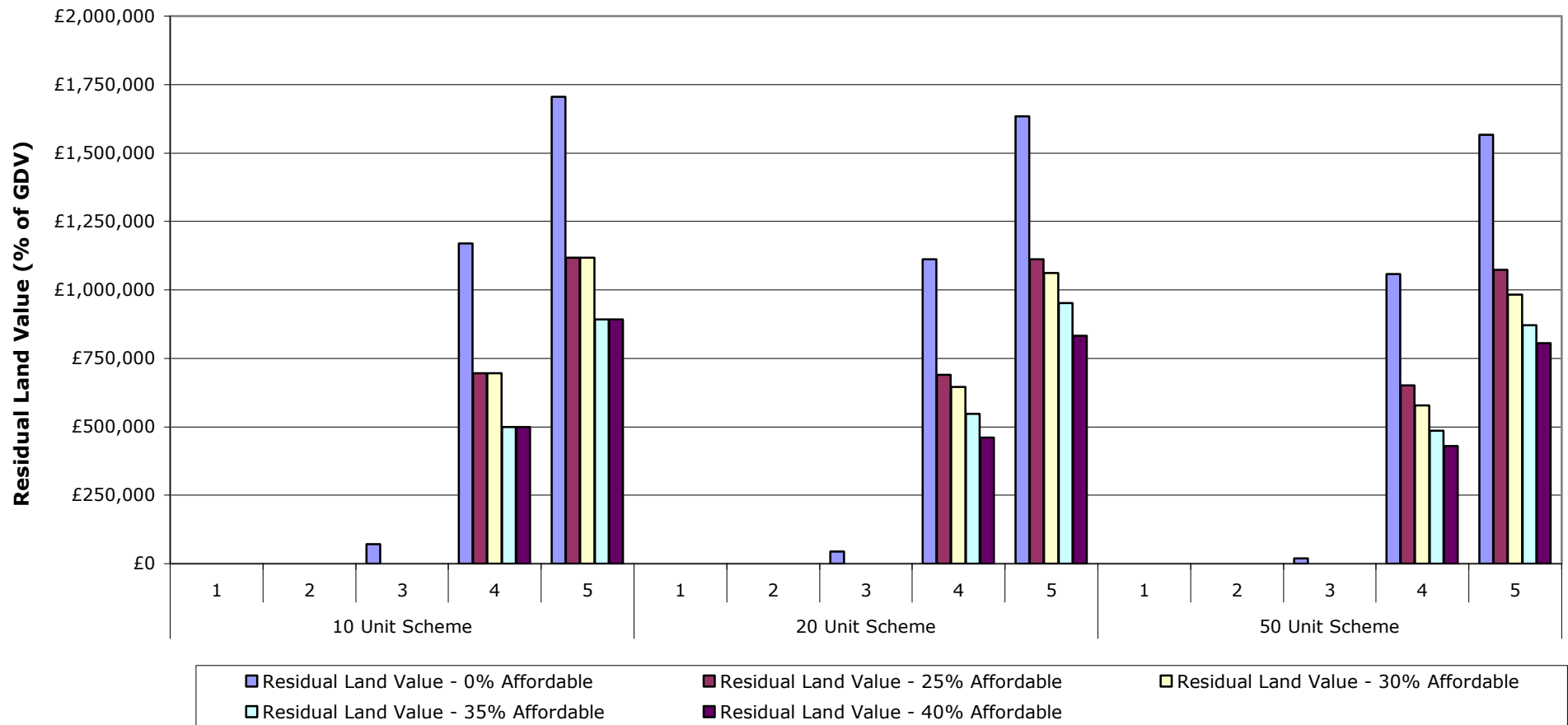


**Table 64b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £71,417 | £0 | £0 | £0 | £0 |
| | 4 | £1,169,391 | £696,025 | £696,025 | £499,535 | £499,535 |
| | 5 | £1,705,649 | £1,116,685 | £1,116,685 | £891,791 | £891,791 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £43,415 | £0 | £0 | £0 | £0 |
| | 4 | £1,112,357 | £690,147 | £644,618 | £547,551 | £459,773 |
| | 5 | £1,634,265 | £1,111,253 | £1,061,061 | £952,677 | £833,241 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £18,579 | £0 | £0 | £0 | £0 |
| | 4 | £1,058,354 | £652,193 | £577,505 | £485,301 | £430,441 |
| | 5 | £1,565,561 | £1,073,965 | £982,065 | £870,653 | £805,192 |

Source: Adams Integra, August 2012

**Graph 64b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
Low Density
Flats Only Schemes**

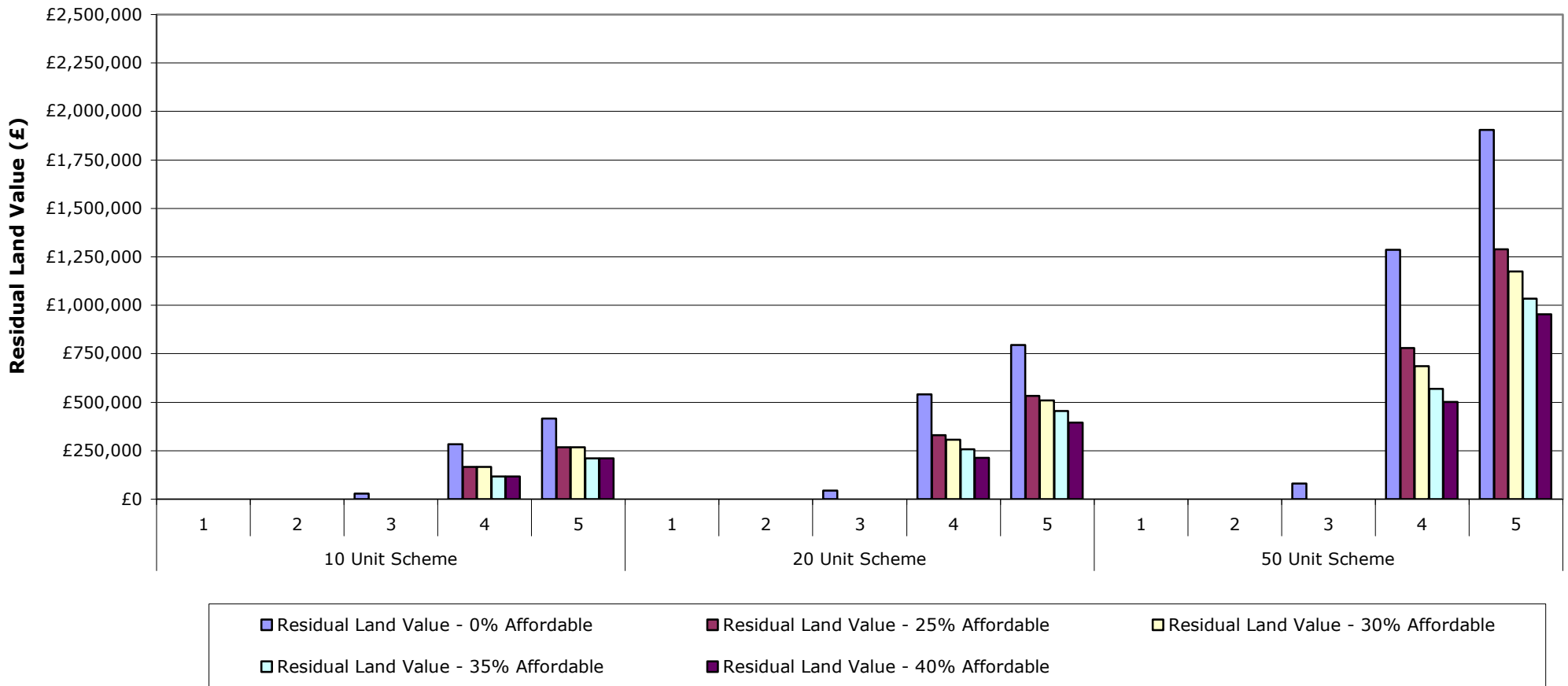


**Table 65: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £29,324 | £0 | £0 | £0 | £0 |
| | 4 | £284,142 | £167,305 | £167,305 | £116,424 | £116,424 |
| | 5 | £414,819 | £267,578 | £267,578 | £211,115 | £211,115 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £44,576 | £0 | £0 | £0 | £0 |
| | 4 | £540,505 | £329,237 | £306,472 | £257,939 | £213,723 |
| | 5 | £794,865 | £533,358 | £508,262 | £453,839 | £394,121 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £80,044 | £0 | £0 | £0 | £0 |
| | 4 | £1,286,070 | £778,370 | £685,010 | £569,754 | £501,179 |
| | 5 | £1,904,057 | £1,289,562 | £1,174,687 | £1,035,422 | £953,596 |

Source: Adams Integra, August 2012

Graph 65: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 5 Medium Density Flats Only Schemes

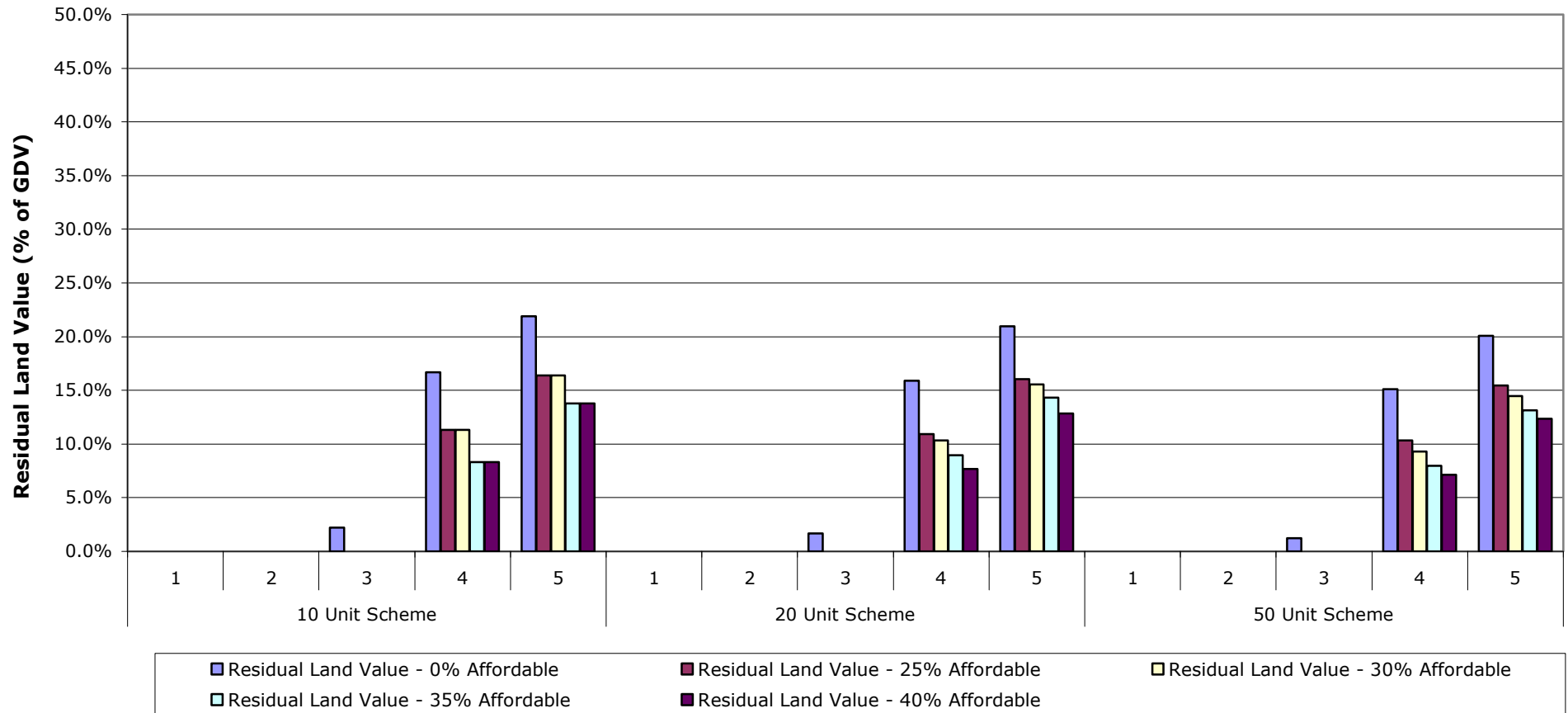


**Table 65a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.7% | 11.3% | 11.3% | 8.3% | 8.3% |
| | 5 | 21.9% | 16.4% | 16.4% | 13.8% | 13.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.9% | 10.9% | 10.3% | 9.0% | 7.7% |
| | 5 | 21.0% | 16.0% | 15.5% | 14.3% | 12.9% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.1% | 10.3% | 9.3% | 8.0% | 7.1% |
| | 5 | 20.1% | 15.5% | 14.4% | 13.2% | 12.4% |

Source: Adams Integra, August 2012

**Graph 65a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
Medium Density
Flats Only Schemes**

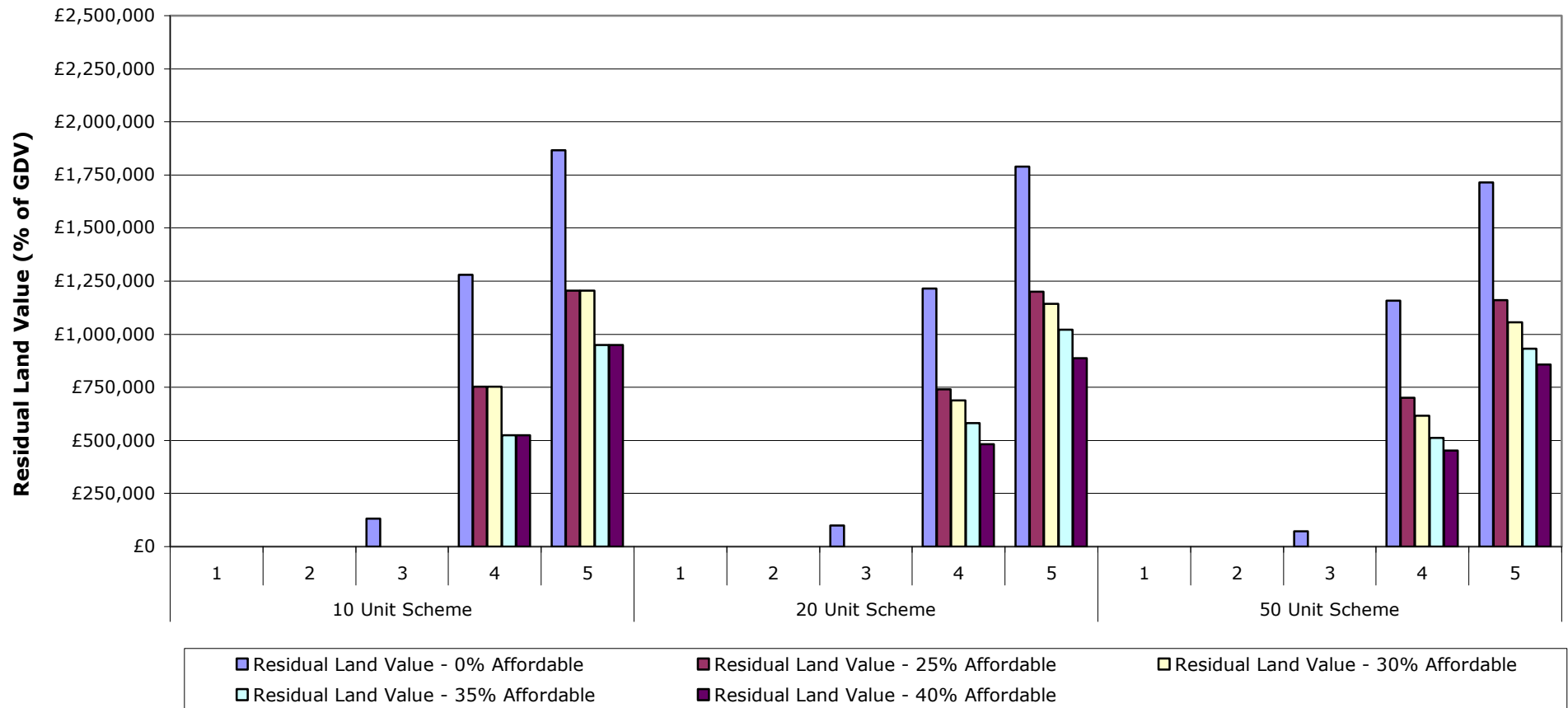


**Table 65b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £131,958 | £0 | £0 | £0 | £0 |
| | 4 | £1,278,639 | £752,871 | £752,871 | £523,910 | £523,910 |
| | 5 | £1,866,684 | £1,204,100 | £1,204,100 | £950,018 | £950,018 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £100,297 | £0 | £0 | £0 | £0 |
| | 4 | £1,216,136 | £740,783 | £689,563 | £580,362 | £480,877 |
| | 5 | £1,788,445 | £1,200,057 | £1,143,590 | £1,021,137 | £886,771 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £72,040 | £0 | £0 | £0 | £0 |
| | 4 | £1,157,463 | £700,533 | £616,509 | £512,779 | £451,061 |
| | 5 | £1,713,652 | £1,160,606 | £1,057,218 | £931,880 | £858,236 |

Source: Adams Integra, August 2012

**Graph 65b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
Medium Density
Flats Only Schemes**

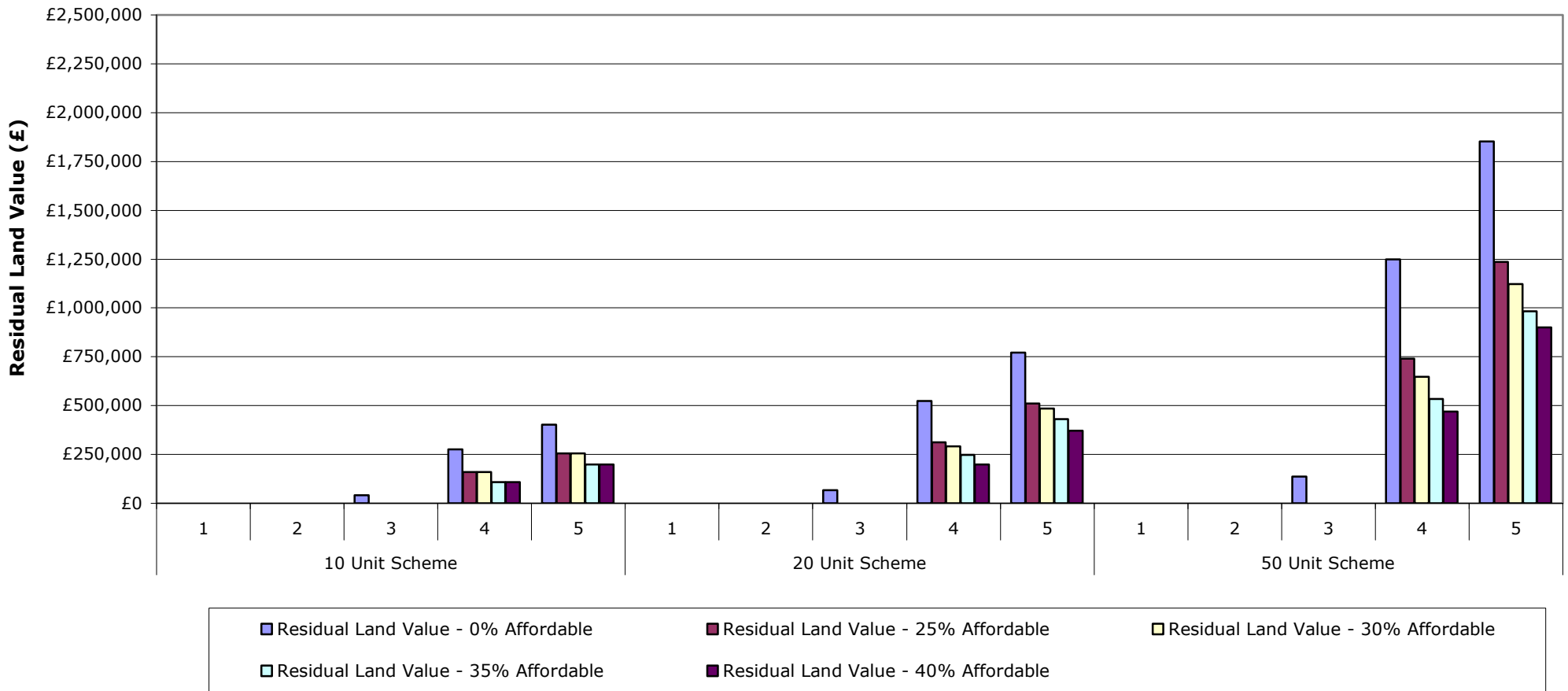


**Table 66: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £40,794 | £0 | £0 | £0 | £0 |
| | 4 | £275,937 | £158,845 | £158,845 | £107,965 | £107,965 |
| | 5 | £403,225 | £255,984 | £255,984 | £199,283 | £199,283 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £67,445 | £0 | £0 | £0 | £0 |
| | 4 | £524,831 | £313,400 | £290,635 | £247,094 | £197,560 |
| | 5 | £772,596 | £511,090 | £485,994 | £431,339 | £371,620 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £136,864 | £0 | £0 | £0 | £0 |
| | 4 | £1,249,198 | £741,497 | £648,137 | £532,882 | £469,144 |
| | 5 | £1,851,163 | £1,236,668 | £1,121,793 | £982,528 | £900,702 |

Source: Adams Integra, August 2012

Graph 66: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 5 High Density Flats Only Schemes

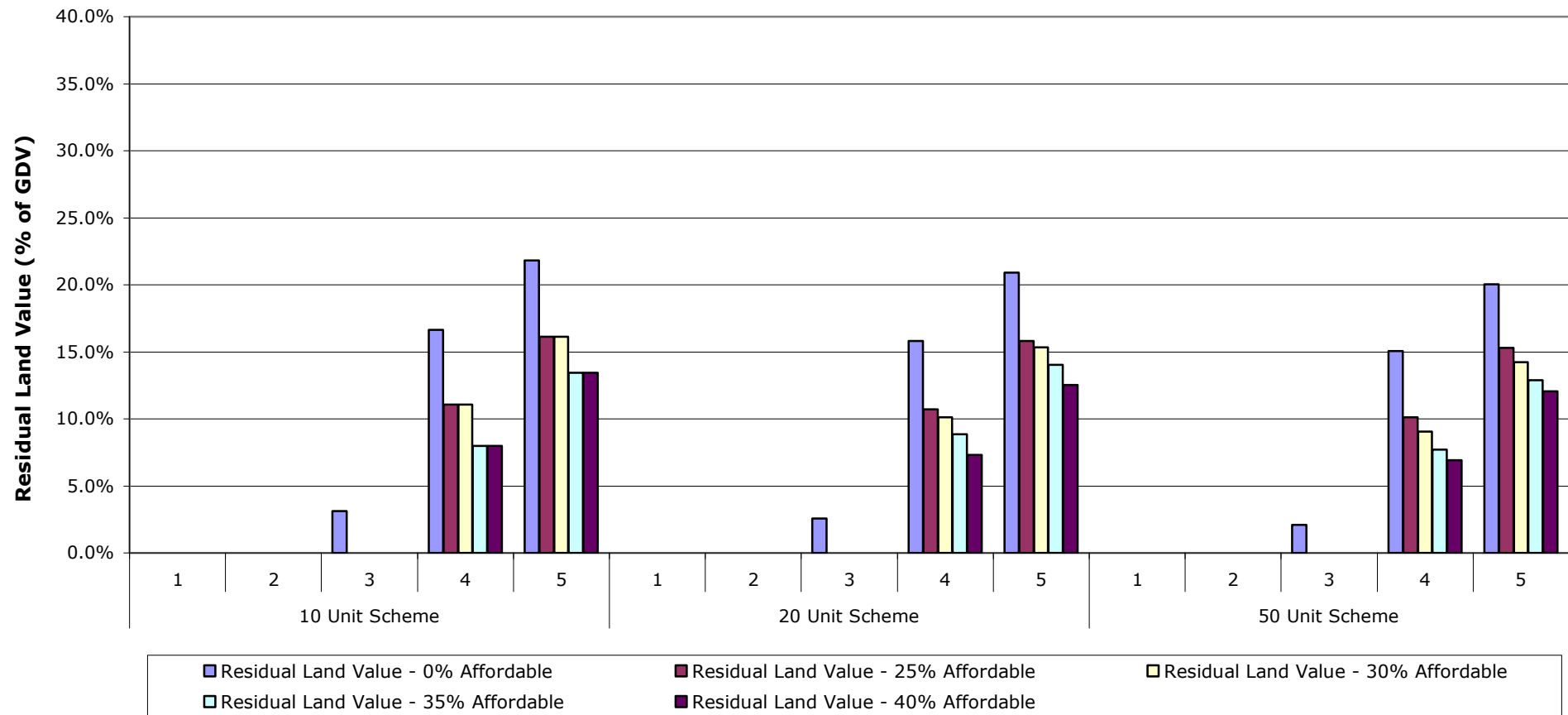


**Table 66a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 3.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.6% | 11.1% | 11.1% | 8.0% | 8.0% |
| | 5 | 21.8% | 16.1% | 16.1% | 13.4% | 13.4% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.8% | 10.7% | 10.1% | 8.9% | 7.3% |
| | 5 | 20.9% | 15.8% | 15.3% | 14.1% | 12.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.1% | 10.1% | 9.1% | 7.7% | 6.9% |
| | 5 | 20.0% | 15.3% | 14.2% | 12.9% | 12.1% |

Source: Adams Integra, August 2012

**Graph 66a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
High Density
Flats Only Schemes**

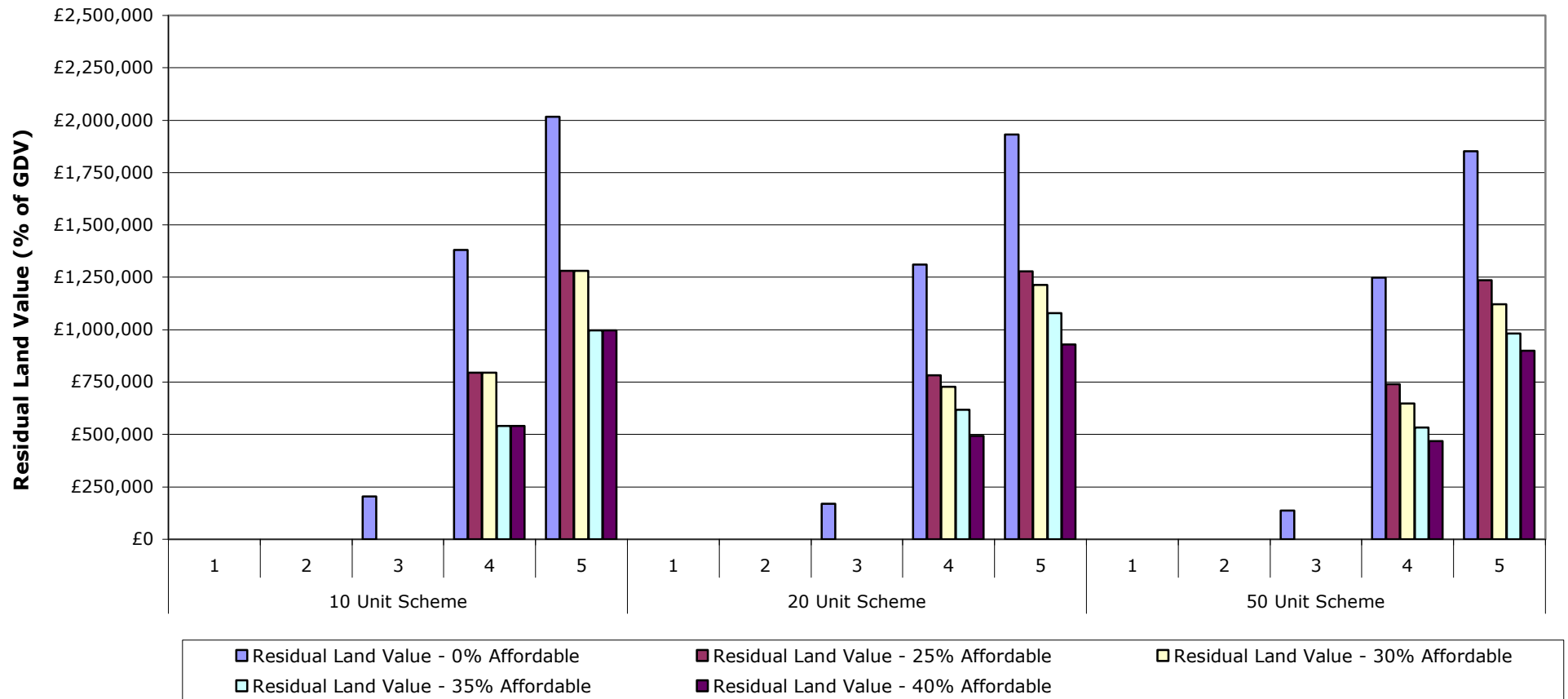


**Table 66b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £203,969 | £0 | £0 | £0 | £0 |
| | 4 | £1,379,683 | £794,227 | £794,227 | £539,826 | £539,826 |
| | 5 | £2,016,126 | £1,279,921 | £1,279,921 | £996,414 | £996,414 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £168,614 | £0 | £0 | £0 | £0 |
| | 4 | £1,312,078 | £783,500 | £726,589 | £617,735 | £493,899 |
| | 5 | £1,931,491 | £1,277,726 | £1,214,986 | £1,078,346 | £929,051 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £136,864 | £0 | £0 | £0 | £0 |
| | 4 | £1,249,198 | £741,497 | £648,137 | £532,882 | £469,144 |
| | 5 | £1,851,163 | £1,236,668 | £1,121,793 | £982,528 | £900,702 |

Source: Adams Integra, August 2012

**Graph 66b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
High Density
Flats Only Schemes**

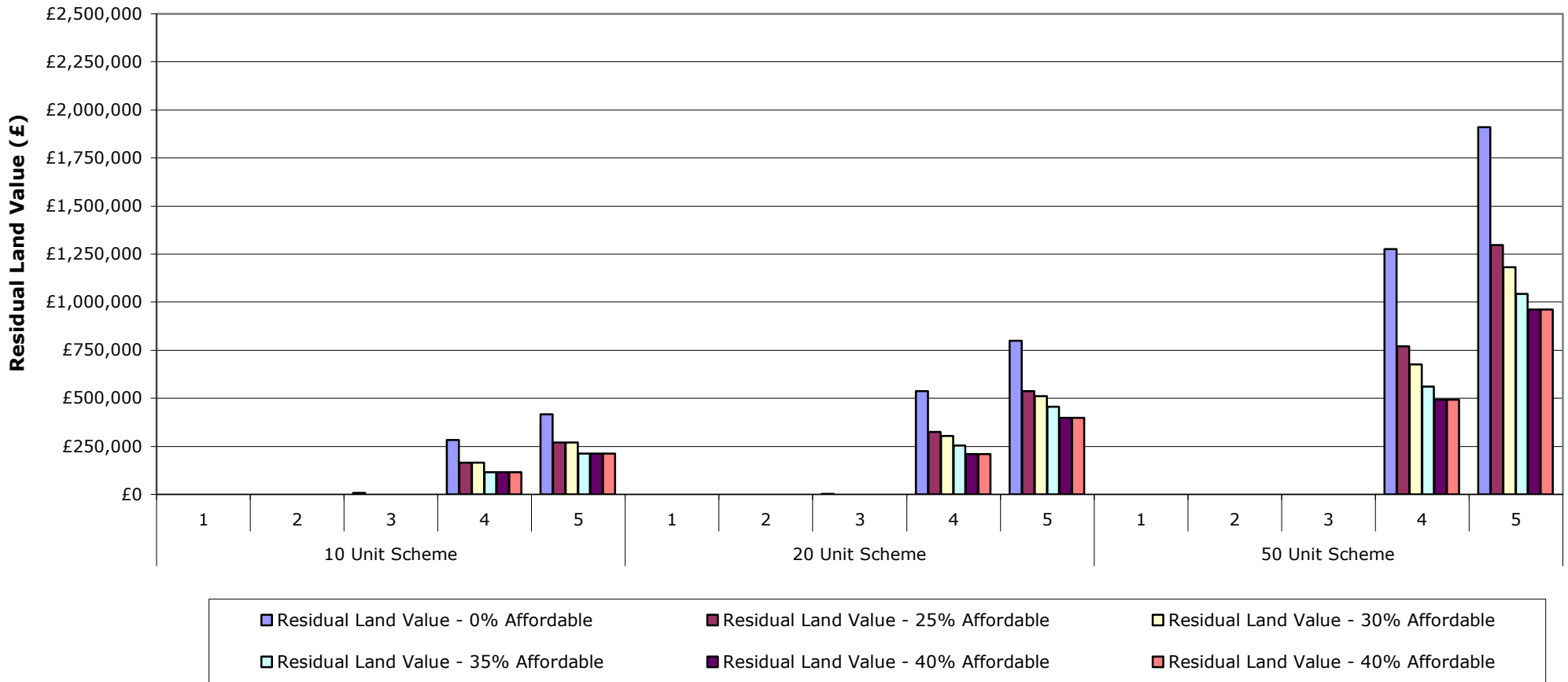


**Table 67: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £7,855 | £0 | £0 | £0 | £0 |
| | 4 | £282,648 | £165,764 | £165,764 | £114,884 | £114,884 |
| | 5 | £416,712 | £269,471 | £269,471 | £213,048 | £213,048 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £2,040 | £0 | £0 | £0 | £0 |
| | 4 | £537,298 | £325,997 | £303,232 | £254,699 | £210,416 |
| | 5 | £798,252 | £536,746 | £511,650 | £457,262 | £397,544 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,277,071 | £769,371 | £676,010 | £560,755 | £492,180 |
| | 5 | £1,911,080 | £1,296,585 | £1,181,710 | £1,042,445 | £960,618 |

Source: Adams Integra, August 2012

Graph 67: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 5 Low Density Flats Only Schemes

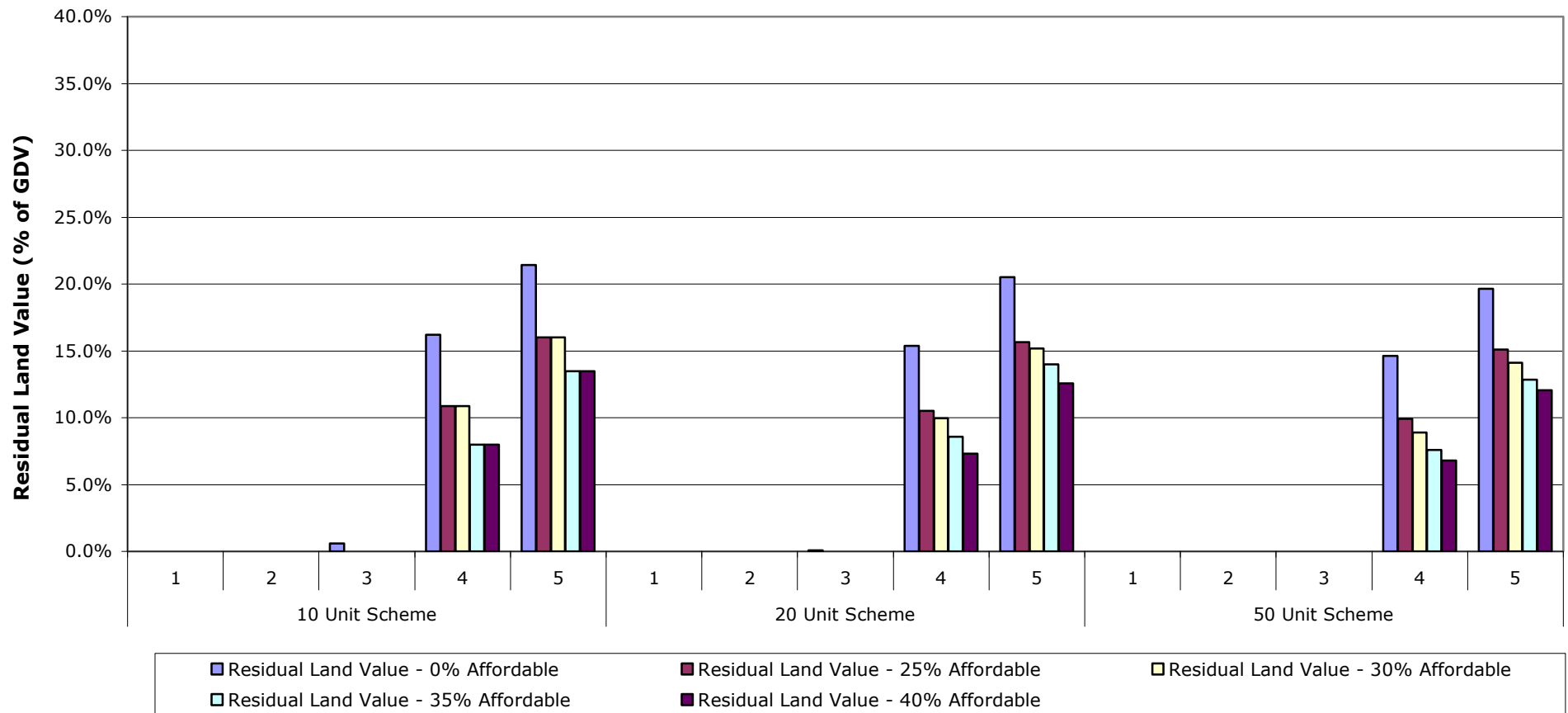


**Table 67a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.2% | 10.9% | 10.9% | 8.0% | 8.0% |
| | 5 | 21.4% | 16.0% | 16.0% | 13.5% | 13.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.4% | 10.5% | 9.9% | 8.6% | 7.3% |
| | 5 | 20.5% | 15.7% | 15.2% | 14.0% | 12.6% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.6% | 9.9% | 8.9% | 7.6% | 6.8% |
| | 5 | 19.7% | 15.1% | 14.1% | 12.8% | 12.1% |

Source: Adams Integra, August 2012

**Graph 67a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
Low Density
Flats Only Schemes**

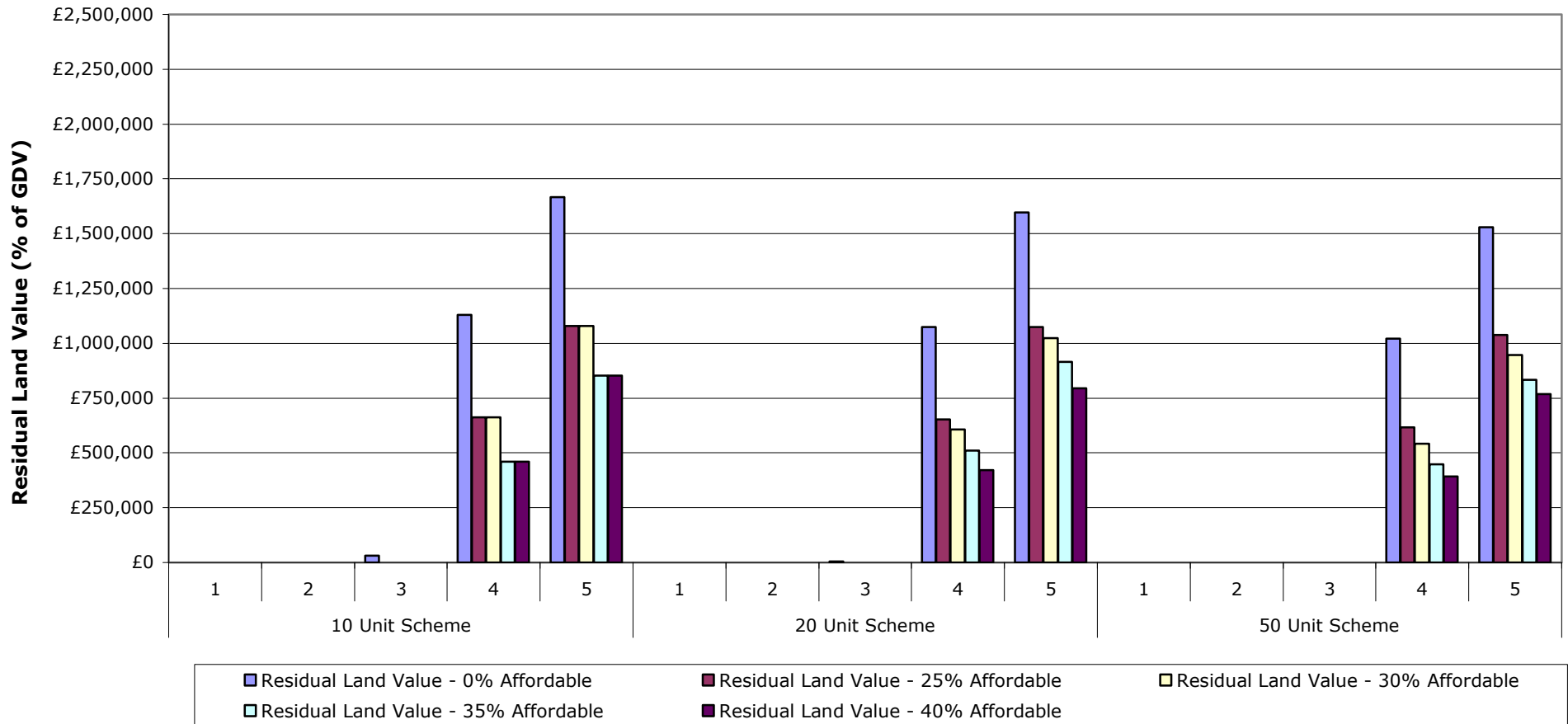


**Table 67b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £31,419 | £0 | £0 | £0 | £0 |
| | 4 | £1,130,592 | £663,057 | £663,057 | £459,536 | £459,536 |
| | 5 | £1,666,850 | £1,077,886 | £1,077,886 | £852,192 | £852,192 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £4,081 | £0 | £0 | £0 | £0 |
| | 4 | £1,074,596 | £651,993 | £606,464 | £509,398 | £420,832 |
| | 5 | £1,596,505 | £1,073,493 | £1,023,300 | £914,523 | £795,087 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,021,657 | £615,496 | £540,808 | £448,604 | £393,744 |
| | 5 | £1,528,864 | £1,037,268 | £945,368 | £833,956 | £768,495 |

Source: Adams Integra, August 2012

**Graph 67b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
Low Density
Flats Only Schemes**

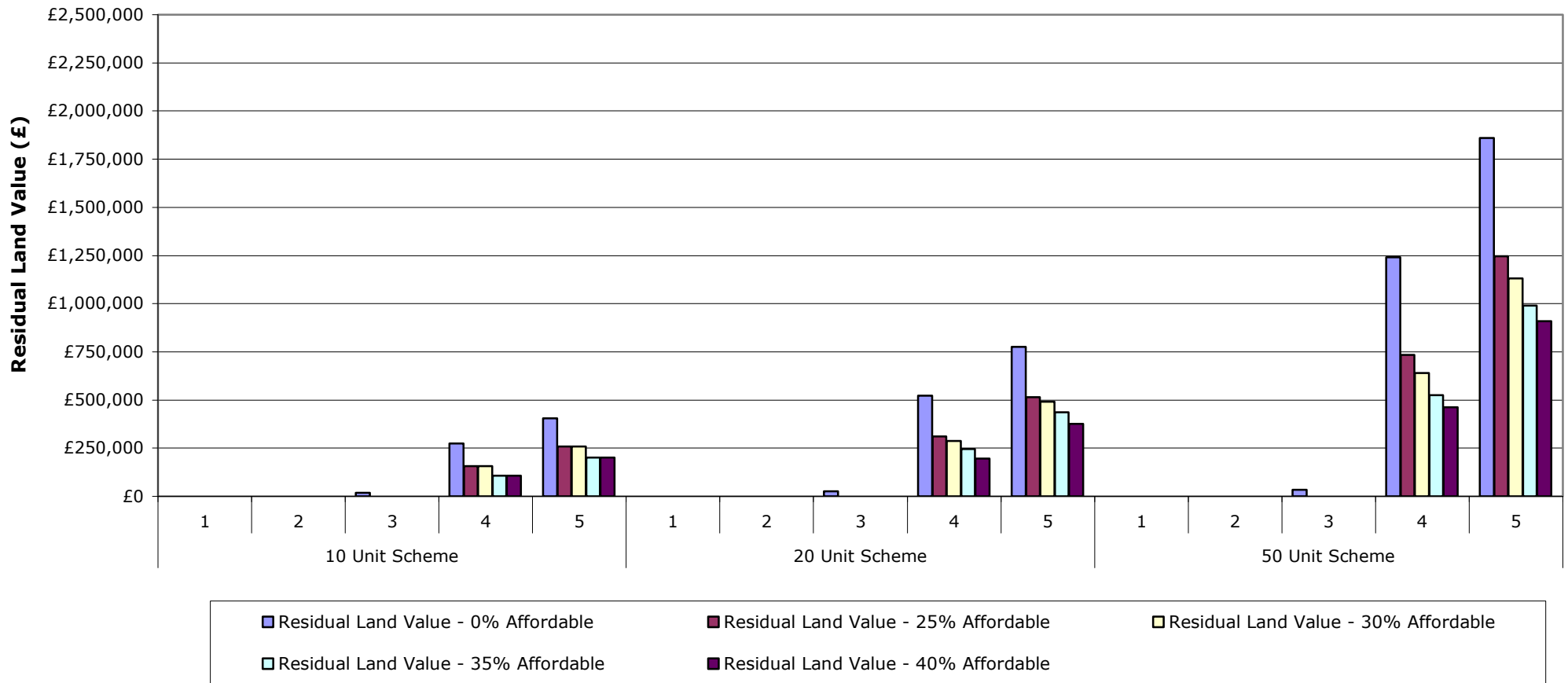


**Table 68: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £19,577 | £0 | £0 | £0 | £0 |
| | 4 | £274,688 | £157,558 | £157,558 | £106,677 | £106,677 |
| | 5 | £405,364 | £258,123 | £258,123 | £201,466 | £201,466 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £25,406 | £0 | £0 | £0 | £0 |
| | 4 | £522,101 | £310,642 | £287,877 | £244,279 | £194,745 |
| | 5 | £776,461 | £514,955 | £489,859 | £435,244 | £375,526 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £33,469 | £0 | £0 | £0 | £0 |
| | 4 | £1,241,358 | £733,658 | £640,298 | £525,042 | £461,222 |
| | 5 | £1,859,345 | £1,244,850 | £1,129,975 | £990,710 | £908,884 |

Source: Adams Integra, August 2012

Graph 68: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 5 Medium Density Flats Only Schemes

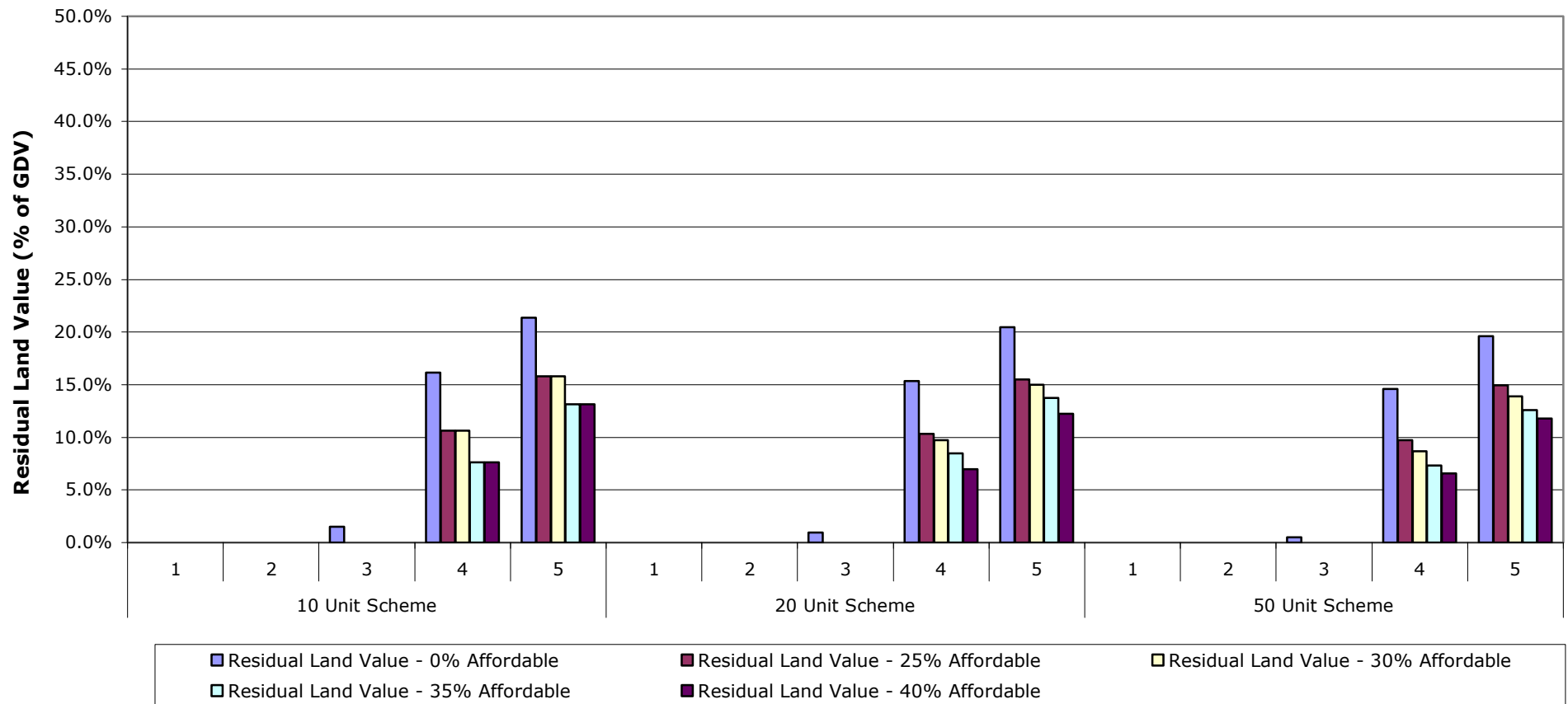


**Table 68a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.1% | 10.6% | 10.6% | 7.6% | 7.6% |
| | 5 | 21.4% | 15.8% | 15.8% | 13.1% | 13.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.3% | 10.3% | 9.7% | 8.5% | 7.0% |
| | 5 | 20.5% | 15.5% | 15.0% | 13.7% | 12.2% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.6% | 9.7% | 8.7% | 7.3% | 6.6% |
| | 5 | 19.6% | 14.9% | 13.9% | 12.6% | 11.8% |

Source: Adams Integra, August 2012

**Graph 68a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
Medium Density
Flats Only Schemes**

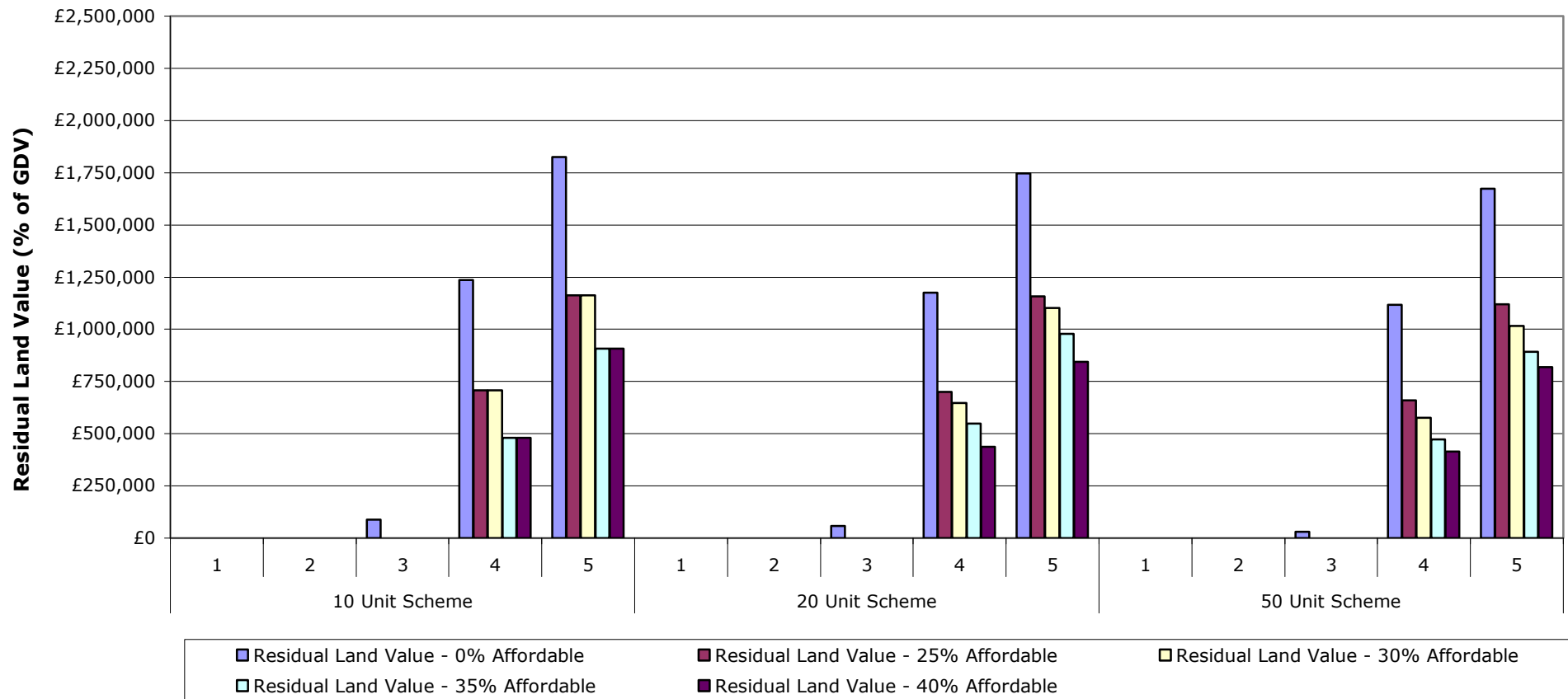


**Table 68b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £88,097 | £0 | £0 | £0 | £0 |
| | 4 | £1,236,094 | £709,009 | £709,009 | £480,049 | £480,049 |
| | 5 | £1,824,139 | £1,161,554 | £1,161,554 | £906,596 | £906,596 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £57,164 | £0 | £0 | £0 | £0 |
| | 4 | £1,174,728 | £698,944 | £647,724 | £549,628 | £438,176 |
| | 5 | £1,747,038 | £1,158,649 | £1,102,183 | £979,298 | £844,933 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £30,122 | £0 | £0 | £0 | £0 |
| | 4 | £1,117,223 | £660,292 | £576,268 | £472,538 | £415,100 |
| | 5 | £1,673,411 | £1,120,365 | £1,016,977 | £891,639 | £817,995 |

Source: Adams Integra, August 2012

**Graph 68b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
Medium Density
Flats Only Schemes**

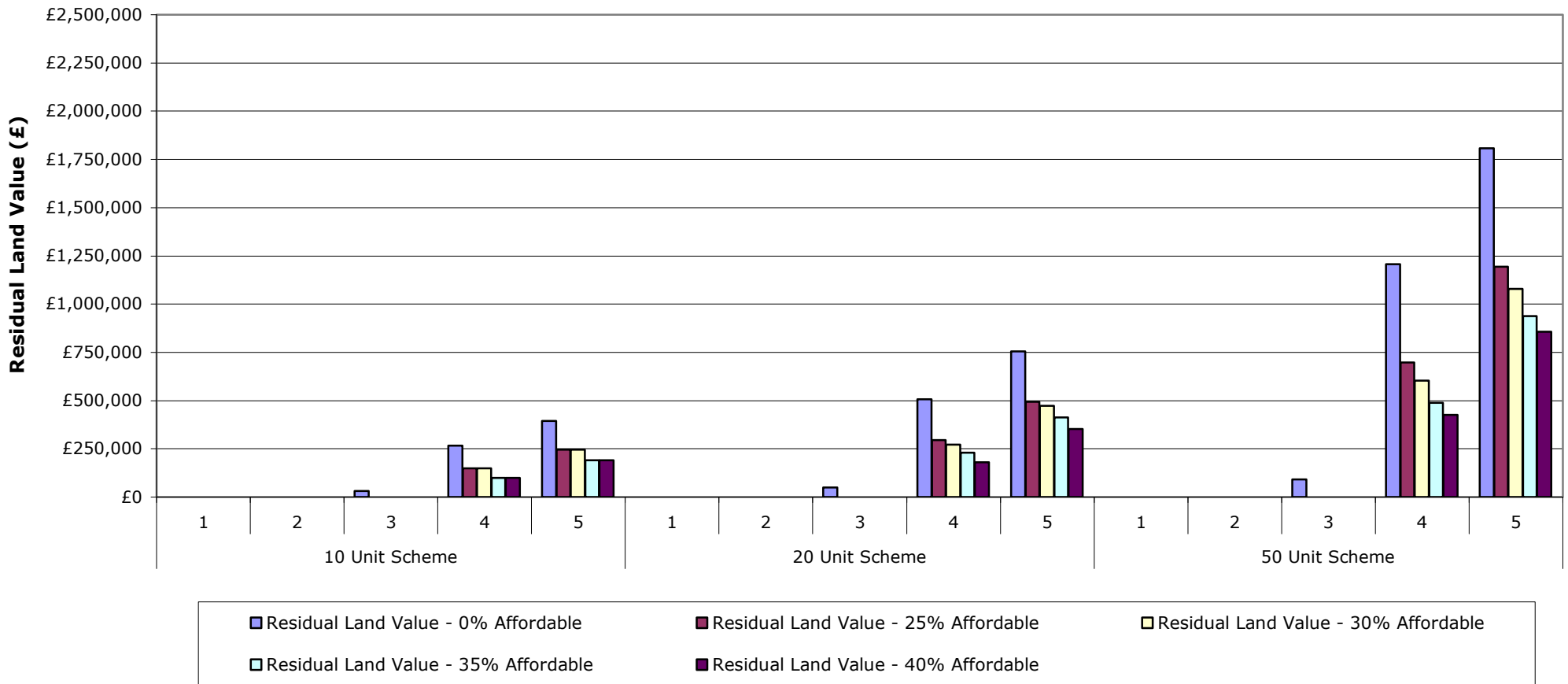


**Table 69: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £31,300 | £0 | £0 | £0 | £0 |
| | 4 | £266,727 | £149,351 | £149,351 | £98,471 | £98,471 |
| | 5 | £394,016 | £246,775 | £246,775 | £189,883 | £189,883 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £48,772 | £0 | £0 | £0 | £0 |
| | 4 | £506,905 | £295,287 | £272,523 | £228,608 | £179,073 |
| | 5 | £754,670 | £493,164 | £472,944 | £413,226 | £353,508 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £91,497 | £0 | £0 | £0 | £0 |
| | 4 | £1,205,646 | £697,945 | £604,585 | £489,329 | £425,137 |
| | 5 | £1,807,611 | £1,193,115 | £1,078,240 | £938,976 | £857,149 |

Source: Adams Integra, August 2012

Graph 69: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 5 High Density Flats Only Schemes

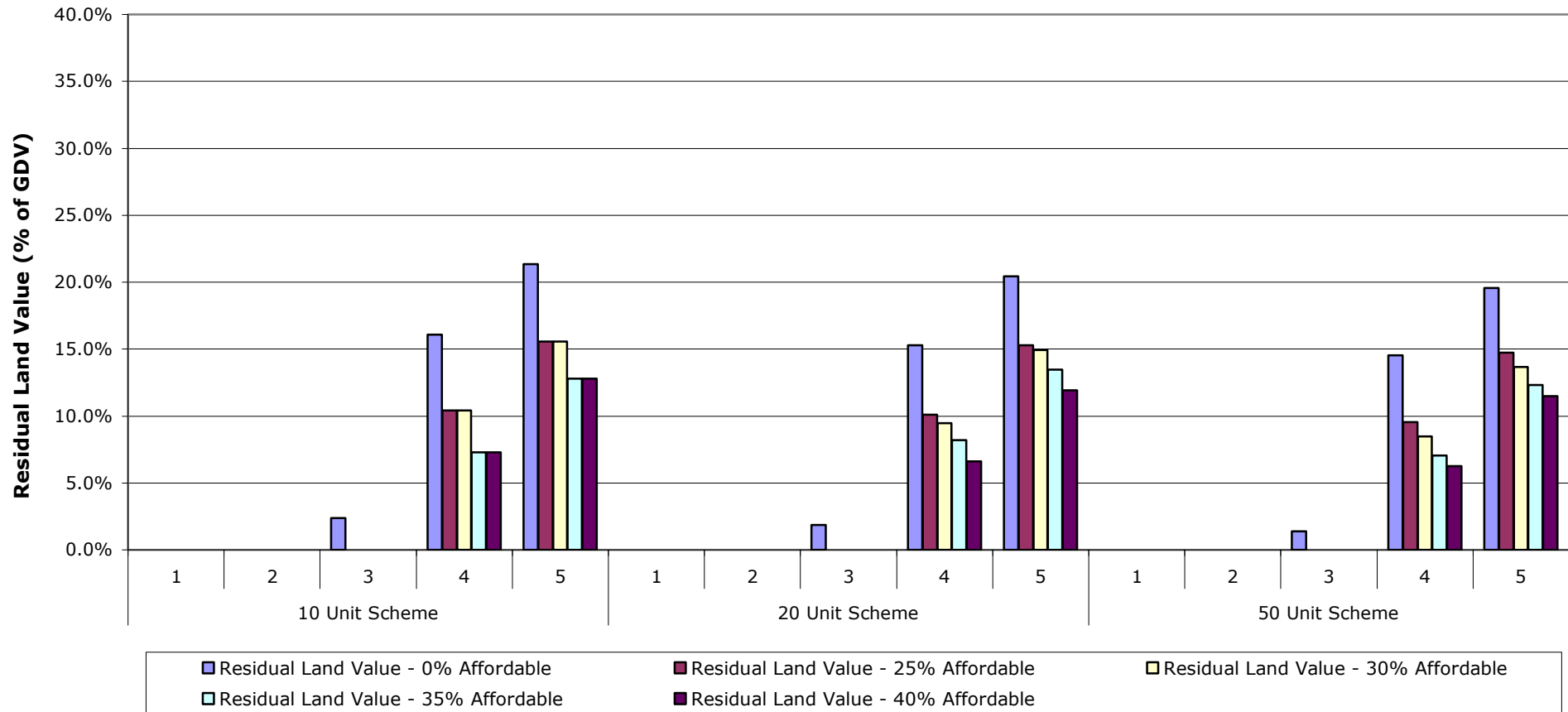


**Table 69a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.1% | 10.4% | 10.4% | 7.3% | 7.3% |
| | 5 | 21.3% | 15.6% | 15.6% | 12.8% | 12.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.3% | 10.1% | 9.5% | 8.2% | 6.6% |
| | 5 | 20.4% | 15.3% | 14.9% | 13.5% | 11.9% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.5% | 9.5% | 8.5% | 7.1% | 6.3% |
| | 5 | 19.6% | 14.8% | 13.7% | 12.3% | 11.5% |

Source: Adams Integra, August 2012

**Graph 69a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
High Density
Flats Only Schemes**

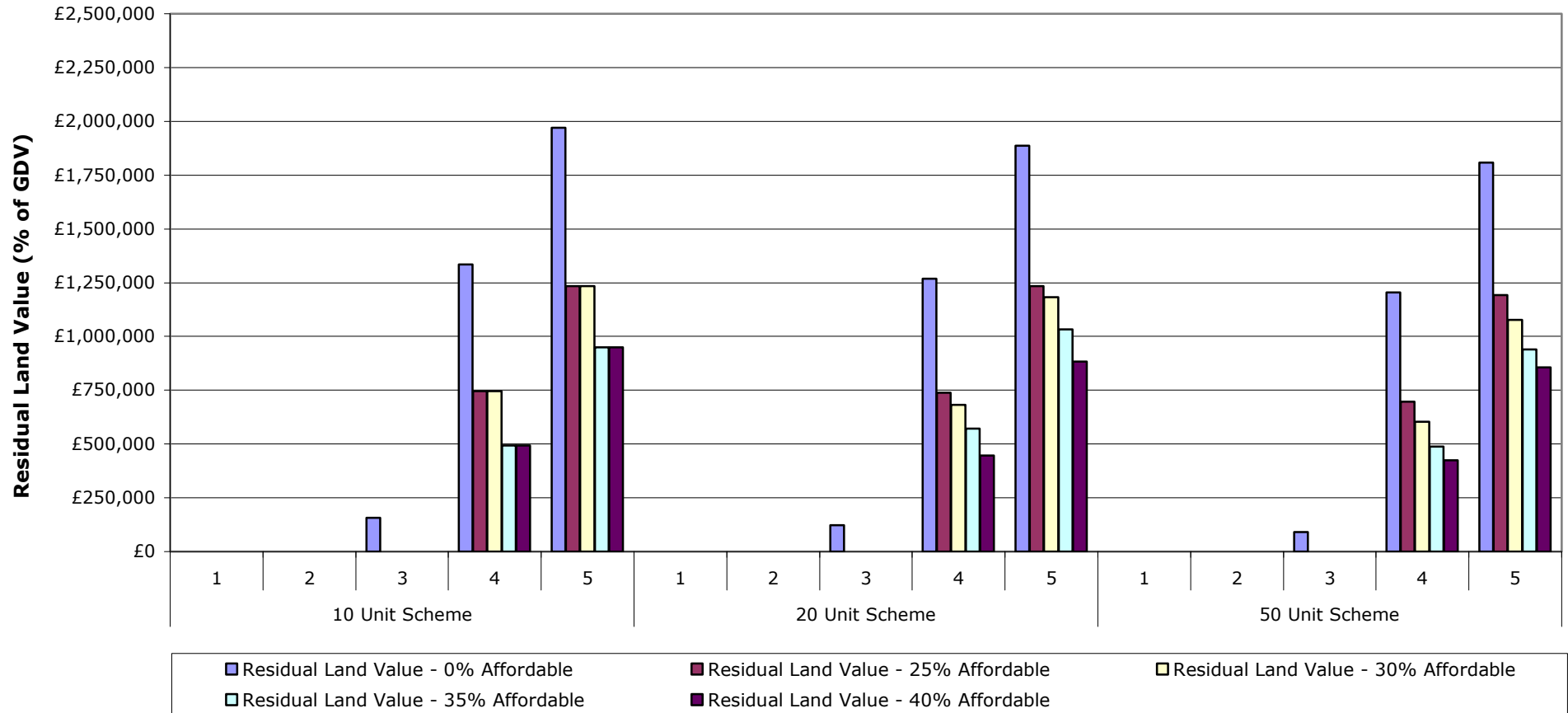


**Table 69b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £156,498 | £0 | £0 | £0 | £0 |
| | 4 | £1,333,635 | £746,755 | £746,755 | £492,354 | £492,354 |
| | 5 | £1,970,079 | £1,233,874 | £1,233,874 | £949,417 | £949,417 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £121,931 | £0 | £0 | £0 | £0 |
| | 4 | £1,267,262 | £738,218 | £681,307 | £571,519 | £447,683 |
| | 5 | £1,886,676 | £1,232,911 | £1,182,360 | £1,033,064 | £883,769 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £91,497 | £0 | £0 | £0 | £0 |
| | 4 | £1,205,646 | £697,945 | £604,585 | £489,329 | £425,137 |
| | 5 | £1,807,611 | £1,193,115 | £1,078,240 | £938,976 | £857,149 |

Source: Adams Integra, August 2012

**Graph 69b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
High Density
Flats Only Schemes**



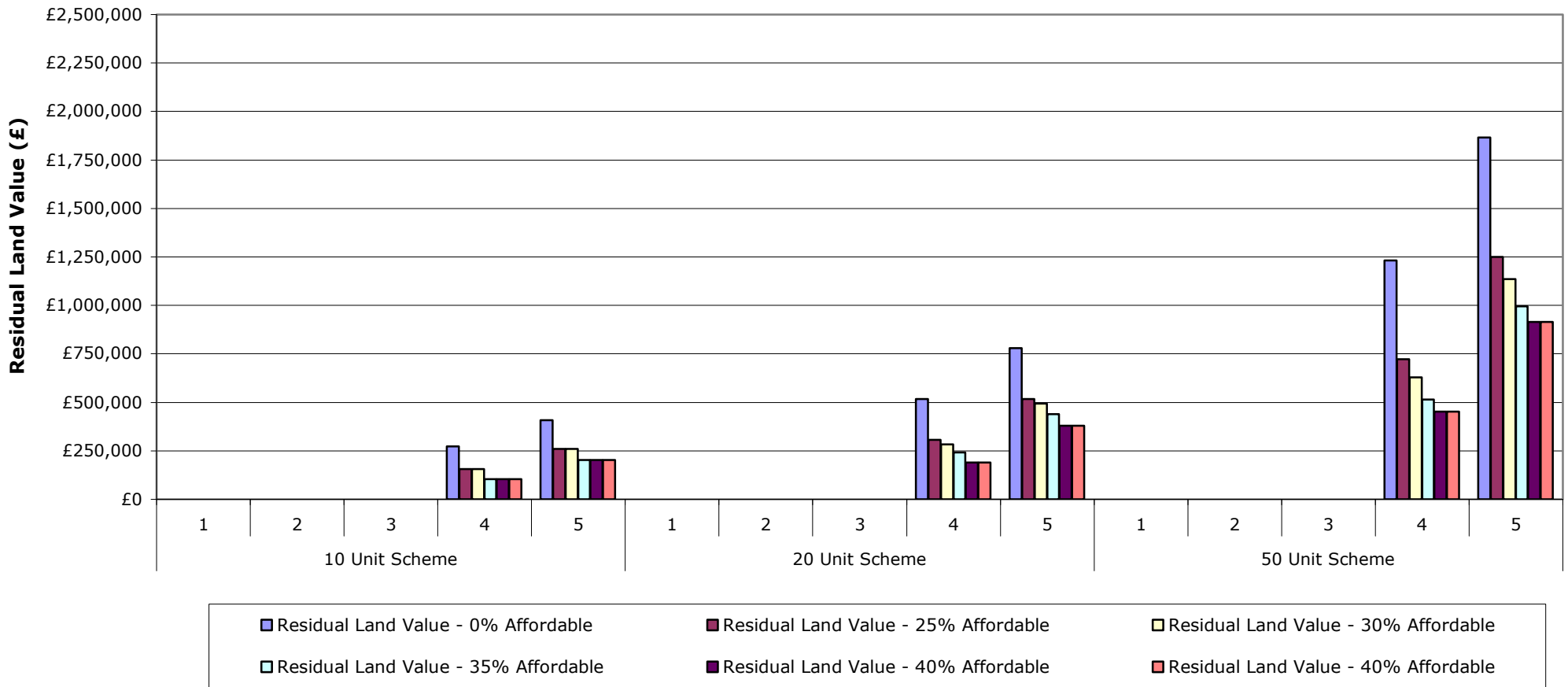
Appendix 4a-ii

**Table 70: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £272,948 | £155,765 | £155,765 | £104,884 | £104,884 |
| | 5 | £407,013 | £259,772 | £259,772 | £203,148 | £203,148 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £518,418 | £306,920 | £284,155 | £240,480 | £190,946 |
| | 5 | £779,372 | £517,866 | £492,770 | £438,185 | £378,467 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,231,200 | £723,499 | £630,139 | £514,884 | £450,958 |
| | 5 | £1,865,209 | £1,250,714 | £1,135,838 | £996,574 | £914,747 |

Source: Adams Integra, August 2012

**Graph 70: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
Low Density
Flats Only Schemes**

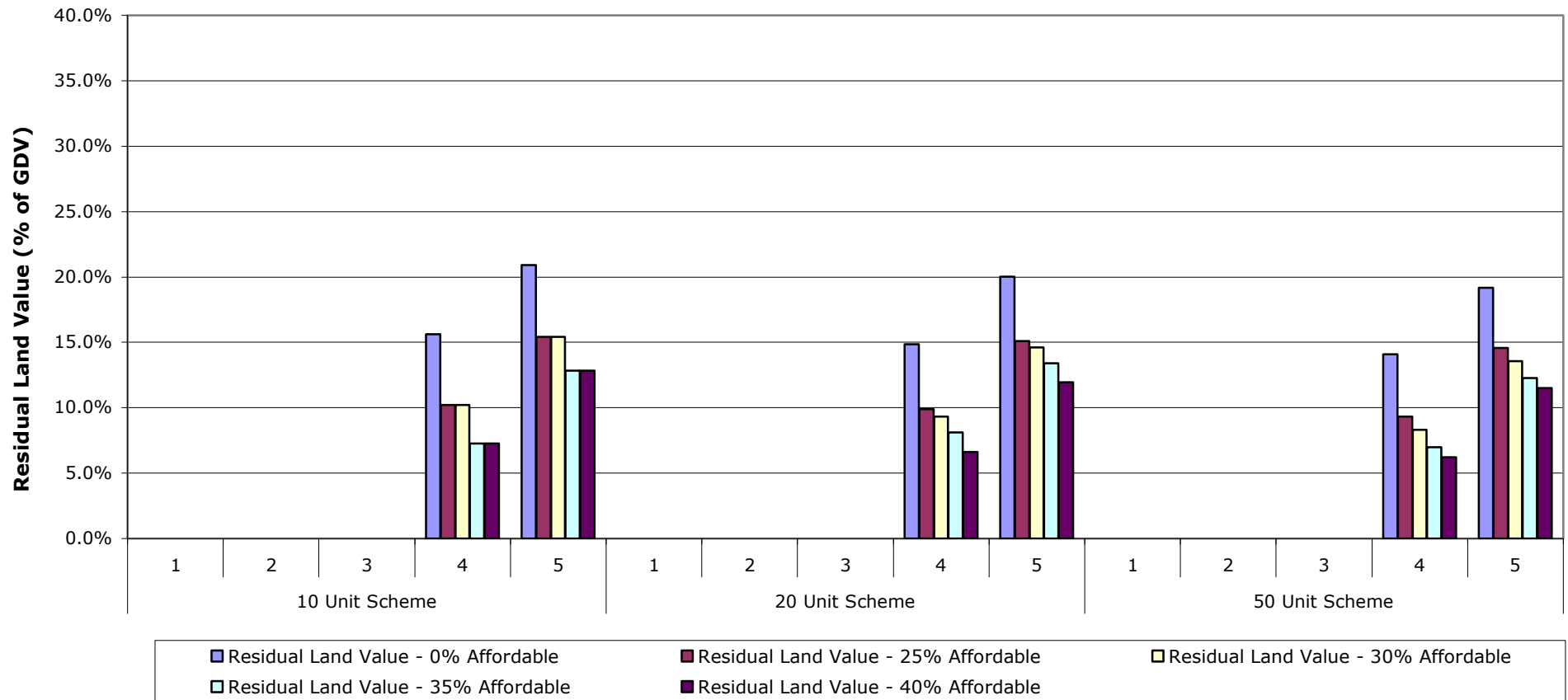


**Table 70a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.6% | 10.2% | 10.2% | 7.3% | 7.3% |
| | 5 | 20.9% | 15.4% | 15.4% | 12.8% | 12.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.8% | 9.9% | 9.3% | 8.1% | 6.6% |
| | 5 | 20.0% | 15.1% | 14.6% | 13.4% | 12.0% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.1% | 9.3% | 8.3% | 7.0% | 6.2% |
| | 5 | 19.2% | 14.6% | 13.6% | 12.3% | 11.5% |

Source: Adams Integra, August 2012

**Graph 70a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
Low Density
Flats Only Schemes**

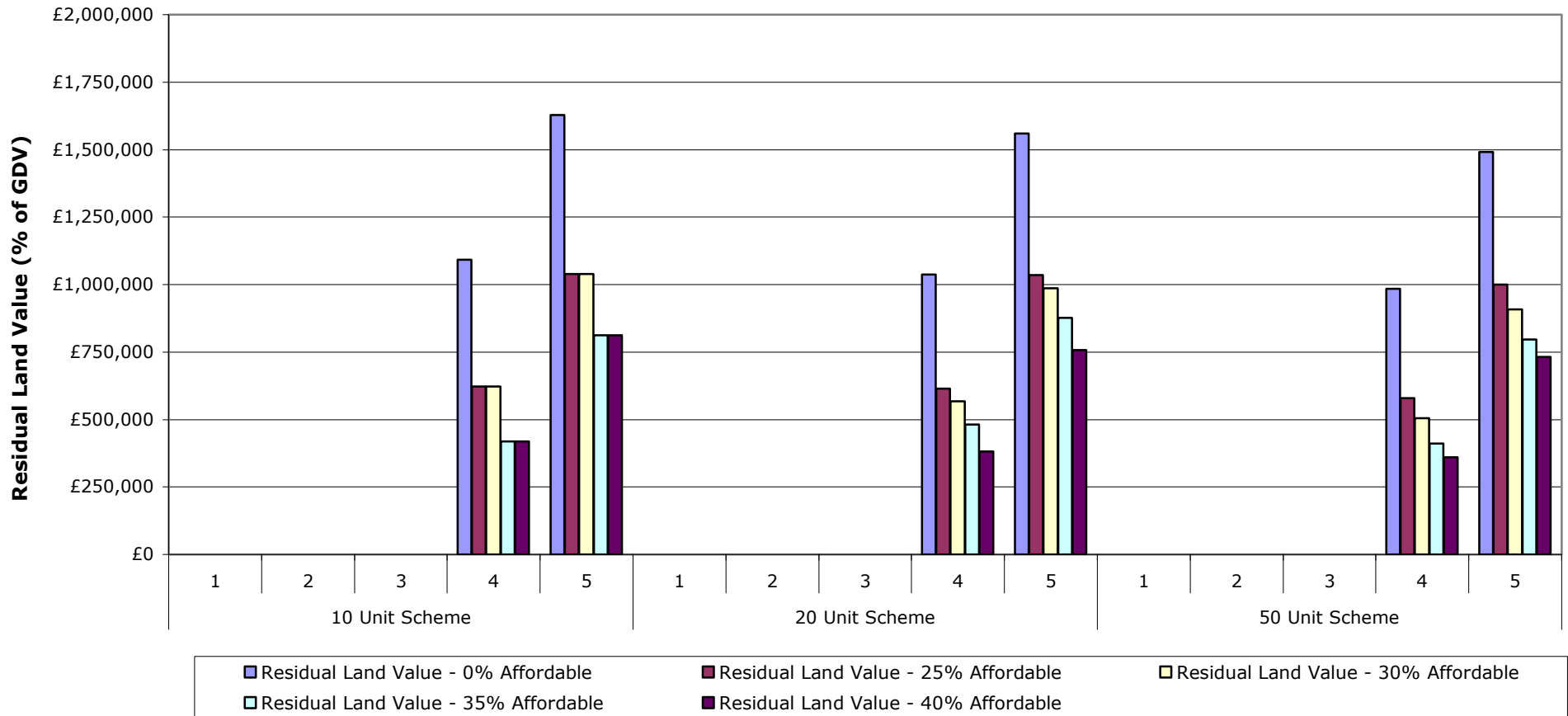


**Table 70b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,091,793 | £623,058 | £623,058 | £419,538 | £419,538 |
| | 5 | £1,628,051 | £1,039,087 | £1,039,087 | £812,593 | £812,593 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,036,835 | £613,839 | £568,310 | £480,960 | £381,892 |
| | 5 | £1,558,744 | £1,035,732 | £985,540 | £876,369 | £756,933 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £984,960 | £578,799 | £504,111 | £411,907 | £360,766 |
| | 5 | £1,492,167 | £1,000,571 | £908,671 | £797,259 | £731,798 |

Source: Adams Integra, August 2012

**Graph 70b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
Low Density
Flats Only Schemes**

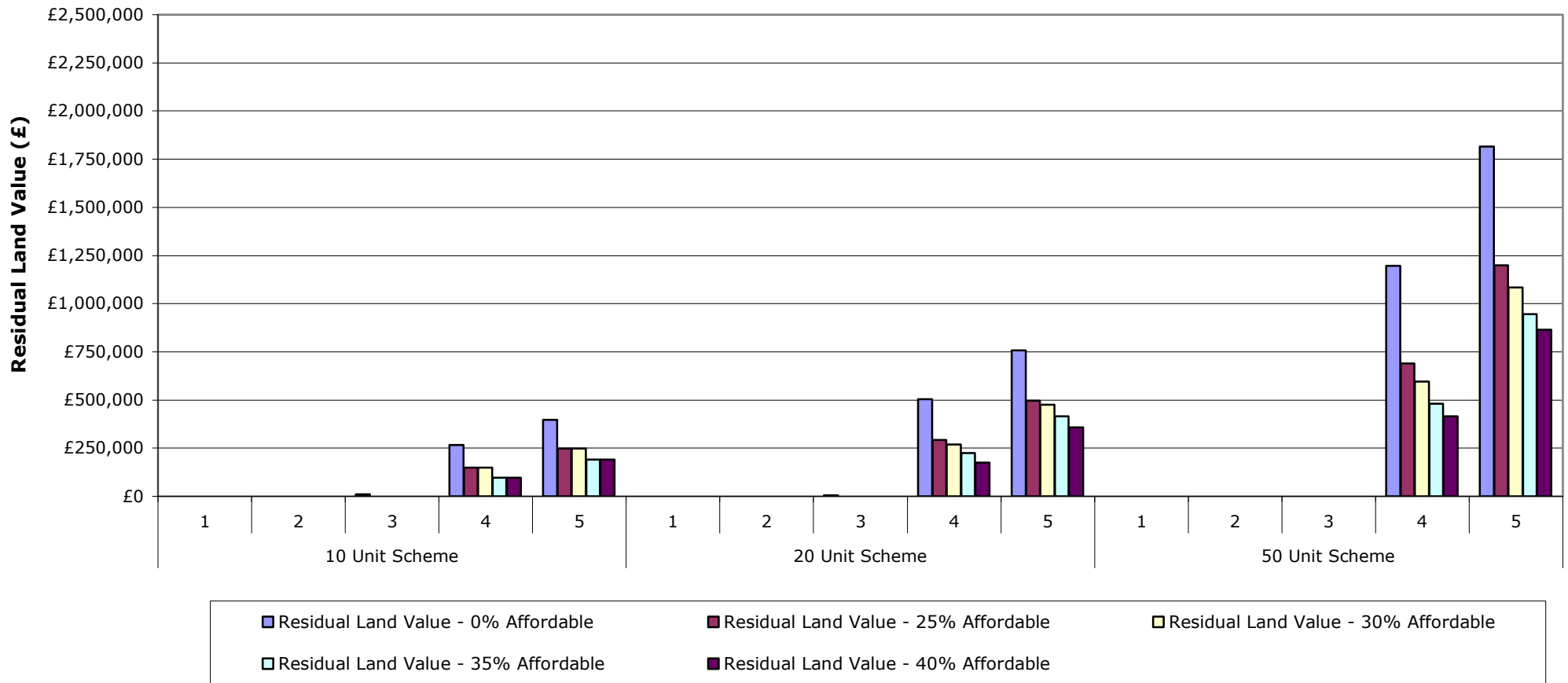


**Table 71: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £9,830 | £0 | £0 | £0 | £0 |
| | 4 | £265,233 | £147,811 | £147,811 | £96,930 | £96,930 |
| | 5 | £395,910 | £248,669 | £248,669 | £191,816 | £191,816 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £6,236 | £0 | £0 | £0 | £0 |
| | 4 | £503,698 | £292,047 | £269,283 | £225,301 | £175,766 |
| | 5 | £758,058 | £496,552 | £476,367 | £416,649 | £356,931 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,196,646 | £688,946 | £595,586 | £480,330 | £416,044 |
| | 5 | £1,814,633 | £1,200,138 | £1,085,263 | £945,998 | £864,172 |

Source: Adams Integra, August 2012

Graph 71: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 5 Medium Density Flats Only Schemes

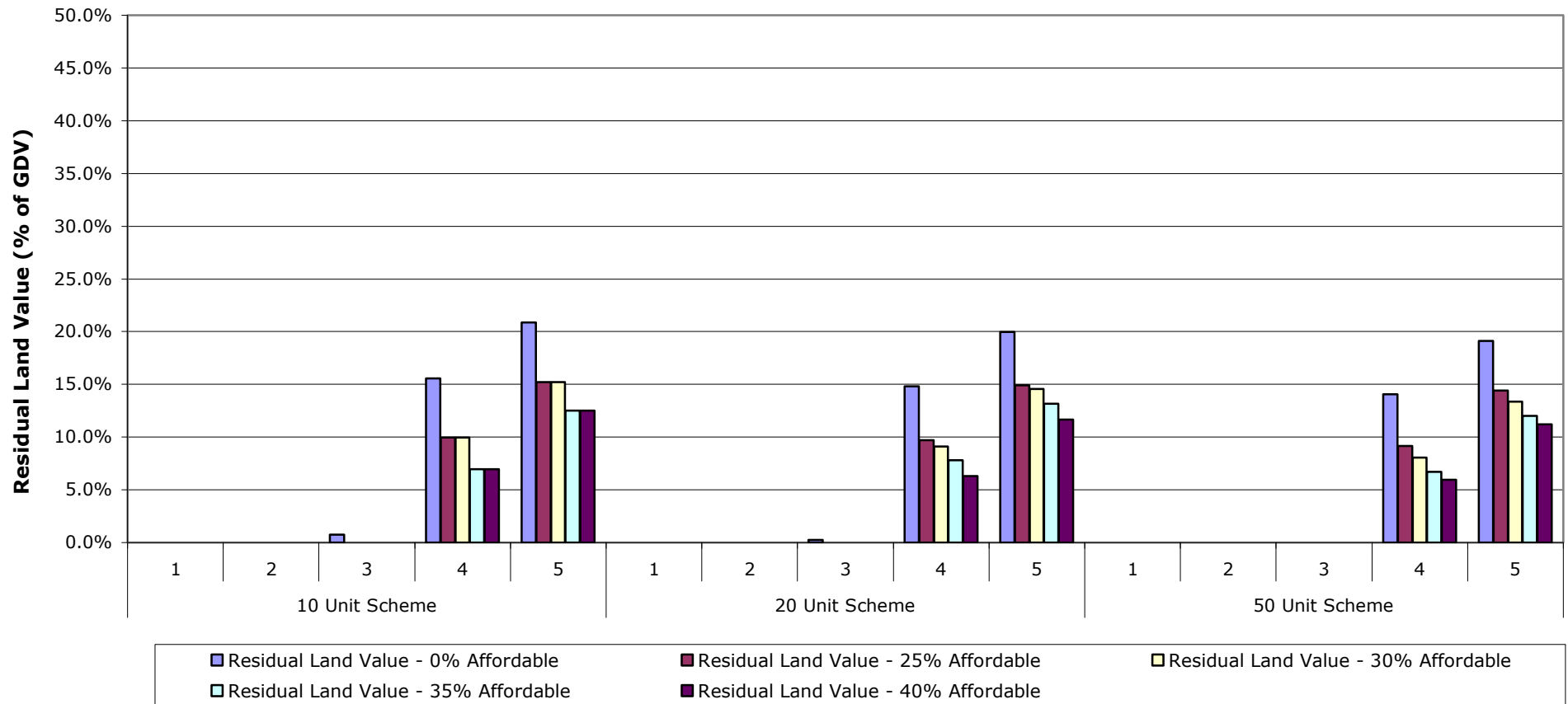


**Table 71a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.6% | 10.0% | 10.0% | 6.9% | 6.9% |
| | 5 | 20.9% | 15.2% | 15.2% | 12.5% | 12.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.8% | 9.7% | 9.1% | 7.8% | 6.3% |
| | 5 | 20.0% | 14.9% | 14.6% | 13.2% | 11.6% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.1% | 9.1% | 8.1% | 6.7% | 5.9% |
| | 5 | 19.1% | 14.4% | 13.3% | 12.0% | 11.2% |

Source: Adams Integra, August 2012

**Graph 71a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
Medium Density
Flats Only Schemes**

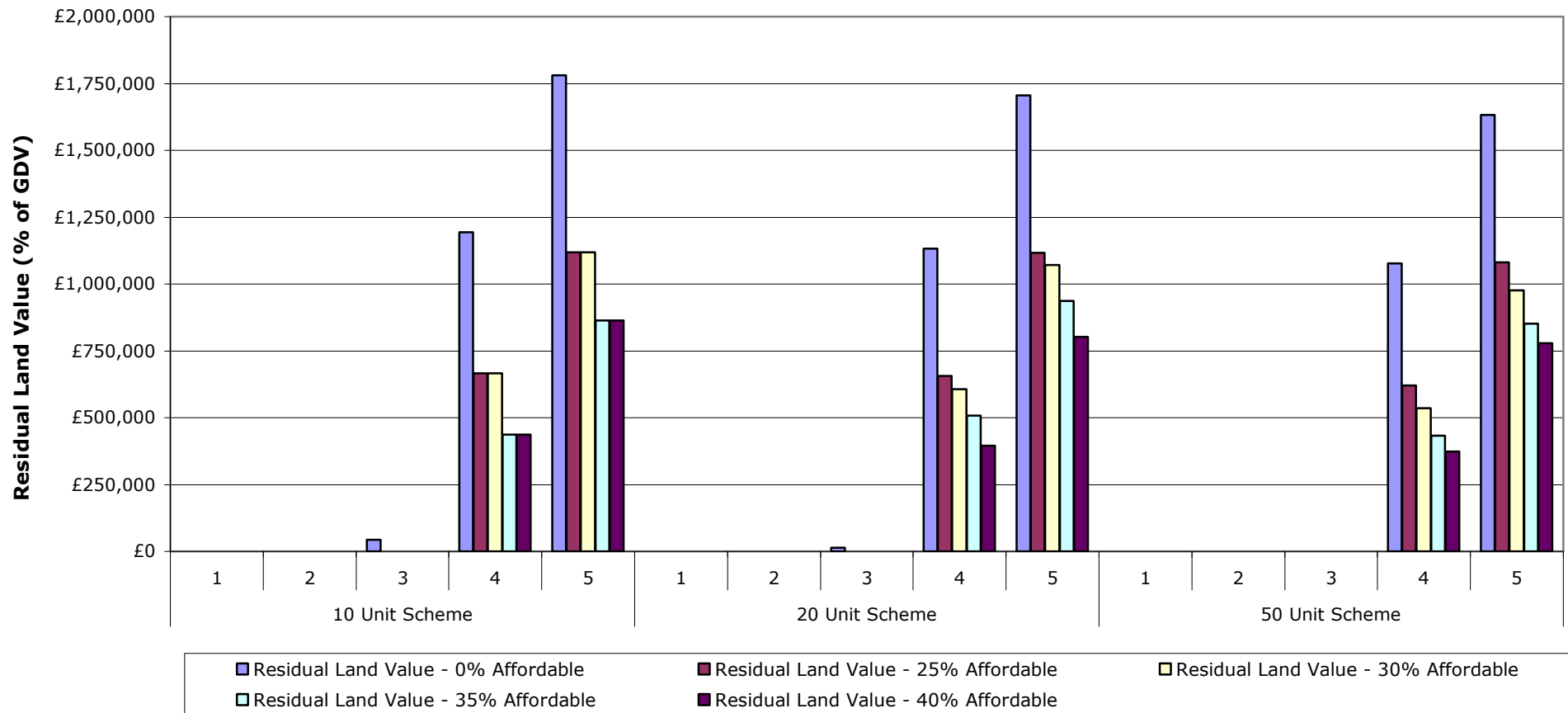


**Table 71b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £44,235 | £0 | £0 | £0 | £0 |
| | 4 | £1,193,548 | £665,148 | £665,148 | £436,187 | £436,187 |
| | 5 | £1,781,593 | £1,119,008 | £1,119,008 | £863,173 | £863,173 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £14,032 | £0 | £0 | £0 | £0 |
| | 4 | £1,133,321 | £657,106 | £605,886 | £506,926 | £395,475 |
| | 5 | £1,705,631 | £1,117,242 | £1,071,826 | £937,460 | £803,094 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,076,982 | £620,051 | £536,027 | £432,297 | £374,440 |
| | 5 | £1,633,170 | £1,080,124 | £976,737 | £851,399 | £777,754 |

Source: Adams Integra, August 2012

**Graph 71b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
Medium Density
Flats Only Schemes**

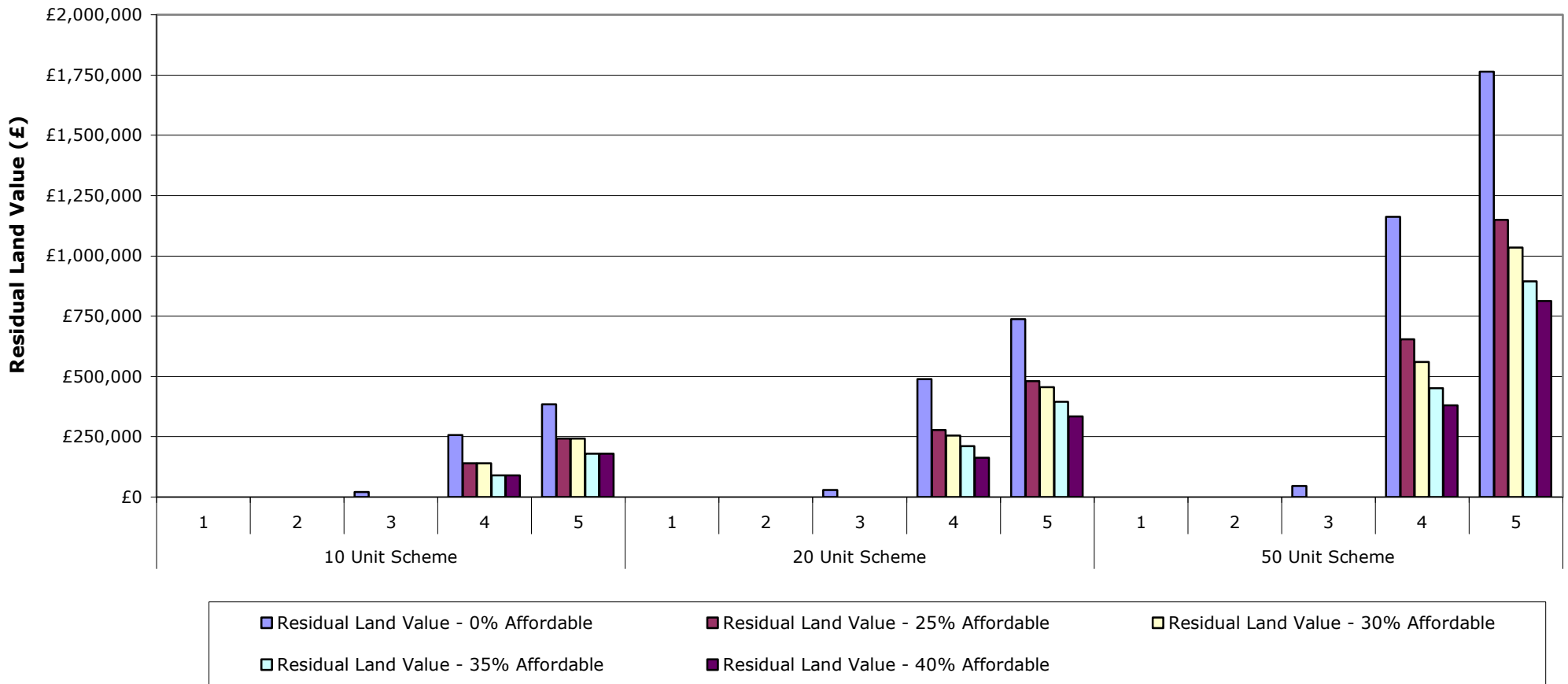


**Table 72: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £21,805 | £0 | £0 | £0 | £0 |
| | 4 | £257,518 | £139,857 | £139,857 | £88,977 | £88,977 |
| | 5 | £384,806 | £242,464 | £242,464 | £180,484 | £180,484 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £30,099 | £0 | £0 | £0 | £0 |
| | 4 | £488,979 | £277,174 | £254,410 | £210,121 | £162,209 |
| | 5 | £736,744 | £480,189 | £454,831 | £395,113 | £335,395 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £46,129 | £0 | £0 | £0 | £0 |
| | 4 | £1,162,093 | £654,392 | £561,032 | £450,420 | £381,131 |
| | 5 | £1,764,058 | £1,149,562 | £1,034,687 | £895,423 | £813,596 |

Source: Adams Integra, August 2012

Graph 72: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 5 High Density Flats Only Schemes

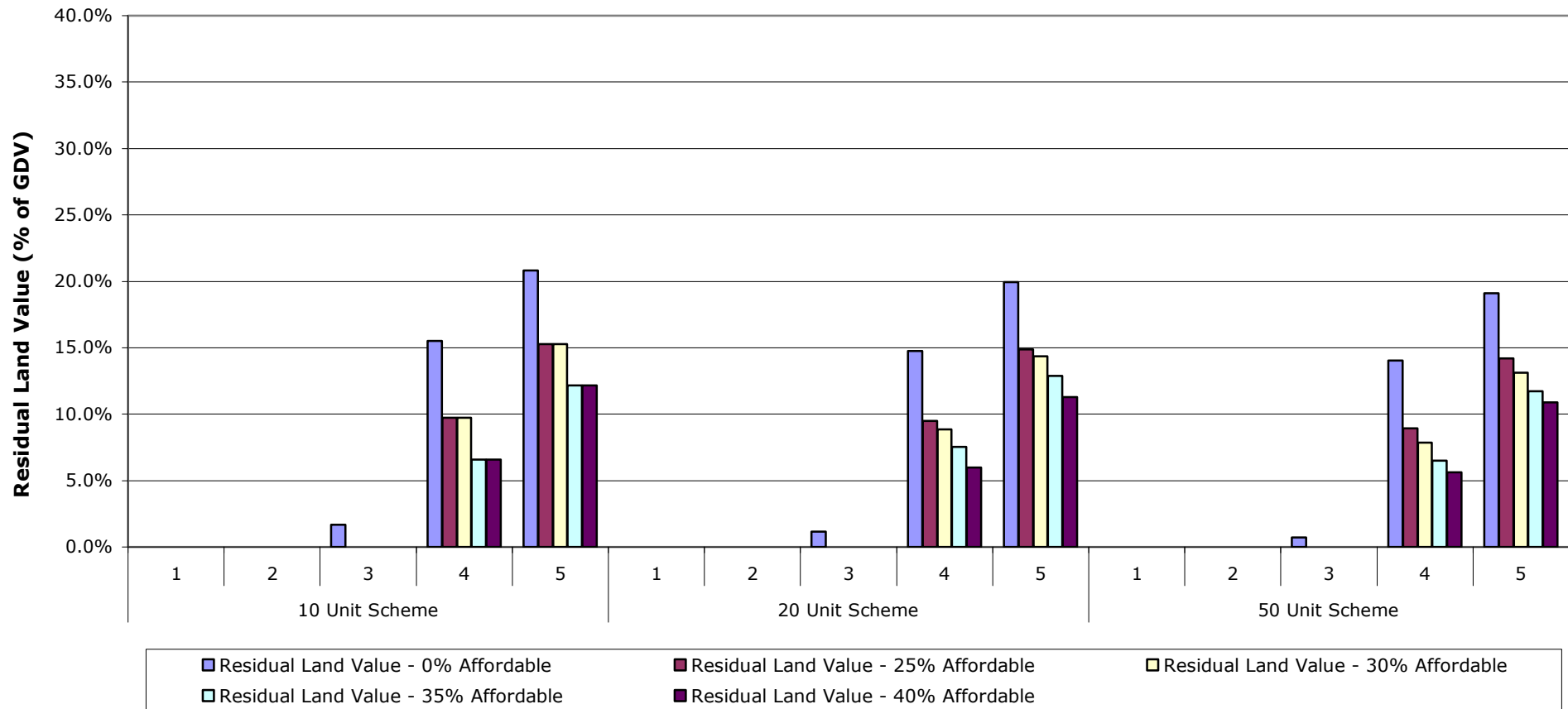


**Table 72a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.5% | 9.7% | 9.7% | 6.6% | 6.6% |
| | 5 | 20.8% | 15.3% | 15.3% | 12.2% | 12.2% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.7% | 9.5% | 8.9% | 7.5% | 6.0% |
| | 5 | 19.9% | 14.9% | 14.3% | 12.9% | 11.3% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.0% | 8.9% | 7.8% | 6.5% | 5.6% |
| | 5 | 19.1% | 14.2% | 13.1% | 11.7% | 10.9% |

Source: Adams Integra, August 2012

**Graph 72a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
High Density
Flats Only Schemes**

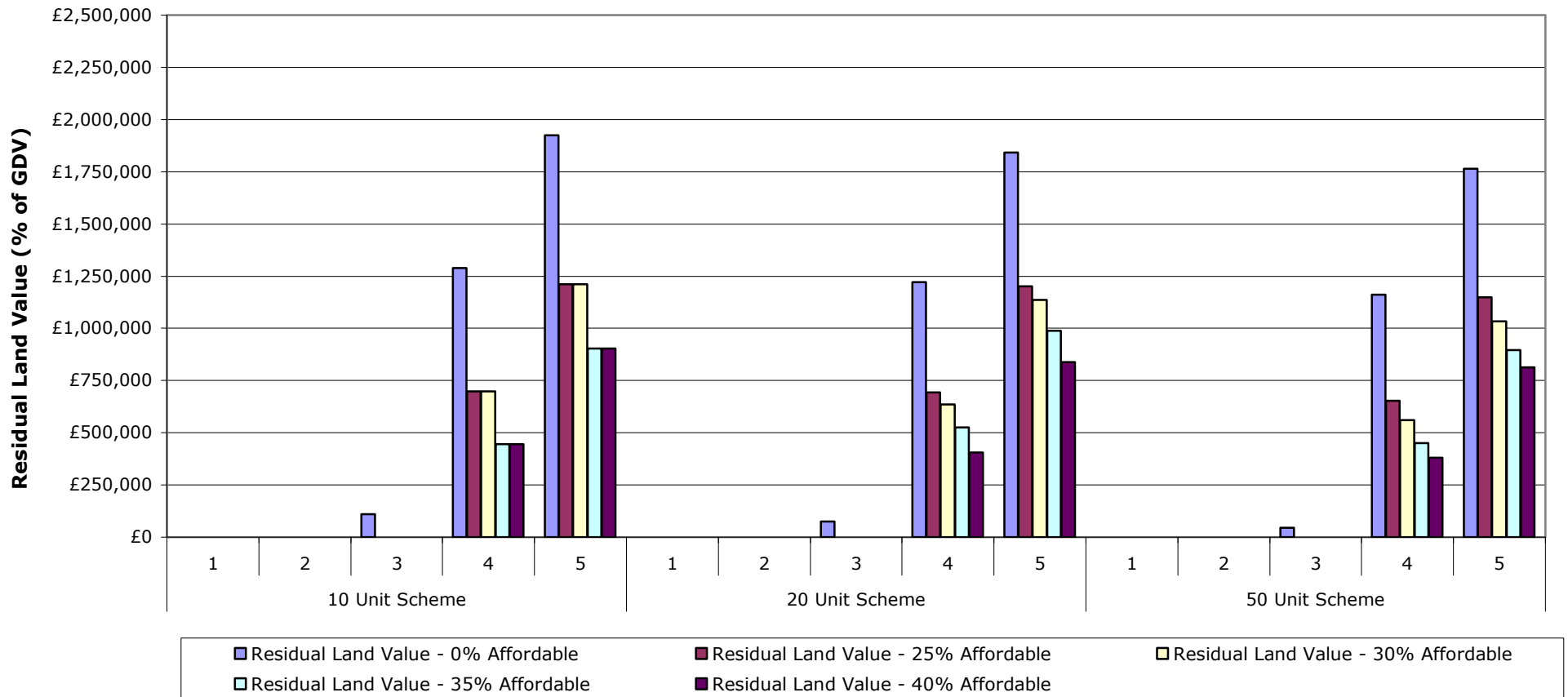


**Table 72b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £109,026 | £0 | £0 | £0 | £0 |
| | 4 | £1,287,588 | £699,284 | £699,284 | £444,883 | £444,883 |
| | 5 | £1,924,032 | £1,212,318 | £1,212,318 | £902,420 | £902,420 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £75,249 | £0 | £0 | £0 | £0 |
| | 4 | £1,222,447 | £692,936 | £636,025 | £525,303 | £405,523 |
| | 5 | £1,841,861 | £1,200,472 | £1,137,078 | £987,782 | £838,487 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £46,129 | £0 | £0 | £0 | £0 |
| | 4 | £1,162,093 | £654,392 | £561,032 | £450,420 | £381,131 |
| | 5 | £1,764,058 | £1,149,562 | £1,034,687 | £895,423 | £813,596 |

Source: Adams Integra, August 2012

**Graph 72b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
High Density
Flats Only Schemes**

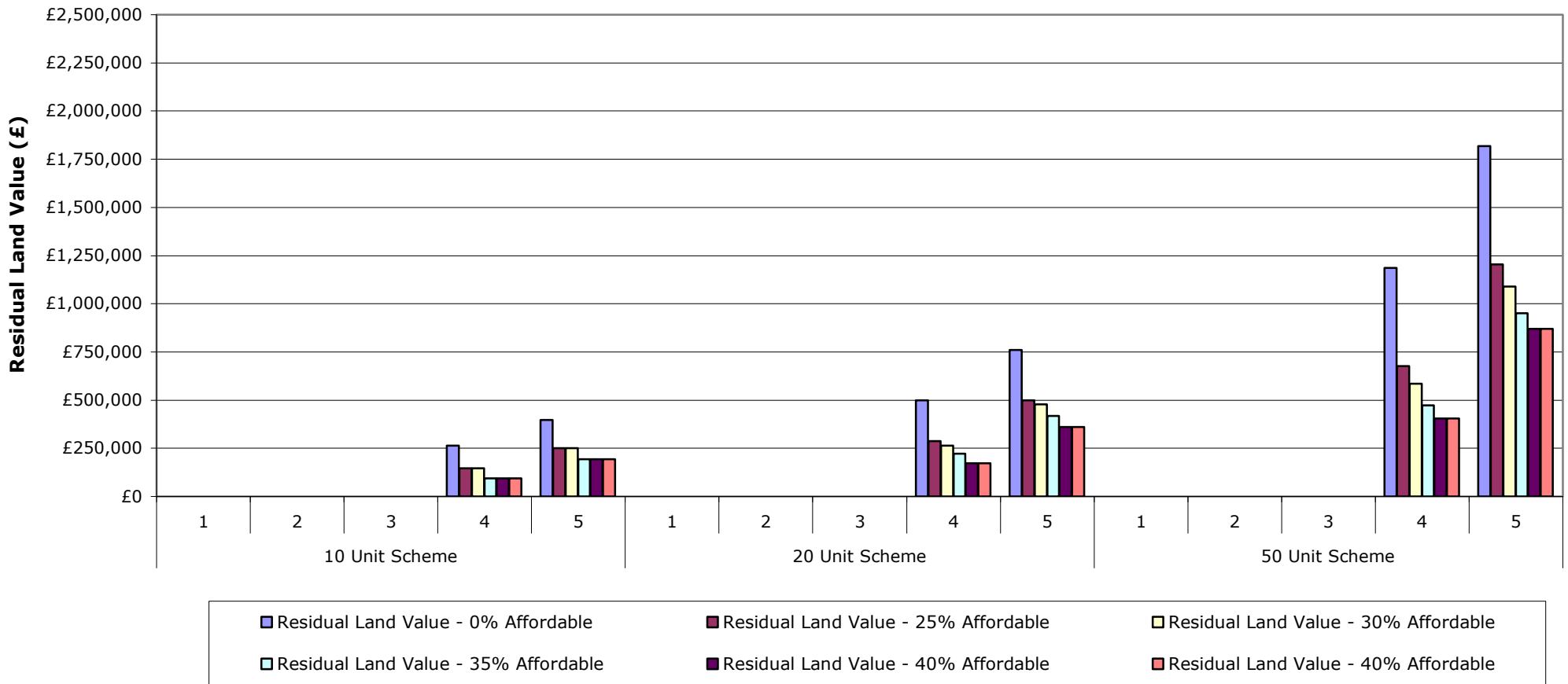


**Table 73: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £263,249 | £145,765 | £145,765 | £94,885 | £94,885 |
| | 5 | £397,313 | £250,072 | £250,072 | £193,249 | £193,249 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £499,537 | £287,843 | £265,078 | £221,010 | £173,208 |
| | 5 | £760,492 | £498,986 | £478,826 | £419,108 | £359,390 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,185,329 | £677,628 | £584,268 | £473,898 | £404,609 |
| | 5 | £1,819,338 | £1,204,842 | £1,089,967 | £950,703 | £868,876 |

Source: Adams Integra, August 2012

**Graph 73: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
Low Density
Flats Only Schemes**

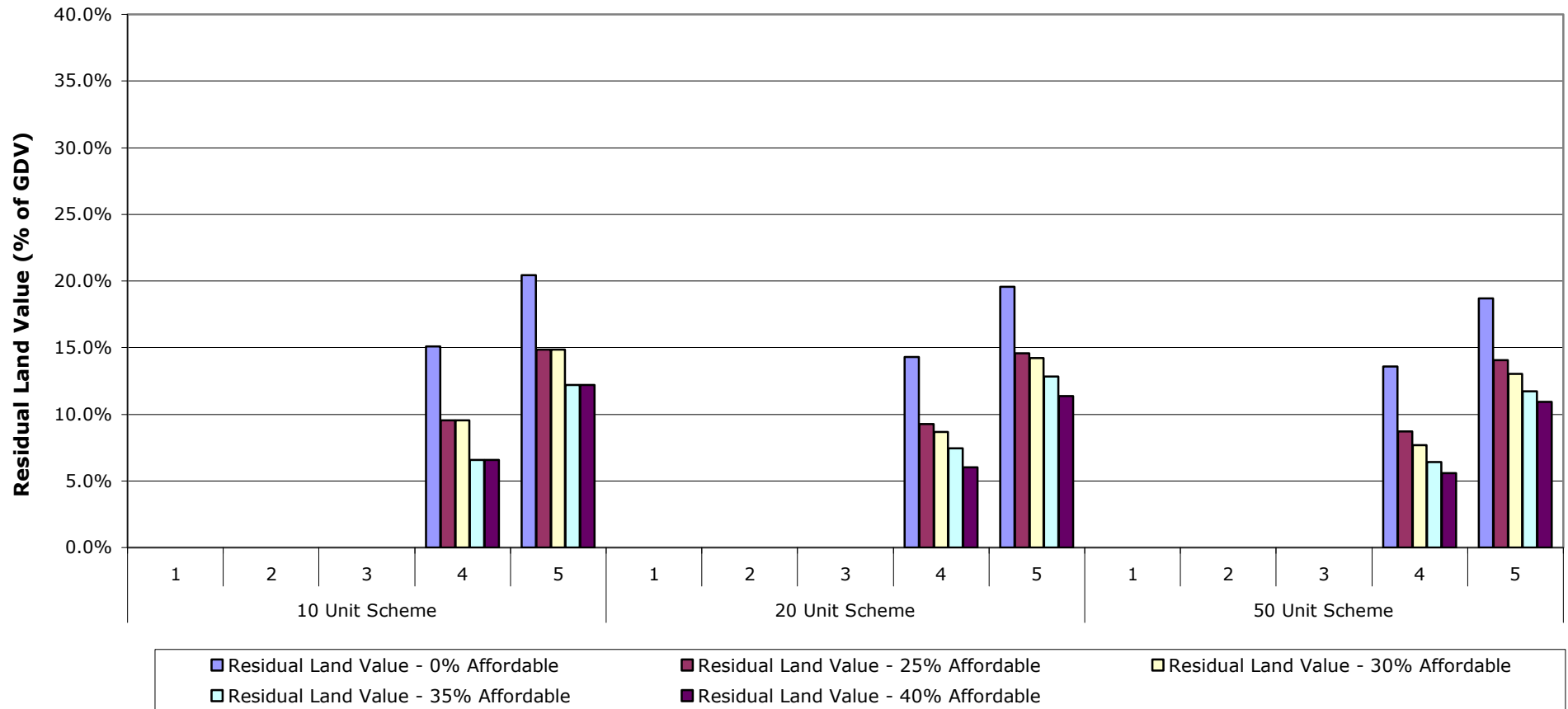


**Table 73a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.1% | 9.6% | 9.6% | 6.6% | 6.6% |
| | 5 | 20.4% | 14.8% | 14.8% | 12.2% | 12.2% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.3% | 9.3% | 8.7% | 7.5% | 6.0% |
| | 5 | 19.5% | 14.6% | 14.2% | 12.8% | 11.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 13.6% | 8.7% | 7.7% | 6.4% | 5.6% |
| | 5 | 18.7% | 14.0% | 13.0% | 11.7% | 10.9% |

Source: Adams Integra, August 2012

**Graph 73a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
Low Density
Flats Only Schemes**

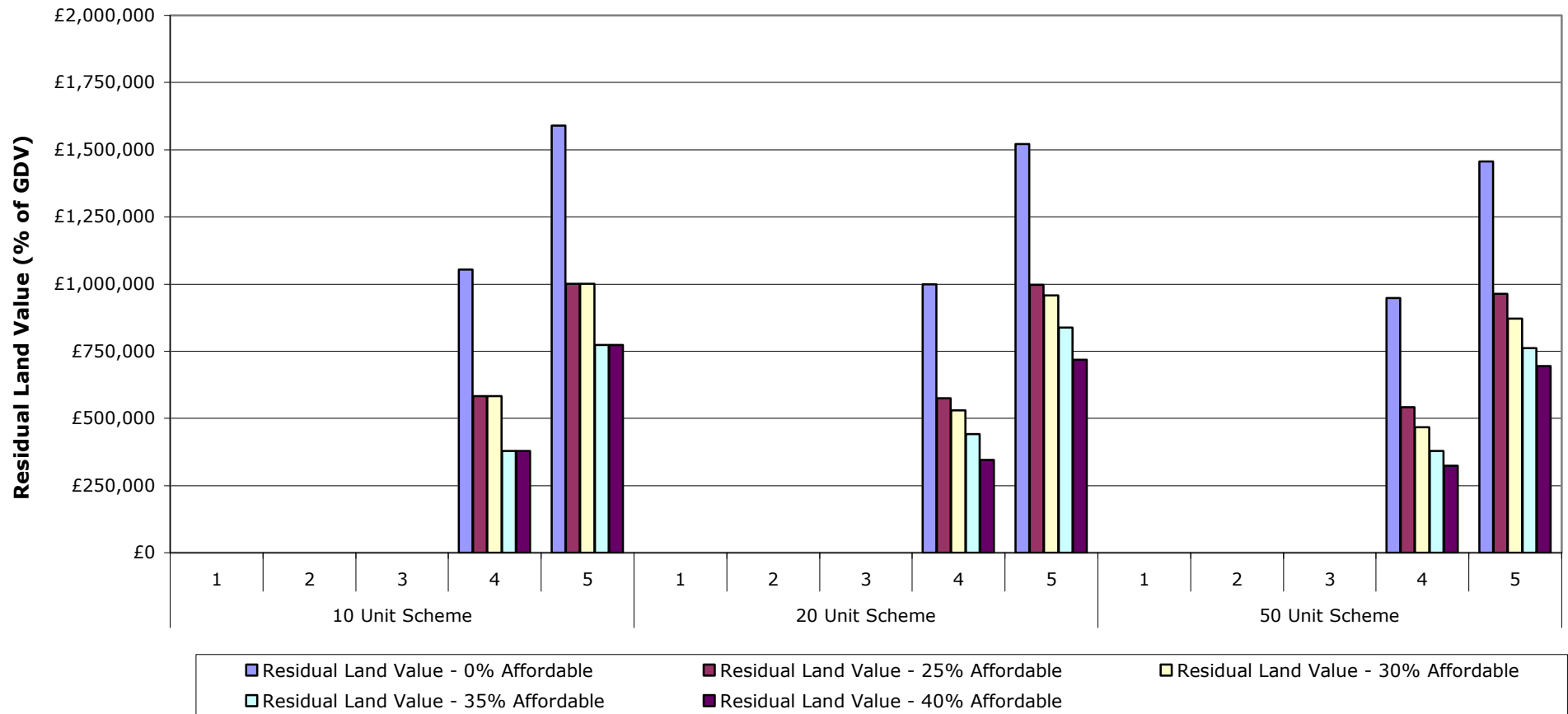


**Table 73b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,052,994 | £583,059 | £583,059 | £379,539 | £379,539 |
| | 5 | £1,589,252 | £1,000,288 | £1,000,288 | £772,994 | £772,994 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £999,075 | £575,685 | £530,156 | £442,019 | £346,415 |
| | 5 | £1,520,983 | £997,971 | £957,652 | £838,215 | £718,779 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £948,263 | £542,103 | £467,414 | £379,119 | £323,687 |
| | 5 | £1,455,470 | £963,874 | £871,974 | £760,562 | £695,101 |

Source: Adams Integra, August 2012

**Graph 73b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
Low Density
Flats Only Schemes**

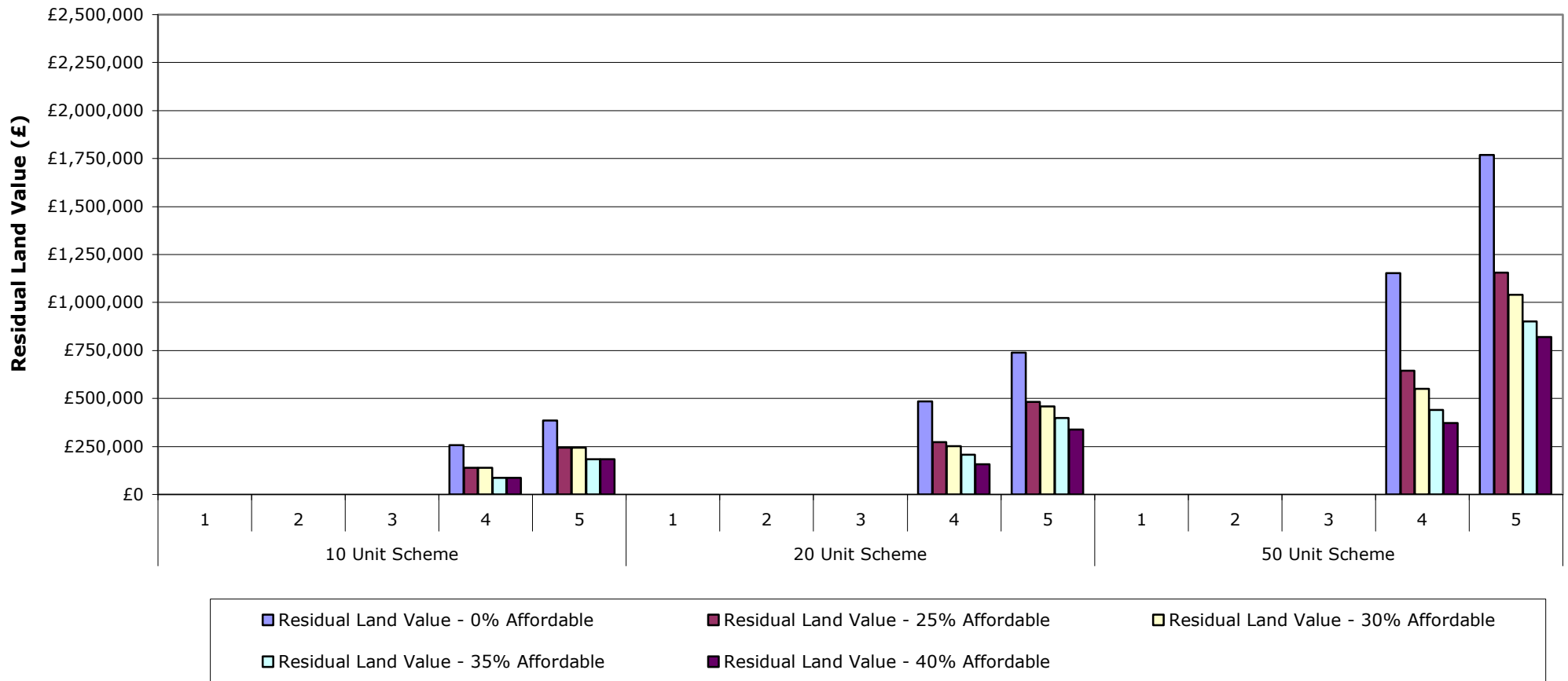


**Table 74: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £83 | £0 | £0 | £0 | £0 |
| | 4 | £255,778 | £138,064 | £138,064 | £87,183 | £87,183 |
| | 5 | £386,455 | £244,146 | £244,146 | £182,167 | £182,167 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £485,295 | £273,452 | £250,688 | £206,322 | £158,372 |
| | 5 | £739,655 | £483,130 | £457,772 | £398,054 | £338,336 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,151,934 | £644,234 | £550,874 | £440,156 | £370,867 |
| | 5 | £1,769,921 | £1,155,426 | £1,040,551 | £901,286 | £819,460 |

Source: Adams Integra, August 2012

Graph 74: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 5 Medium Density Flats Only Schemes

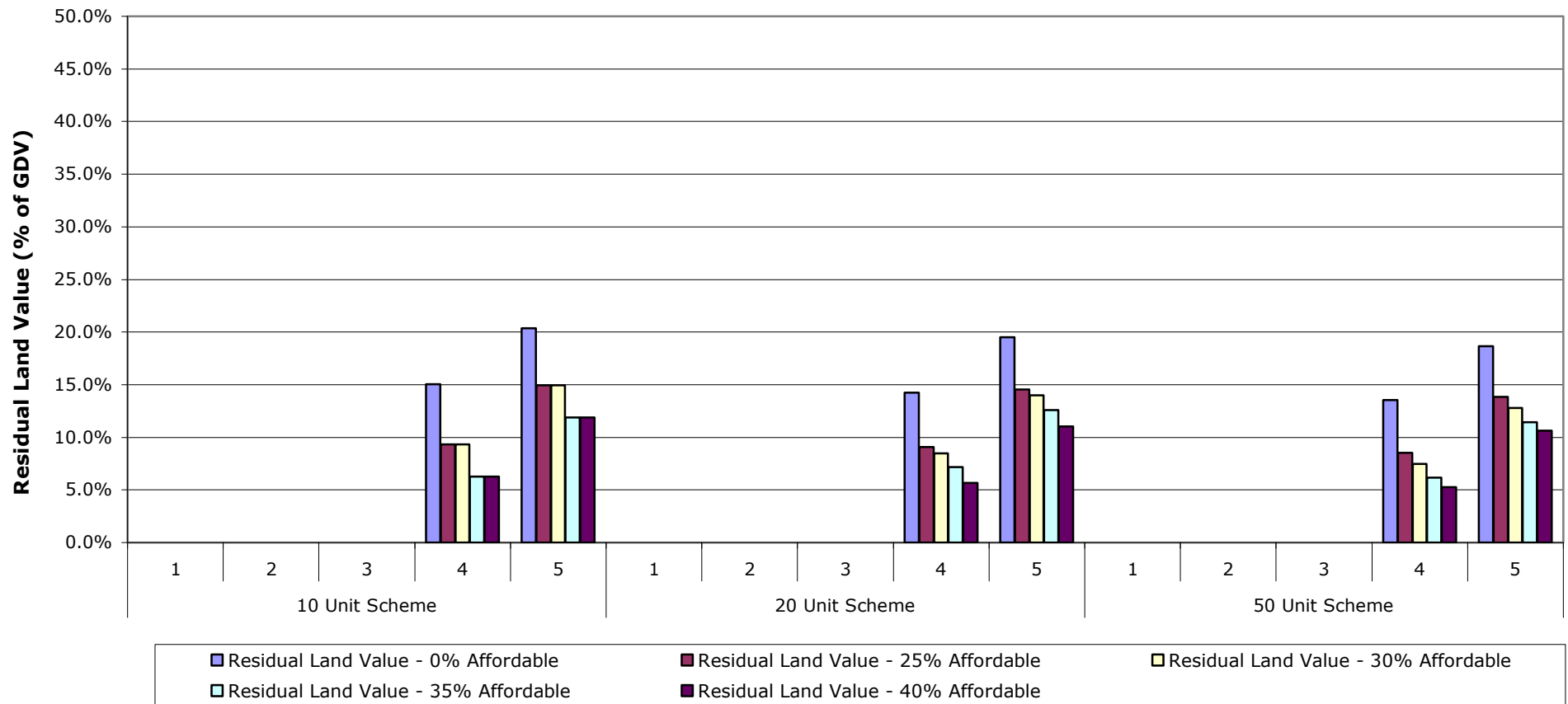


**Table 74a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.0% | 9.3% | 9.3% | 6.2% | 6.2% |
| | 5 | 20.4% | 14.9% | 14.9% | 11.9% | 11.9% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.3% | 9.1% | 8.5% | 7.2% | 5.7% |
| | 5 | 19.5% | 14.5% | 14.0% | 12.6% | 11.0% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 13.5% | 8.5% | 7.5% | 6.2% | 5.3% |
| | 5 | 18.7% | 13.9% | 12.8% | 11.5% | 10.6% |

Source: Adams Integra, August 2012

**Graph 74a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
Medium Density
Flats Only Schemes**

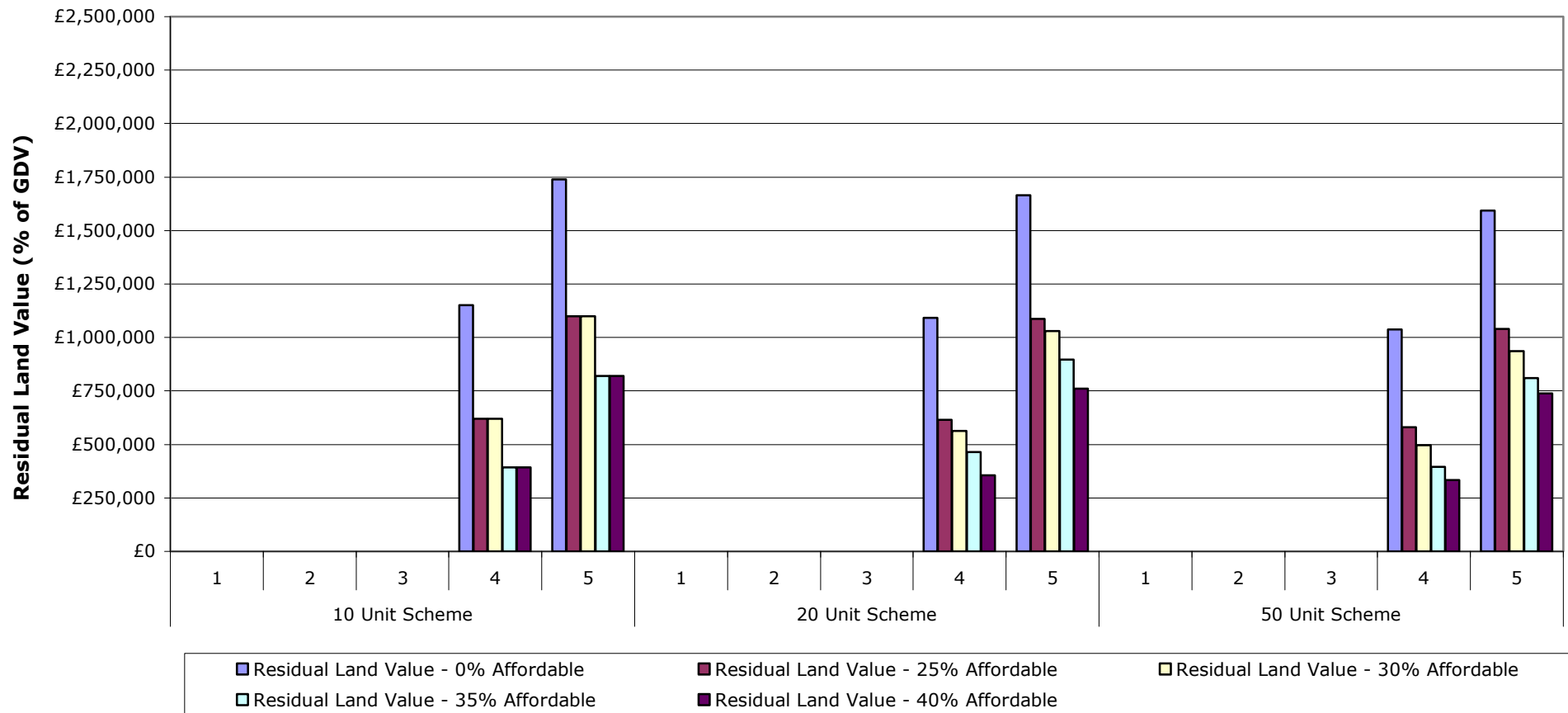


**Table 74b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £374 | £0 | £0 | £0 | £0 |
| | 4 | £1,151,003 | £621,286 | £621,286 | £392,326 | £392,326 |
| | 5 | £1,739,047 | £1,098,658 | £1,098,658 | £819,750 | £819,750 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,091,914 | £615,267 | £564,047 | £464,225 | £356,337 |
| | 5 | £1,664,224 | £1,087,042 | £1,029,987 | £895,621 | £761,256 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,036,741 | £579,810 | £495,786 | £396,140 | £333,780 |
| | 5 | £1,592,929 | £1,039,883 | £936,496 | £811,158 | £737,514 |

Source: Adams Integra, August 2012

**Graph 74b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
Medium Density
Flats Only Scheme**

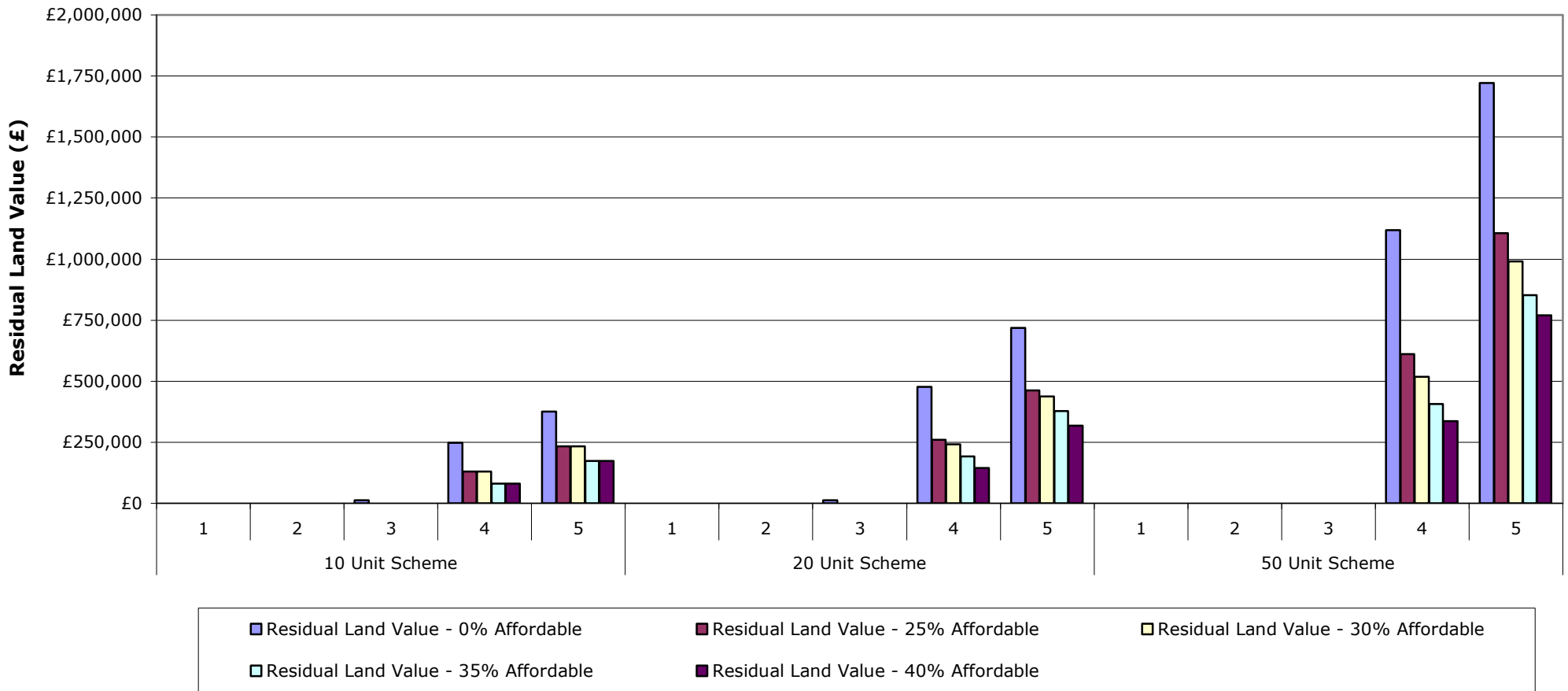


**Table 75: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £12,311 | £0 | £0 | £0 | £0 |
| | 4 | £248,308 | £130,362 | £130,362 | £79,482 | £79,482 |
| | 5 | £375,597 | £233,064 | £233,064 | £172,813 | £172,813 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £11,426 | £0 | £0 | £0 | £0 |
| | 4 | £475,960 | £259,061 | £241,169 | £191,635 | £143,536 |
| | 5 | £718,818 | £462,076 | £436,718 | £377,000 | £317,282 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £762 | £0 | £0 | £0 | £0 |
| | 4 | £1,118,540 | £610,839 | £517,479 | £406,414 | £337,124 |
| | 5 | £1,720,505 | £1,106,010 | £991,134 | £851,870 | £770,043 |

Source: Adams Integra, August 2012

Graph 75: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 5 High Density Flats Only Schemes

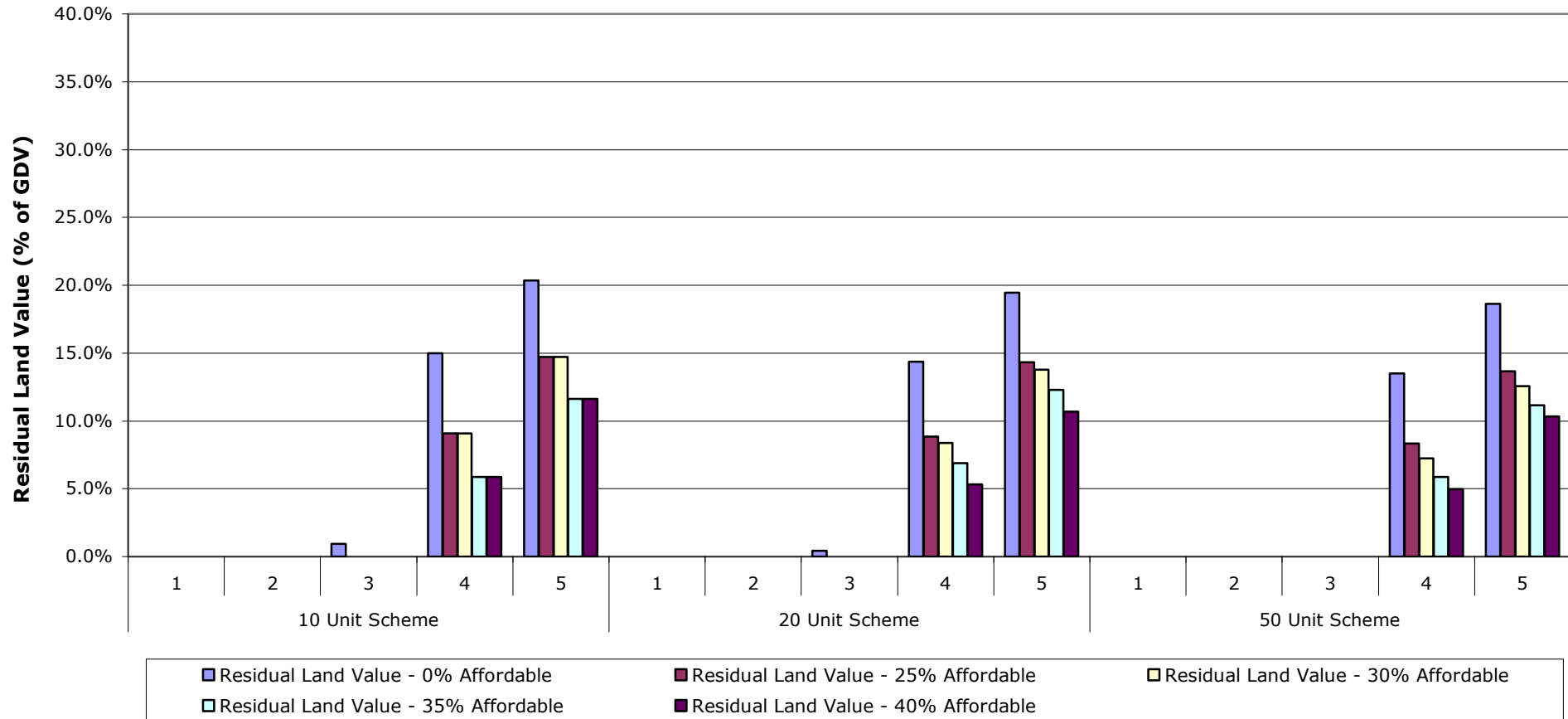


**Table 75a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.0% | 9.1% | 9.1% | 5.9% | 5.9% |
| | 5 | 20.3% | 14.7% | 14.7% | 11.6% | 11.6% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.4% | 8.9% | 8.4% | 6.9% | 5.3% |
| | 5 | 19.5% | 14.3% | 13.8% | 12.3% | 10.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 13.5% | 8.3% | 7.2% | 5.9% | 5.0% |
| | 5 | 18.6% | 13.7% | 12.6% | 11.2% | 10.3% |

Source: Adams Integra, August 2012

**Graph 75a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
High Density
Flats Only Schemes**

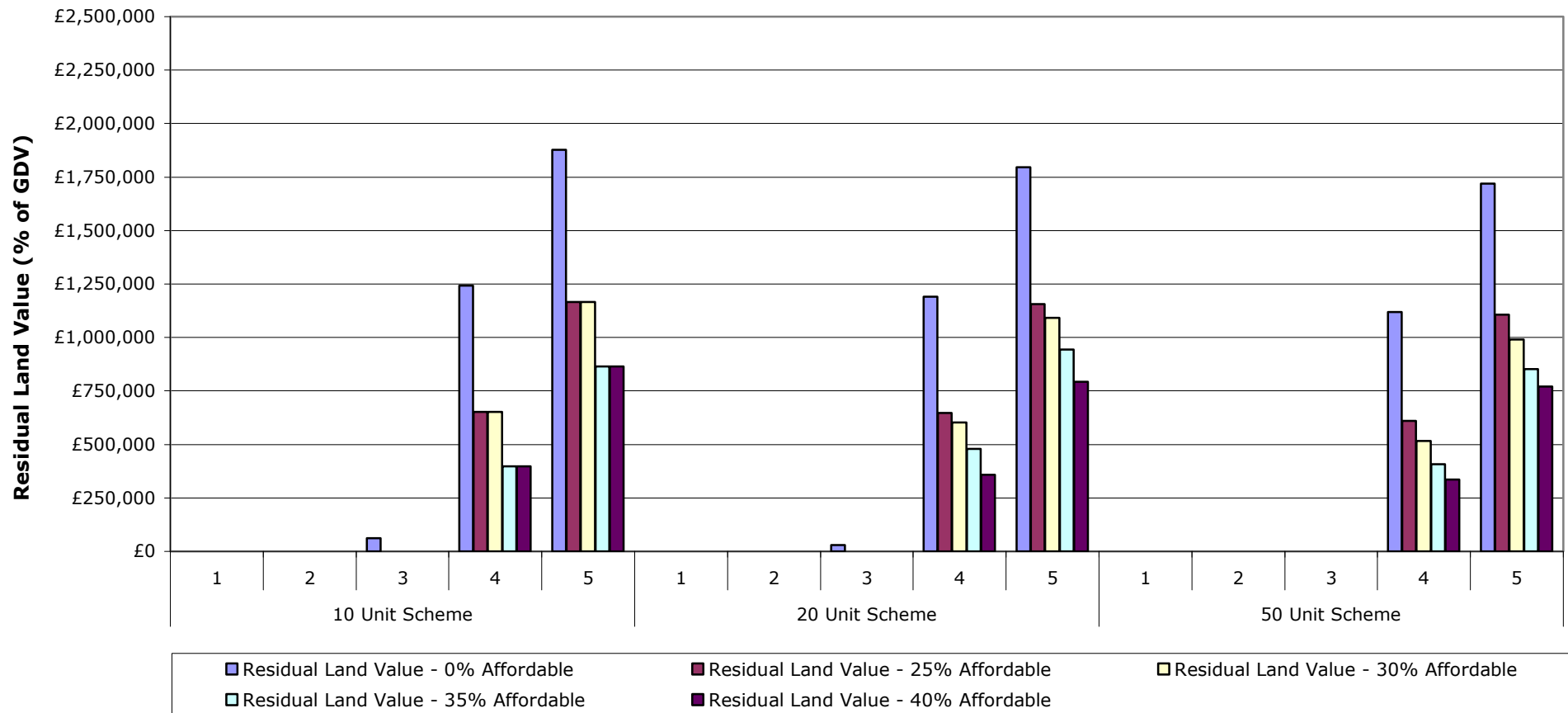


**Table 75b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £61,555 | £0 | £0 | £0 | £0 |
| | 4 | £1,241,541 | £651,812 | £651,812 | £397,411 | £397,411 |
| | 5 | £1,877,984 | £1,165,321 | £1,165,321 | £864,064 | £864,064 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £28,566 | £0 | £0 | £0 | £0 |
| | 4 | £1,189,899 | £647,654 | £602,923 | £479,087 | £358,841 |
| | 5 | £1,797,045 | £1,155,190 | £1,091,796 | £942,500 | £793,205 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £762 | £0 | £0 | £0 | £0 |
| | 4 | £1,118,540 | £610,839 | £517,479 | £406,414 | £337,124 |
| | 5 | £1,720,505 | £1,106,010 | £991,134 | £851,870 | £770,043 |

Source: Adams Integra, August 2012

**Graph 75b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
High Density
Flats Only Schemes**



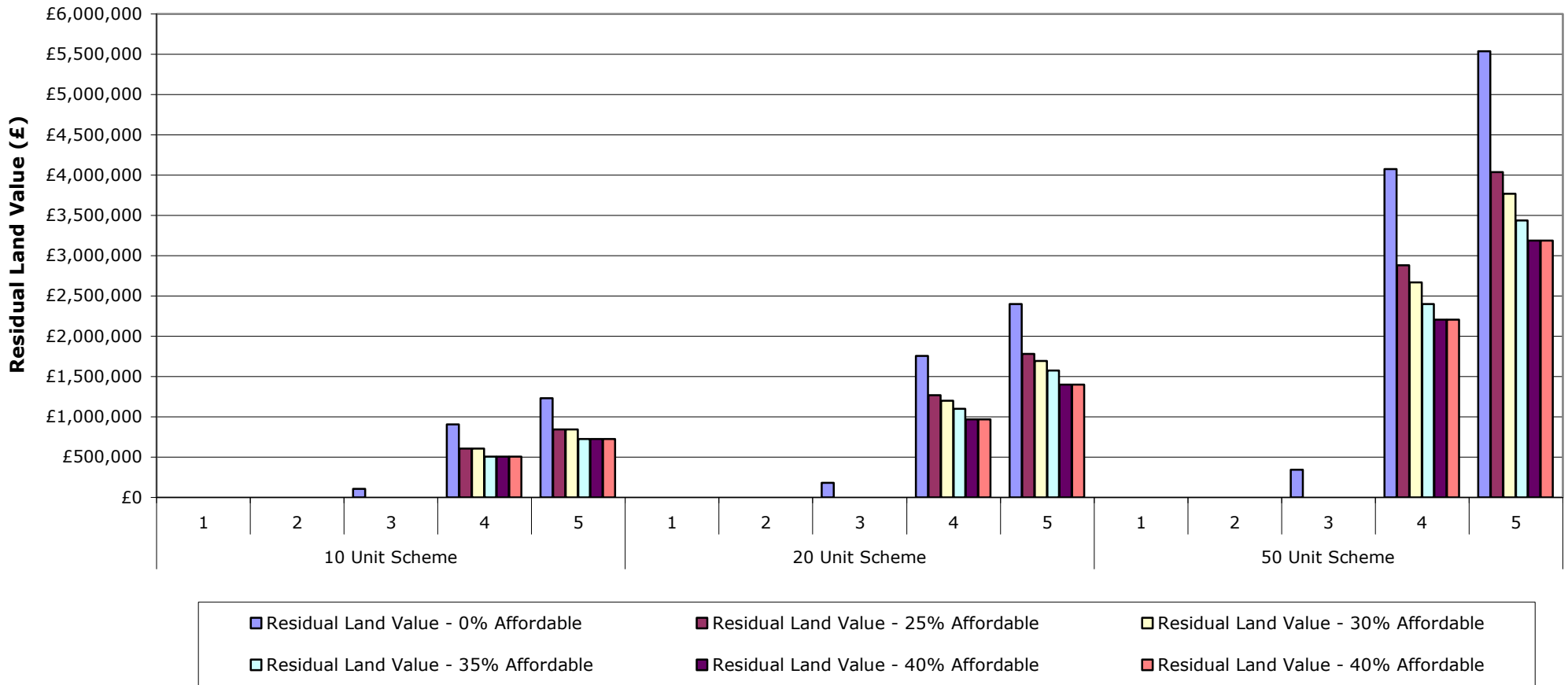
Appendix 4b

**Table 76: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £103,695 | £0 | £0 | £0 | £0 |
| | 4 | £905,945 | £603,903 | £603,903 | £504,206 | £504,206 |
| | 5 | £1,230,329 | £845,457 | £845,457 | £724,358 | £724,358 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £178,560 | £0 | £0 | £0 | £0 |
| | 4 | £1,759,139 | £1,266,037 | £1,198,815 | £1,100,775 | £969,015 |
| | 5 | £2,397,125 | £1,780,477 | £1,692,210 | £1,573,123 | £1,402,001 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £342,240 | £0 | £0 | £0 | £0 |
| | 4 | £4,073,793 | £2,880,016 | £2,666,108 | £2,400,804 | £2,207,428 |
| | 5 | £5,534,826 | £4,039,559 | £3,766,944 | £3,440,282 | £3,188,199 |

Source: Adams Integra, August 2012

Graph 76: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL CfSH Level 5 Low Density Houses Only Schemes

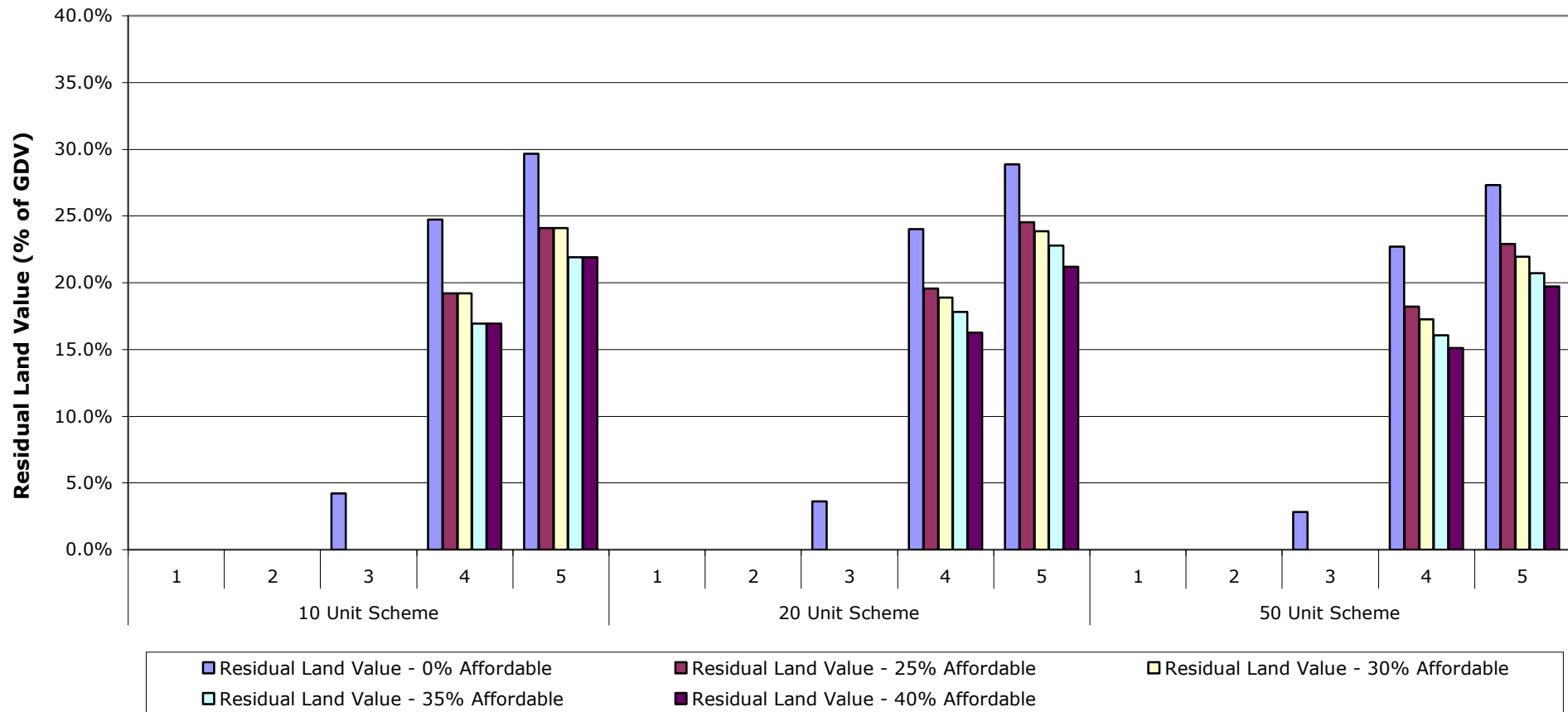


**Table 76a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 4.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 24.7% | 19.2% | 19.2% | 16.9% | 16.9% |
| | 5 | 29.6% | 24.1% | 24.1% | 21.9% | 21.9% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 3.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 24.0% | 19.6% | 18.9% | 17.8% | 16.3% |
| | 5 | 28.9% | 24.5% | 23.8% | 22.8% | 21.2% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.7% | 18.2% | 17.3% | 16.0% | 15.1% |
| | 5 | 27.3% | 22.9% | 21.9% | 20.7% | 19.7% |

Source: Adams Integra, August 2012

**Graph 76a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
Low Density
Houses Only Schemes**

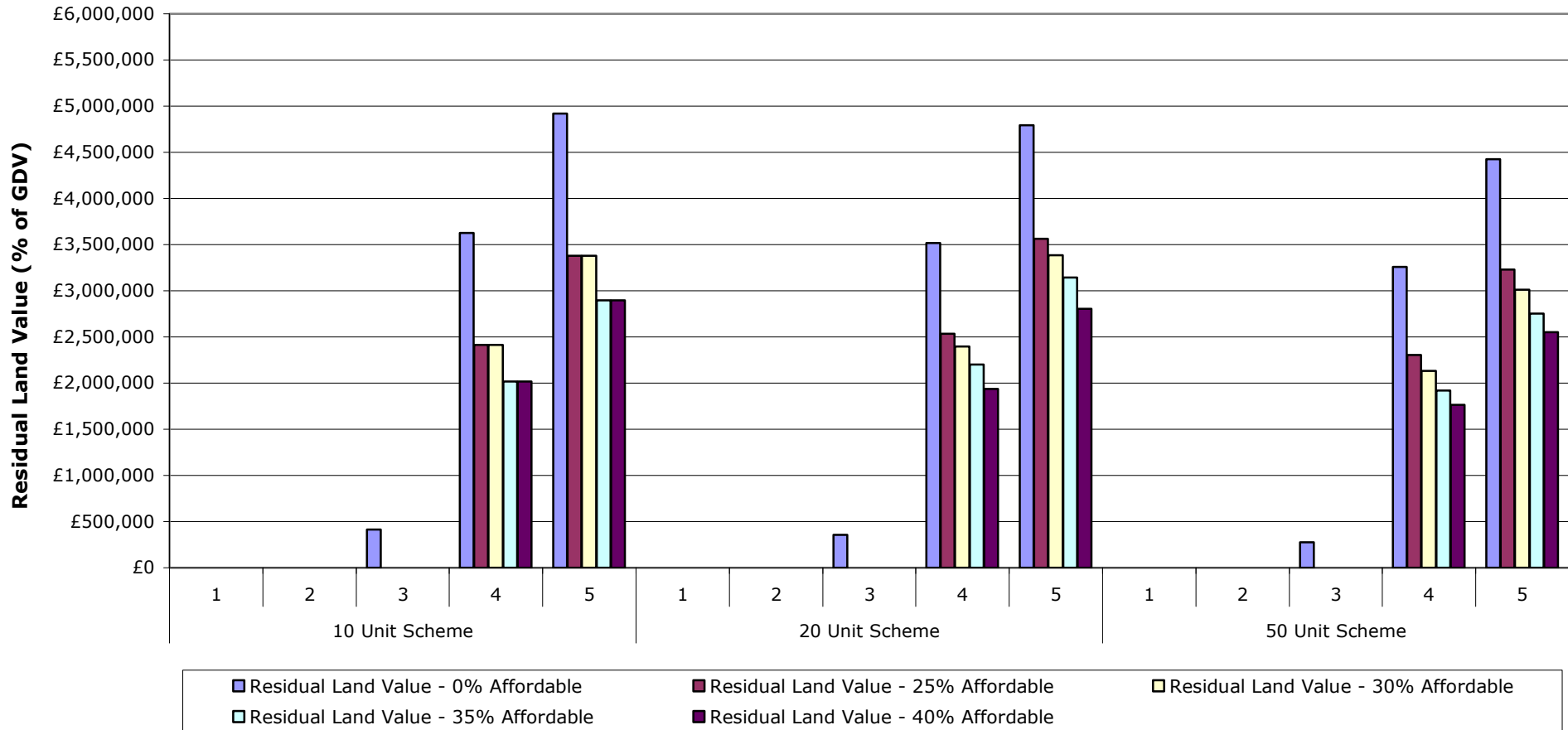


**Table 76b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £414,780 | £0 | £0 | £0 | £0 |
| | 4 | £3,623,779 | £2,415,613 | £2,415,613 | £2,016,823 | £2,016,823 |
| | 5 | £4,921,316 | £3,381,828 | £3,381,828 | £2,897,432 | £2,897,432 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £357,120 | £0 | £0 | £0 | £0 |
| | 4 | £3,518,278 | £2,532,073 | £2,397,630 | £2,201,549 | £1,938,030 |
| | 5 | £4,794,249 | £3,560,954 | £3,384,419 | £3,146,247 | £2,804,003 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £273,792 | £0 | £0 | £0 | £0 |
| | 4 | £3,259,035 | £2,304,013 | £2,132,886 | £1,920,643 | £1,765,942 |
| | 5 | £4,427,861 | £3,231,647 | £3,013,555 | £2,752,225 | £2,550,559 |

Source: Adams Integra, August 2012

**Graph 76b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
Low Density
Houses Only Schemes**

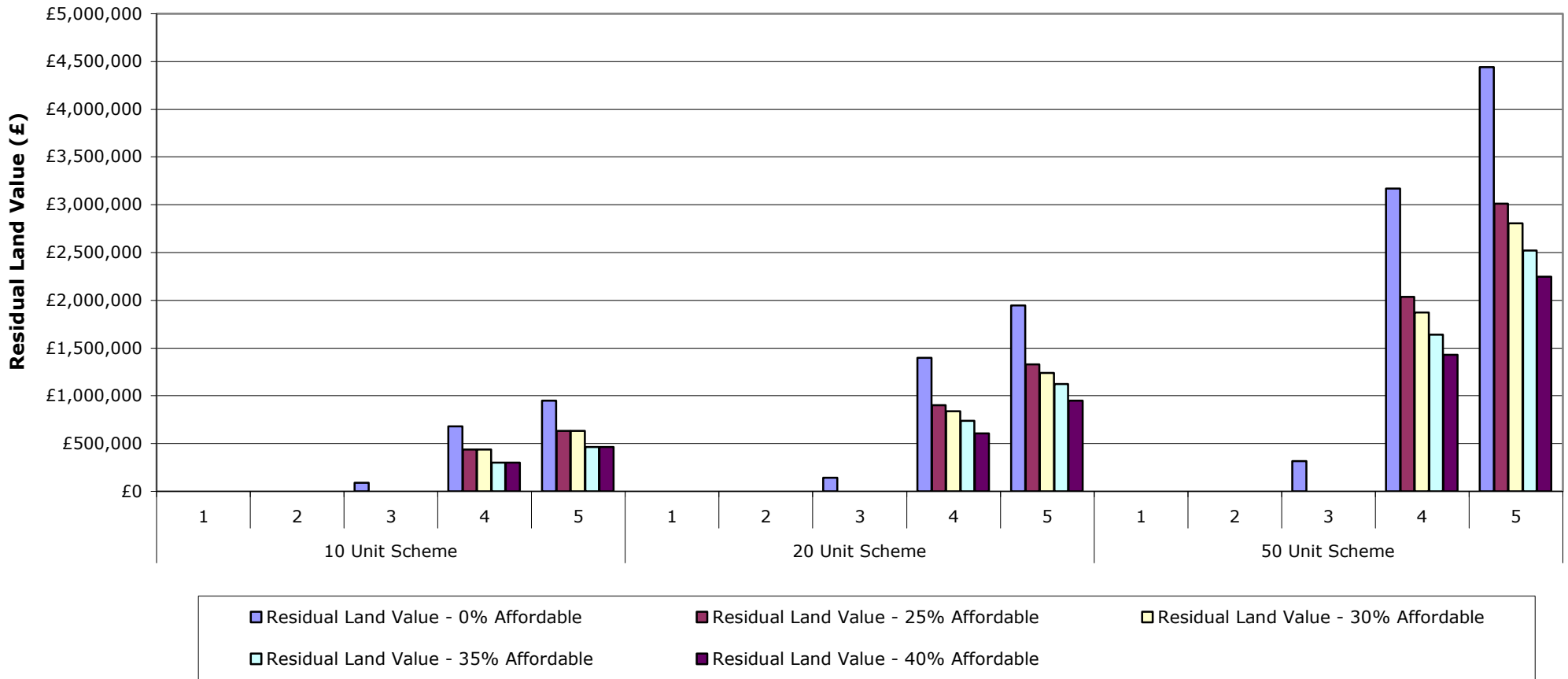


**Table 77: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £88,371 | £0 | £0 | £0 | £0 |
| | 4 | £682,503 | £435,685 | £435,685 | £300,303 | £300,303 |
| | 5 | £948,767 | £635,068 | £635,068 | £465,856 | £465,856 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £144,492 | £0 | £0 | £0 | £0 |
| | 4 | £1,396,971 | £903,868 | £836,647 | £738,607 | £606,847 |
| | 5 | £1,946,103 | £1,329,455 | £1,241,188 | £1,122,101 | £950,979 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £318,470 | £0 | £0 | £0 | £0 |
| | 4 | £3,171,074 | £2,035,856 | £1,870,431 | £1,641,676 | £1,427,466 |
| | 5 | £4,443,388 | £3,011,884 | £2,807,288 | £2,518,908 | £2,245,991 |

Source: Adams Integra, August 2012

**Graph 77: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Medium Density
CfSH Level 5
Houses Only Schemes**

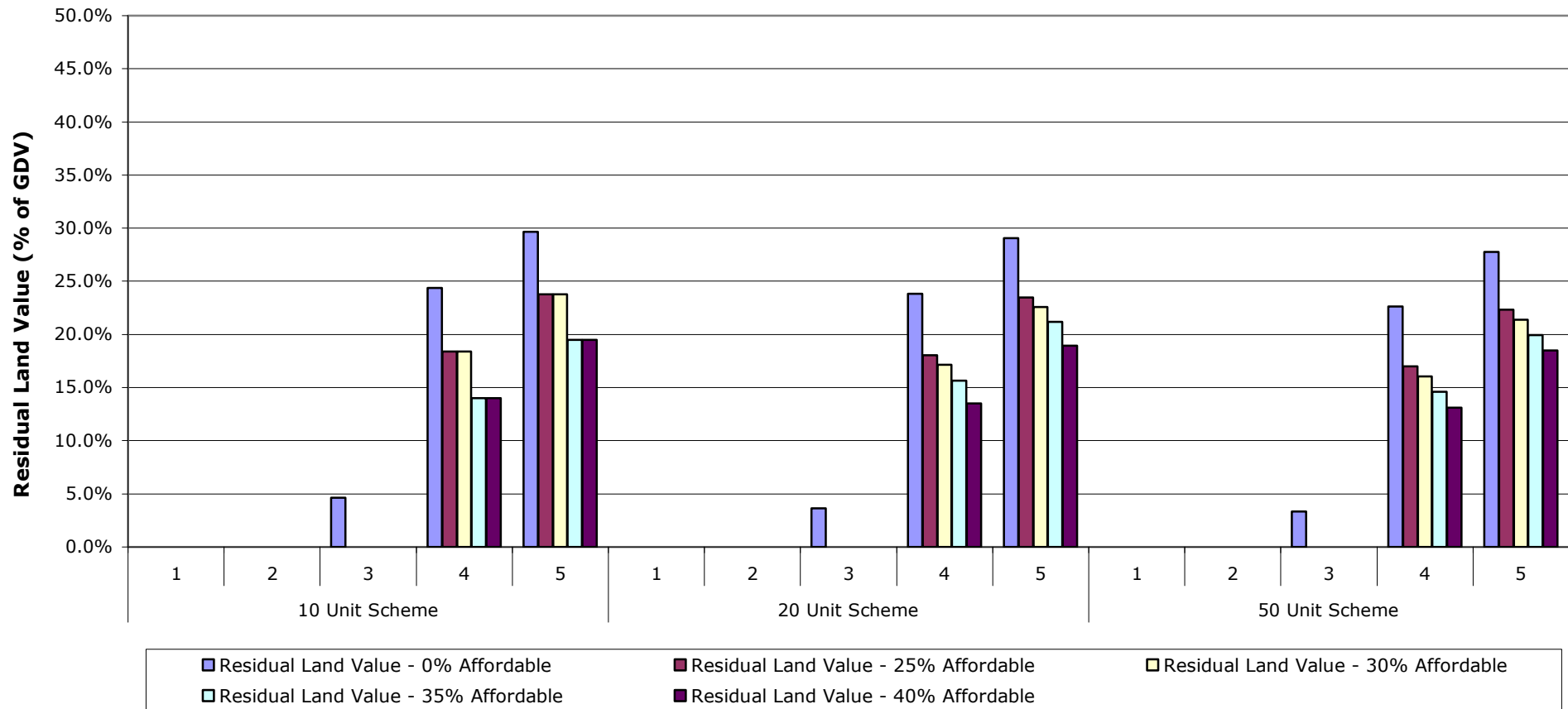


**Table 77a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 4.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 24.4% | 18.4% | 18.4% | 14.0% | 14.0% |
| | 5 | 29.6% | 23.8% | 23.8% | 19.5% | 19.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 3.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 23.8% | 18.0% | 17.1% | 15.7% | 13.5% |
| | 5 | 29.0% | 23.5% | 22.6% | 21.2% | 19.0% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 3.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.6% | 17.0% | 16.0% | 14.6% | 13.1% |
| | 5 | 27.8% | 22.3% | 21.4% | 20.0% | 18.5% |

Source: Adams Integra, August 2012

**Graph 77a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
Medium Density
Houses Only Schemes**

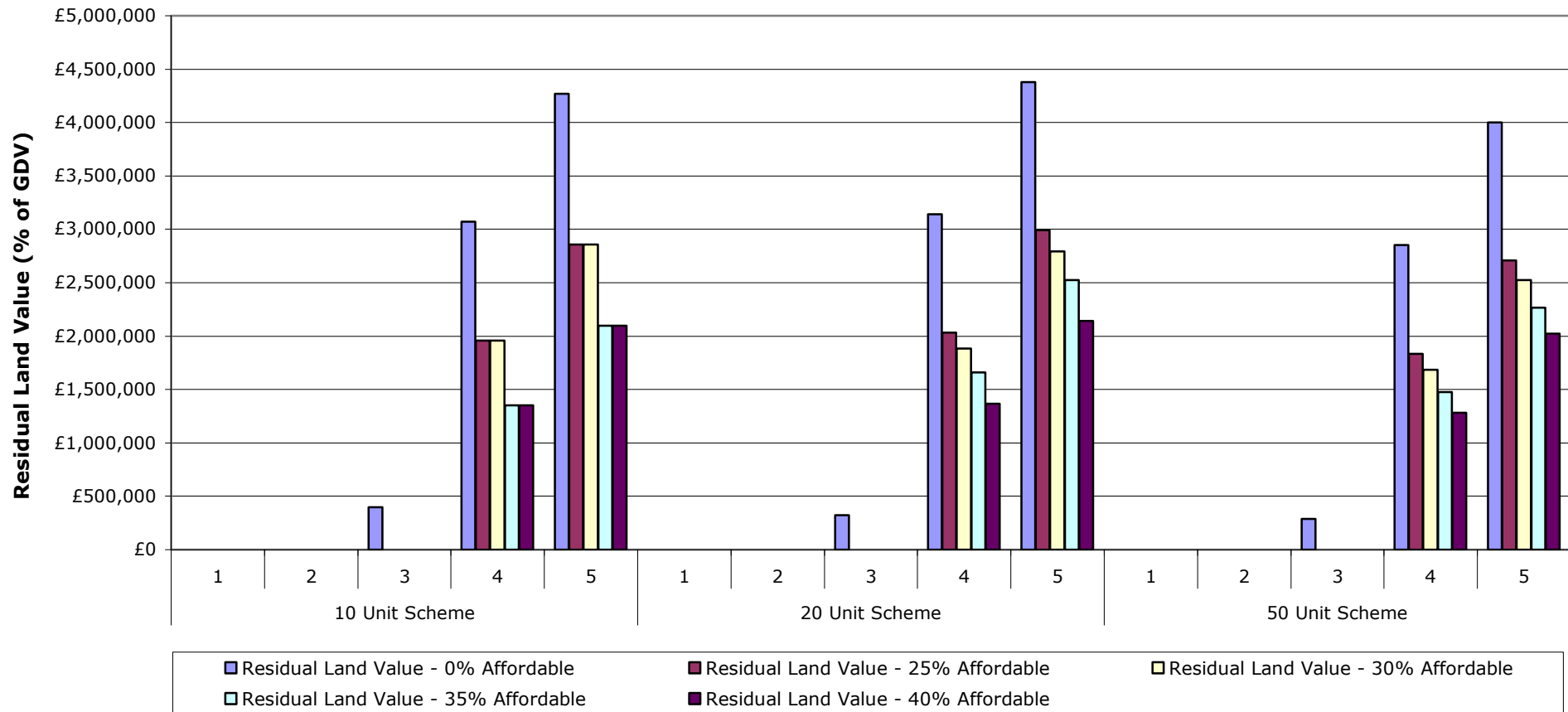


**Table 77b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £397,669 | £0 | £0 | £0 | £0 |
| | 4 | £3,071,262 | £1,960,584 | £1,960,584 | £1,351,364 | £1,351,364 |
| | 5 | £4,269,450 | £2,857,806 | £2,857,806 | £2,096,354 | £2,096,354 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £325,107 | £0 | £0 | £0 | £0 |
| | 4 | £3,143,184 | £2,033,704 | £1,882,456 | £1,661,865 | £1,365,406 |
| | 5 | £4,378,731 | £2,991,273 | £2,792,672 | £2,524,728 | £2,139,703 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £286,623 | £0 | £0 | £0 | £0 |
| | 4 | £2,853,966 | £1,832,270 | £1,683,388 | £1,477,508 | £1,284,720 |
| | 5 | £3,999,049 | £2,710,695 | £2,526,559 | £2,267,017 | £2,021,392 |

Source: Adams Integra, August 2012

**Graph 77b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
Medium Density
Houses Only Schemes**

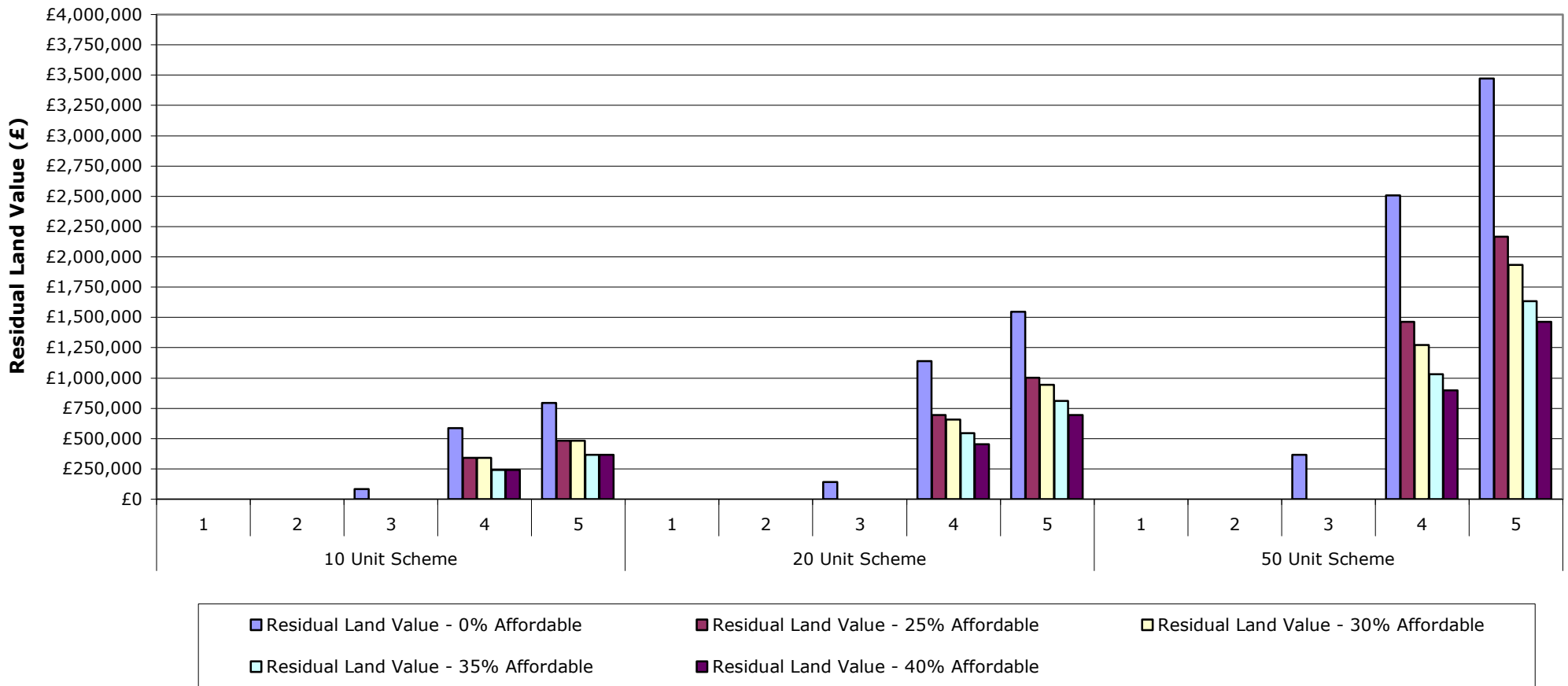


**Table 78: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £81,413 | £0 | £0 | £0 | £0 |
| | 4 | £586,749 | £338,934 | £338,934 | £243,109 | £243,109 |
| | 5 | £795,320 | £481,621 | £481,621 | £364,277 | £364,277 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £142,990 | £0 | £0 | £0 | £0 |
| | 4 | £1,137,547 | £694,334 | £655,029 | £545,243 | £451,861 |
| | 5 | £1,547,756 | £1,001,099 | £942,532 | £811,700 | £692,614 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £365,614 | £0 | £0 | £0 | £0 |
| | 4 | £2,508,000 | £1,463,454 | £1,272,896 | £1,032,726 | £899,249 |
| | 5 | £3,469,950 | £2,166,453 | £1,934,990 | £1,635,194 | £1,462,546 |

Source: Adams Integra, August 2012

Graph 78: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL CfSH Level 5 High Density Houses Only Schemes

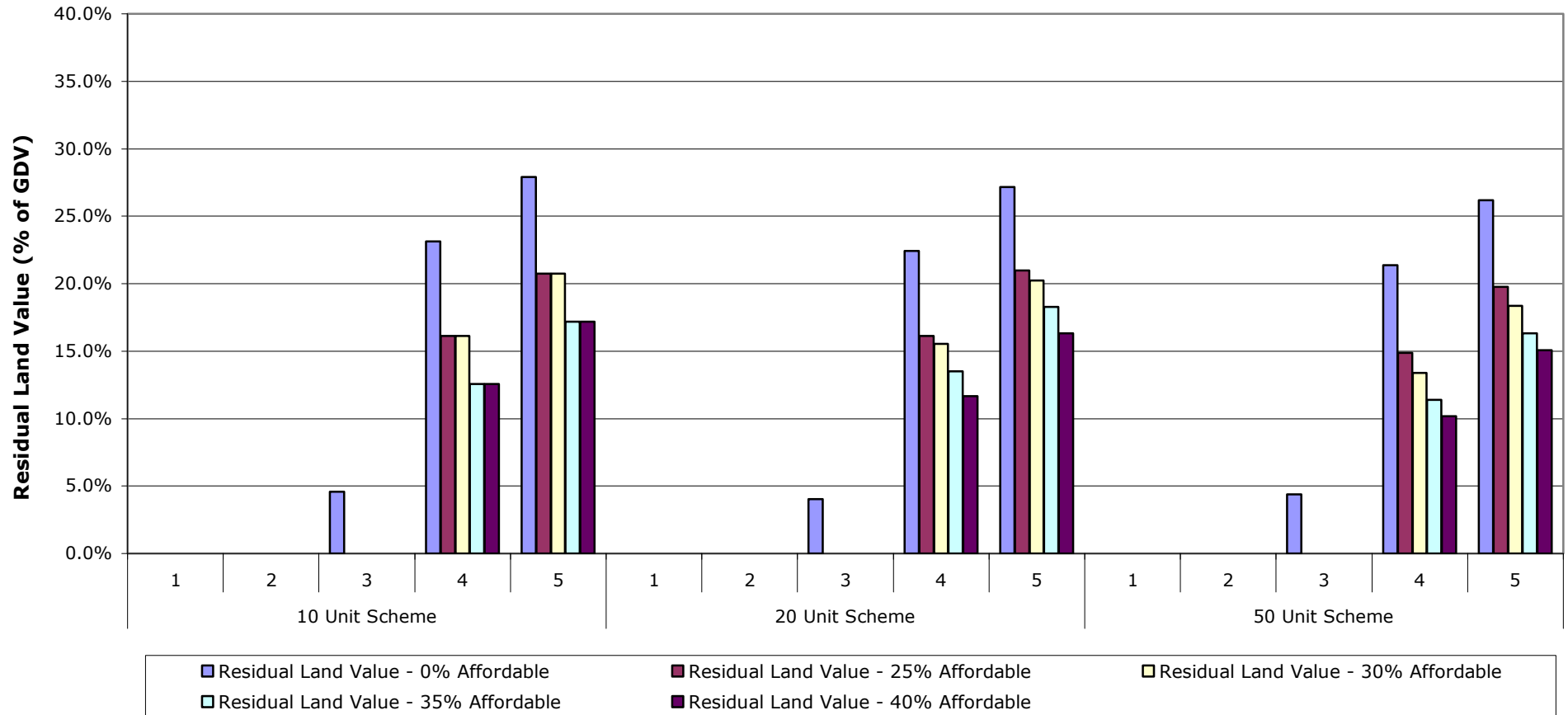


**Table 78a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|---|--------------------|--|---|---|---|---|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 4.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 23.1% | 16.1% | 16.1% | 12.6% | 12.6% |
| | 5 | 27.9% | 20.7% | 20.7% | 17.2% | 17.2% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 4.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.4% | 16.1% | 15.5% | 13.5% | 11.7% |
| | 5 | 27.2% | 21.0% | 20.2% | 18.3% | 16.3% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 4.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.4% | 14.9% | 13.4% | 11.4% | 10.2% |
| | 5 | 26.2% | 19.8% | 18.3% | 16.3% | 15.1% |

Source: Adams Integra, August 2012

**Graph 78a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
High Density
Houses Only Schemes**

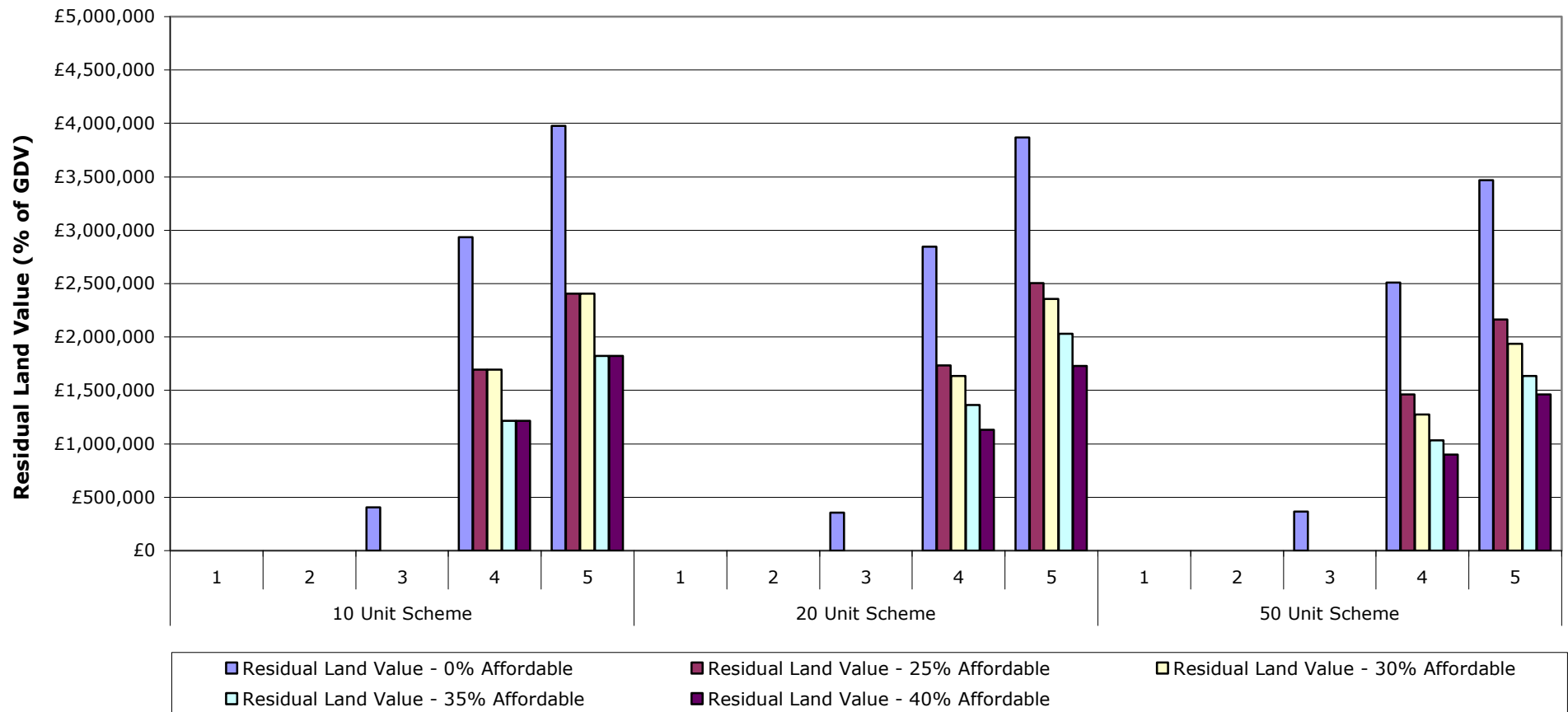


**Table 78b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £407,067 | £0 | £0 | £0 | £0 |
| | 4 | £2,933,743 | £1,694,669 | £1,694,669 | £1,215,546 | £1,215,546 |
| | 5 | £3,976,598 | £2,408,104 | £2,408,104 | £1,821,387 | £1,821,387 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £357,474 | £0 | £0 | £0 | £0 |
| | 4 | £2,843,868 | £1,735,836 | £1,637,573 | £1,363,107 | £1,129,652 |
| | 5 | £3,869,390 | £2,502,747 | £2,356,331 | £2,029,250 | £1,731,535 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £365,614 | £0 | £0 | £0 | £0 |
| | 4 | £2,508,000 | £1,463,454 | £1,272,896 | £1,032,726 | £899,249 |
| | 5 | £3,469,950 | £2,166,453 | £1,934,990 | £1,635,194 | £1,462,546 |

Source: Adams Integra, August 2012

**Graph 78b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 5
High Density
Houses Only Schemes**



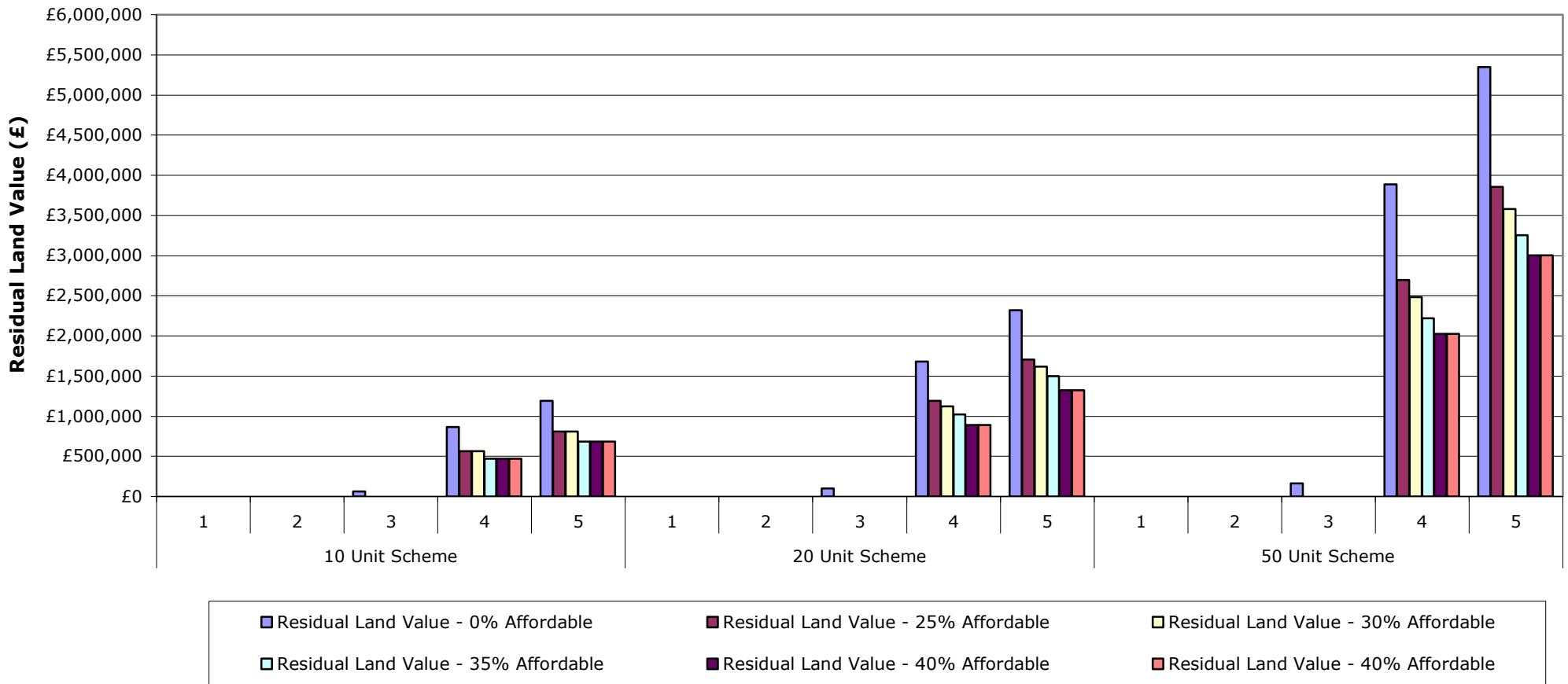
Appendix 4b-i

**Table 79: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £62,938 | £0 | £0 | £0 | £0 |
| | 4 | £866,818 | £564,777 | £564,777 | £469,924 | £469,924 |
| | 5 | £1,191,202 | £806,330 | £806,330 | £685,231 | £685,231 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £100,205 | £0 | £0 | £0 | £0 |
| | 4 | £1,682,186 | £1,189,084 | £1,121,862 | £1,023,822 | £892,062 |
| | 5 | £2,320,172 | £1,703,524 | £1,615,257 | £1,496,171 | £1,325,049 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £160,660 | £0 | £0 | £0 | £0 |
| | 4 | £3,889,315 | £2,695,538 | £2,481,629 | £2,216,326 | £2,022,950 |
| | 5 | £5,350,347 | £3,855,081 | £3,582,466 | £3,255,803 | £3,003,721 |

Source: Adams Integra, August 2012

Graph 79: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 5 Low Density Houses Only Schemes

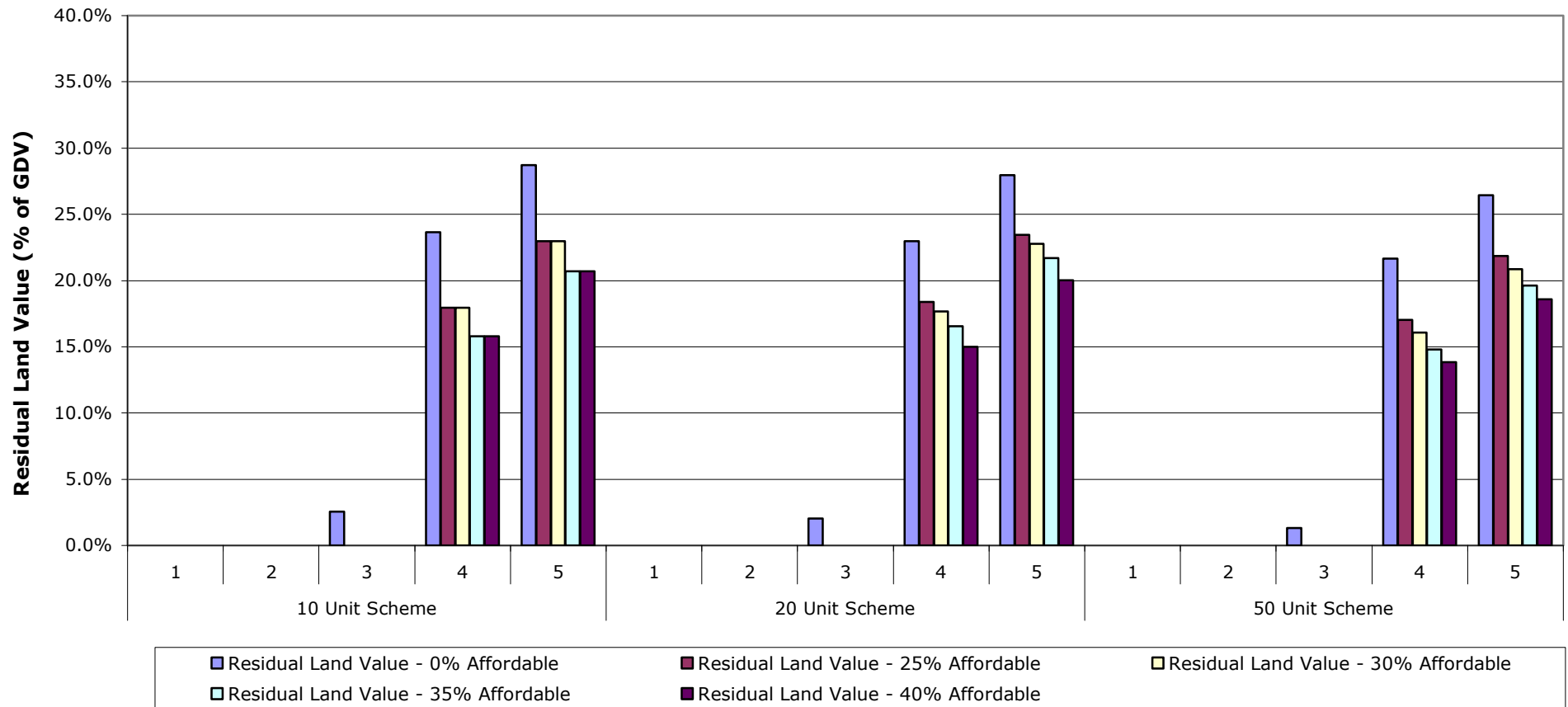


**Table 79a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 23.7% | 18.0% | 18.0% | 15.8% | 15.8% |
| | 5 | 28.7% | 23.0% | 23.0% | 20.7% | 20.7% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 23.0% | 18.4% | 17.7% | 16.6% | 15.0% |
| | 5 | 28.0% | 23.5% | 22.8% | 21.7% | 20.0% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.7% | 17.0% | 16.1% | 14.8% | 13.8% |
| | 5 | 26.4% | 21.9% | 20.9% | 19.6% | 18.6% |

Source: Adams Integra, August 2012

**Graph 79a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
Low Density
Houses Only Schemes**

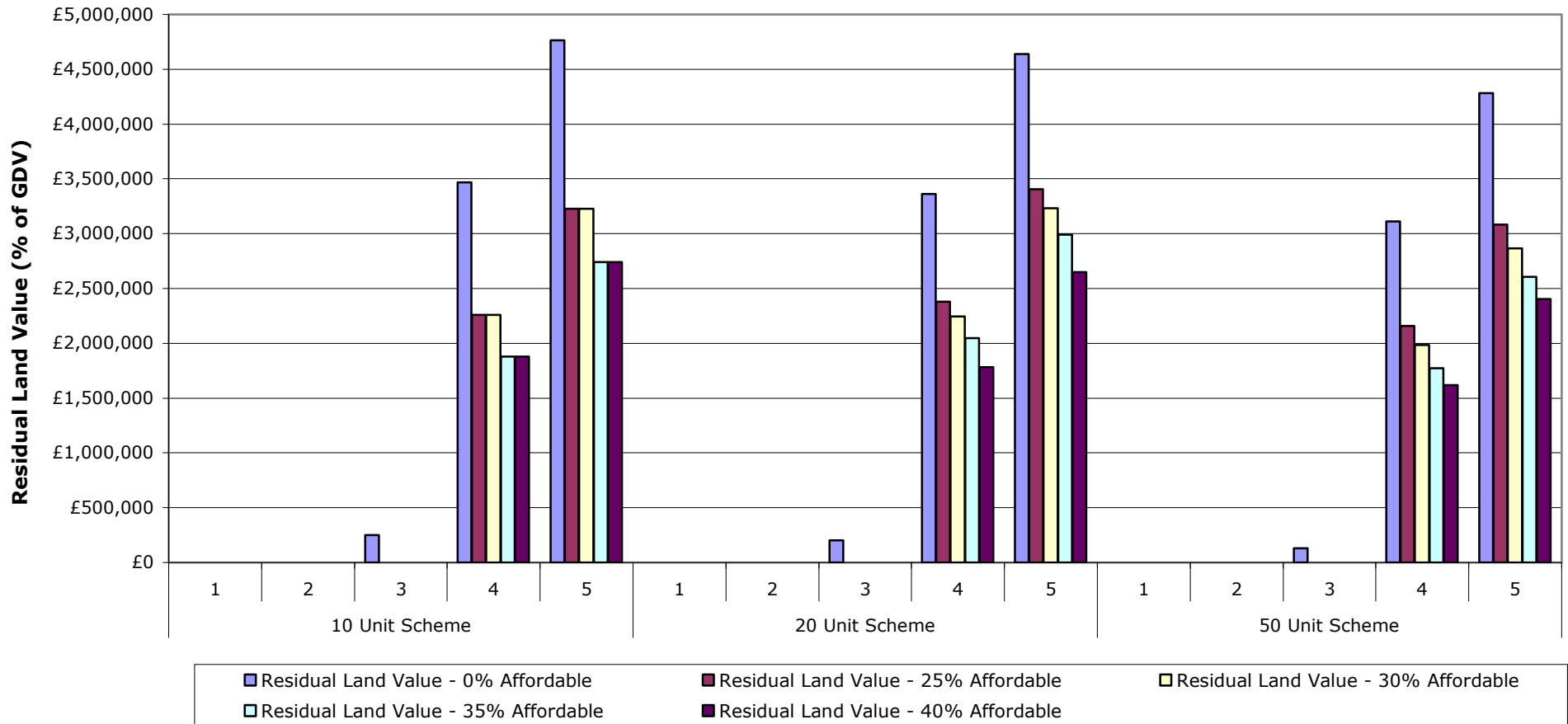


**Table 79b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £251,752 | £0 | £0 | £0 | £0 |
| | 4 | £3,467,273 | £2,259,106 | £2,259,106 | £1,879,695 | £1,879,695 |
| | 5 | £4,764,810 | £3,225,321 | £3,225,321 | £2,740,925 | £2,740,925 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £200,409 | £0 | £0 | £0 | £0 |
| | 4 | £3,364,372 | £2,378,168 | £2,243,725 | £2,047,644 | £1,784,125 |
| | 5 | £4,640,344 | £3,407,048 | £3,230,514 | £2,992,342 | £2,650,098 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £128,528 | £0 | £0 | £0 | £0 |
| | 4 | £3,111,452 | £2,156,430 | £1,985,303 | £1,773,060 | £1,618,360 |
| | 5 | £4,280,278 | £3,084,065 | £2,865,973 | £2,604,643 | £2,402,977 |

Source: Adams Integra, August 2012

**Graph 79b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
Low Density
Houses Only Schemes**

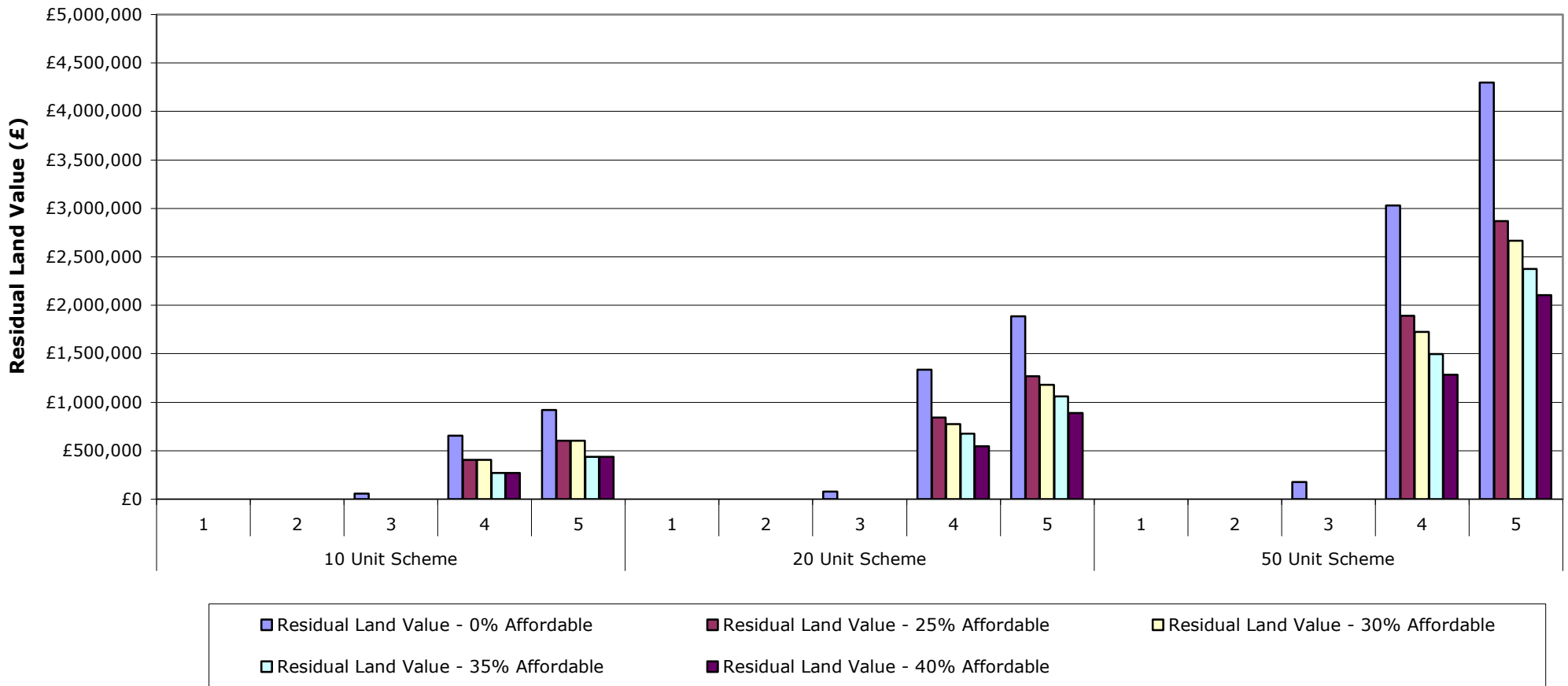


**Table 80: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £57,144 | £0 | £0 | £0 | £0 |
| | 4 | £652,525 | £405,396 | £405,396 | £270,013 | £270,013 |
| | 5 | £918,789 | £605,091 | £605,091 | £435,567 | £435,567 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £80,415 | £0 | £0 | £0 | £0 |
| | 4 | £1,335,456 | £842,354 | £775,133 | £677,092 | £545,333 |
| | 5 | £1,884,588 | £1,267,940 | £1,179,673 | £1,060,587 | £889,465 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £177,317 | £0 | £0 | £0 | £0 |
| | 4 | £3,027,830 | £1,892,612 | £1,727,187 | £1,498,432 | £1,284,222 |
| | 5 | £4,300,144 | £2,868,640 | £2,664,044 | £2,375,664 | £2,102,747 |

Source: Adams Integra, August 2012

Graph 80: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 5 Medium Density Houses Only Schemes

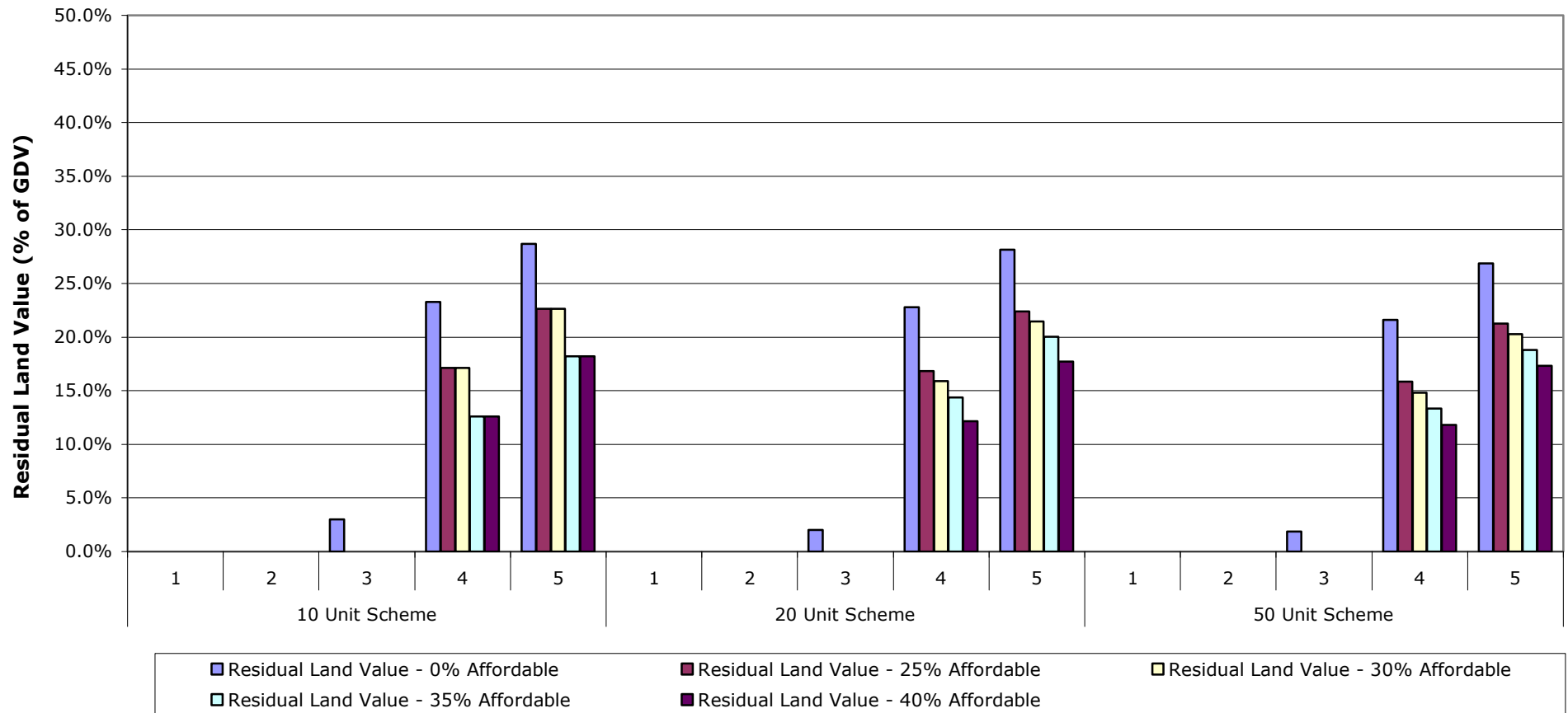


**Table 80a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 3.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 23.3% | 17.1% | 17.1% | 12.6% | 12.6% |
| | 5 | 28.7% | 22.7% | 22.7% | 18.2% | 18.2% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.8% | 16.8% | 15.9% | 14.4% | 12.1% |
| | 5 | 28.1% | 22.4% | 21.5% | 20.0% | 17.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.6% | 15.8% | 14.8% | 13.3% | 11.8% |
| | 5 | 26.9% | 21.3% | 20.3% | 18.8% | 17.3% |

Source: Adams Integra, August 2012

**Graph 80a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
Medium Density
Houses Only Schemes**

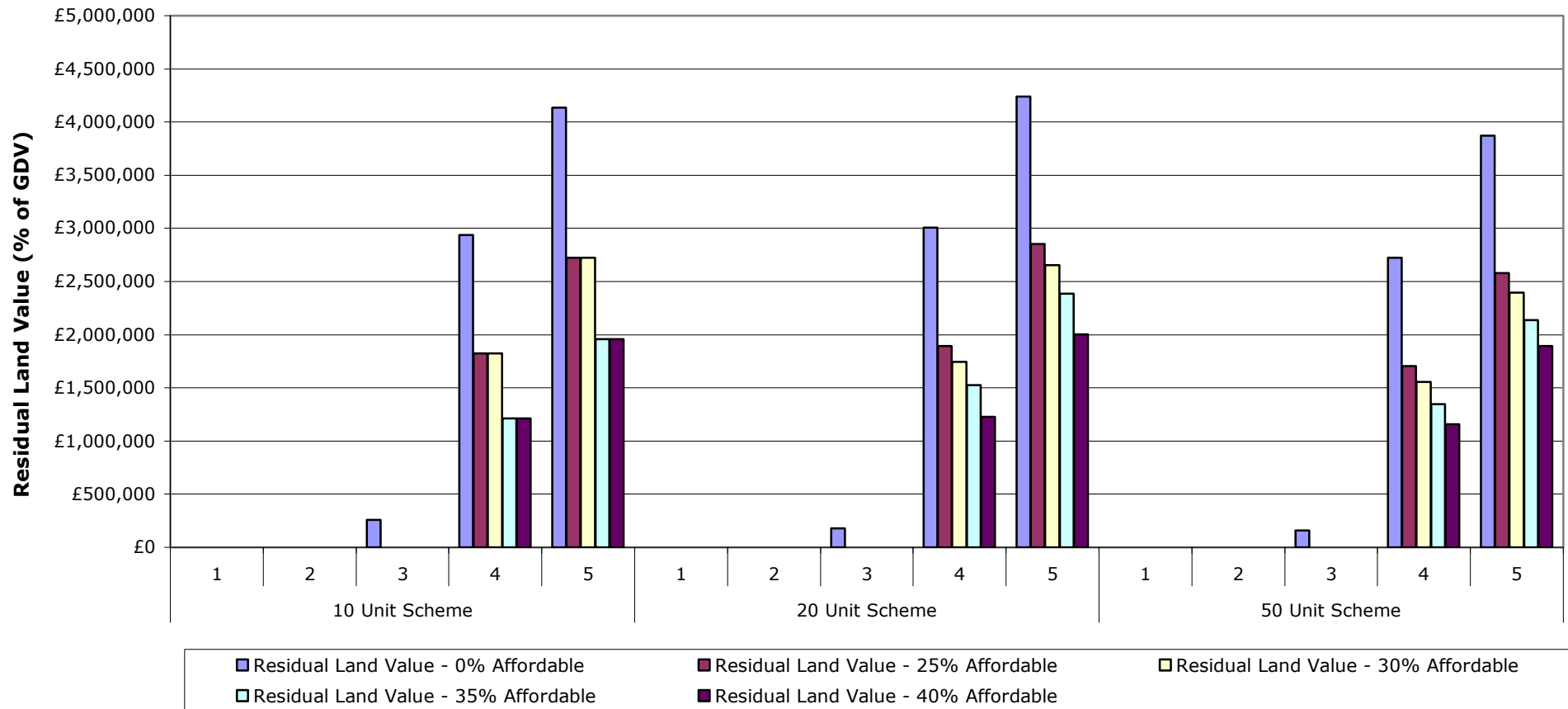


**Table 80b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £257,150 | £0 | £0 | £0 | £0 |
| | 4 | £2,936,363 | £1,824,280 | £1,824,280 | £1,215,060 | £1,215,060 |
| | 5 | £4,134,552 | £2,722,908 | £2,722,908 | £1,960,050 | £1,960,050 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £180,933 | £0 | £0 | £0 | £0 |
| | 4 | £3,004,777 | £1,895,297 | £1,744,048 | £1,523,458 | £1,226,998 |
| | 5 | £4,240,323 | £2,852,866 | £2,654,265 | £2,386,321 | £2,001,296 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £159,585 | £0 | £0 | £0 | £0 |
| | 4 | £2,725,047 | £1,703,350 | £1,554,469 | £1,348,589 | £1,155,800 |
| | 5 | £3,870,130 | £2,581,776 | £2,397,639 | £2,138,097 | £1,892,473 |

Source: Adams Integra, August 2012

**Graph 80b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
Medium Density
House Only Schemes**

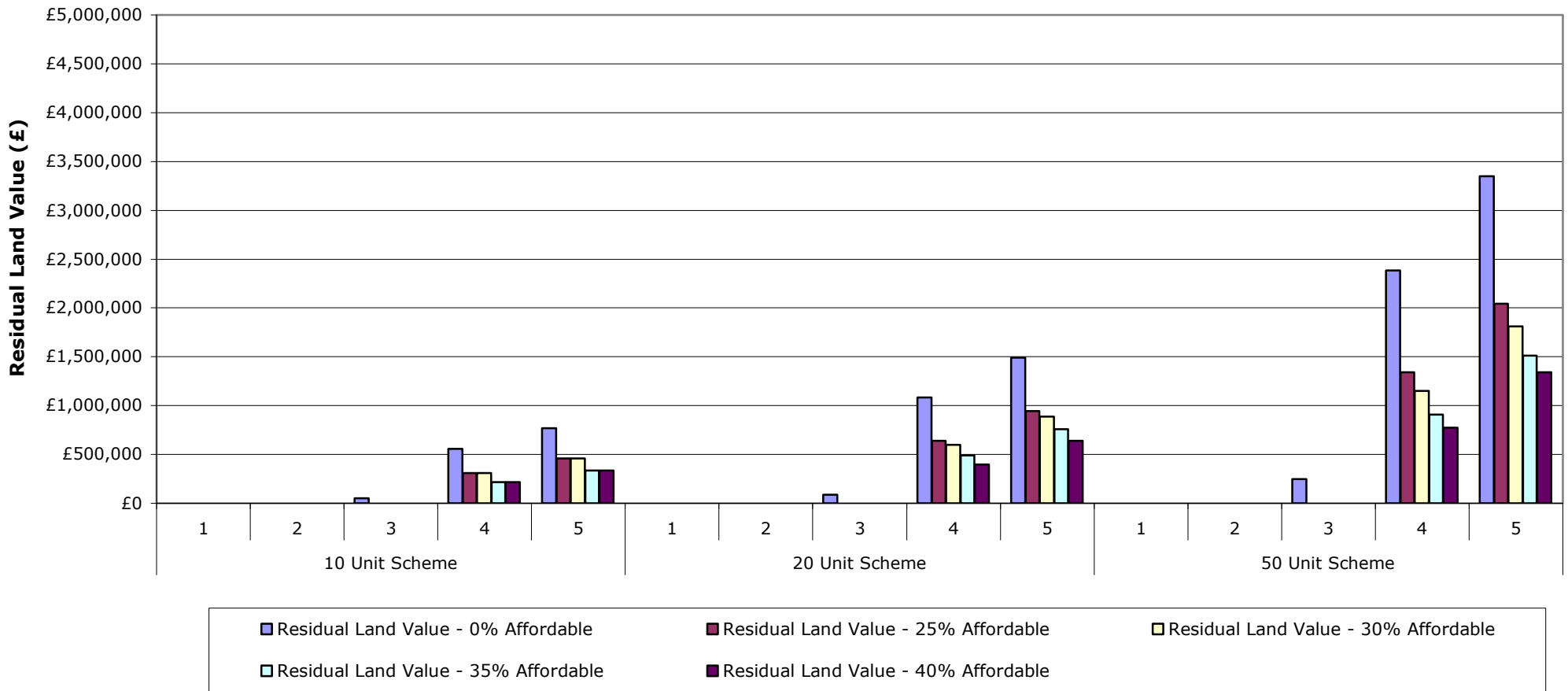


**Table 81: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £52,353 | £0 | £0 | £0 | £0 |
| | 4 | £558,851 | £310,745 | £310,745 | £214,339 | £214,339 |
| | 5 | £767,421 | £458,449 | £458,449 | £336,089 | £336,089 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £85,835 | £0 | £0 | £0 | £0 |
| | 4 | £1,082,679 | £639,466 | £600,161 | £490,374 | £396,420 |
| | 5 | £1,492,887 | £946,230 | £887,664 | £756,831 | £637,745 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £245,925 | £0 | £0 | £0 | £0 |
| | 4 | £2,384,628 | £1,340,082 | £1,149,524 | £909,354 | £775,877 |
| | 5 | £3,346,578 | £2,043,081 | £1,811,618 | £1,511,822 | £1,339,174 |

Source: Adams Integra, August 2012

Graph 81: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 5 High Density Houses Only Schemes

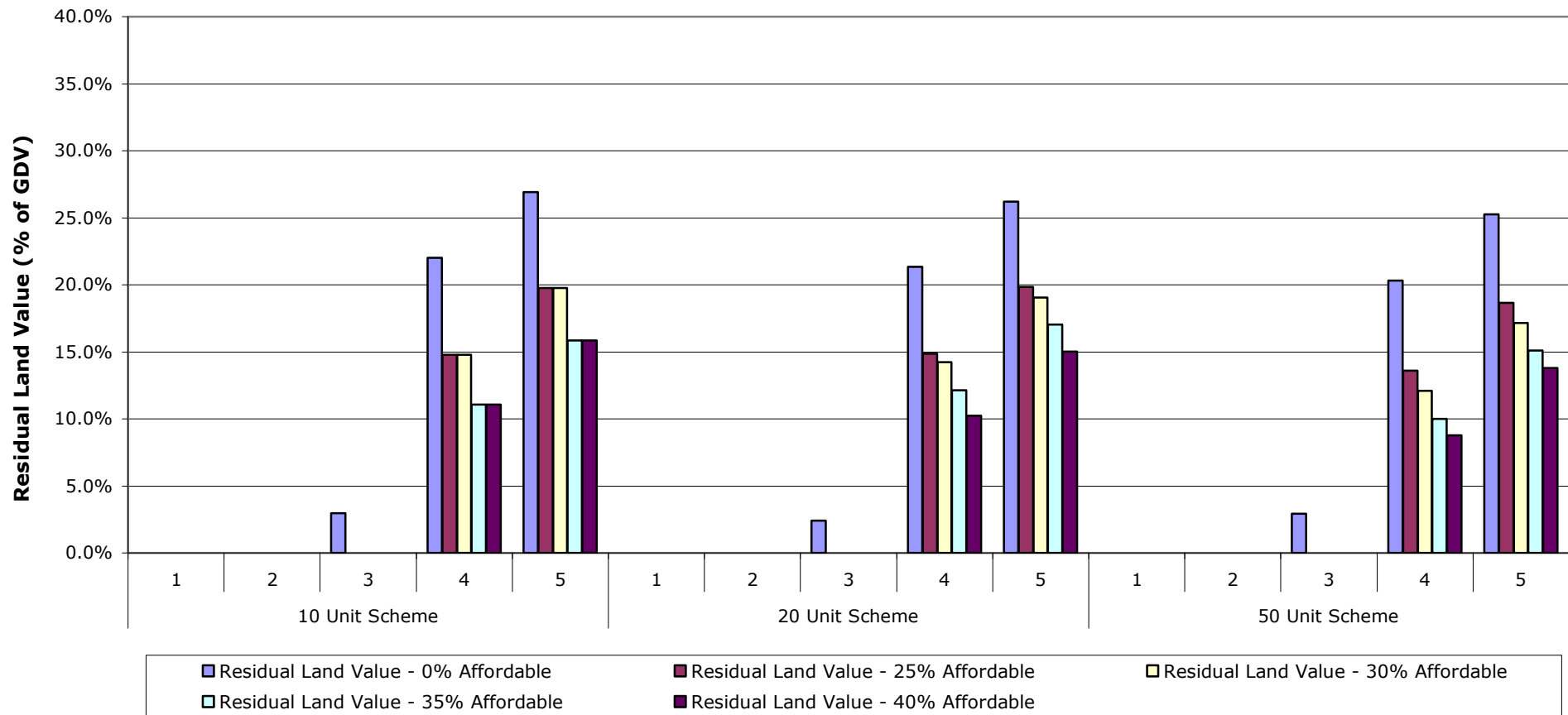


**Table 81a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.0% | 14.8% | 14.8% | 11.1% | 11.1% |
| | 5 | 26.9% | 19.7% | 19.7% | 15.8% | 15.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.3% | 14.9% | 14.2% | 12.1% | 10.2% |
| | 5 | 26.2% | 19.8% | 19.1% | 17.0% | 15.0% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.3% | 13.6% | 12.1% | 10.0% | 8.8% |
| | 5 | 25.3% | 18.7% | 17.2% | 15.1% | 13.8% |

Source: Adams Integra, August 2012

**Graph 81a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
High Density
Houses Only Schemes**

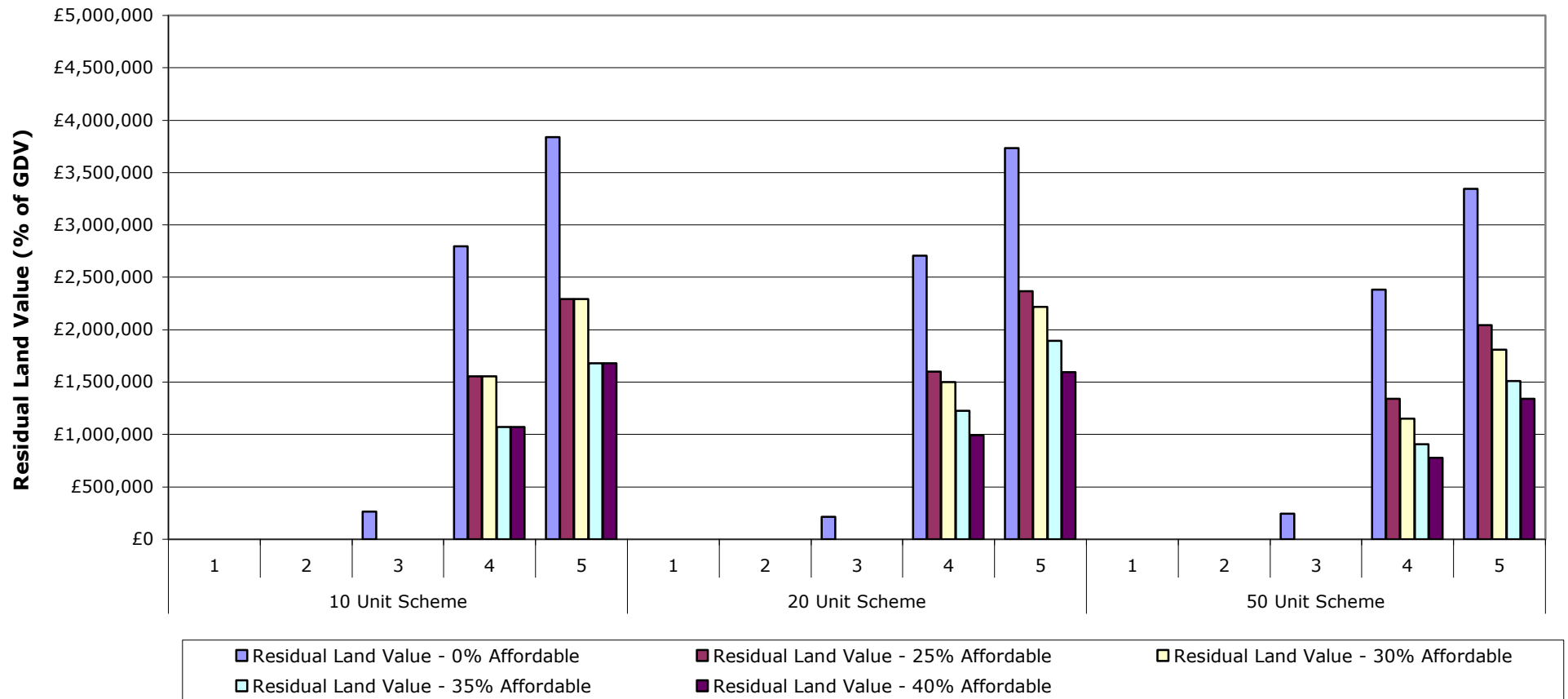


**Table 81b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £261,765 | £0 | £0 | £0 | £0 |
| | 4 | £2,794,253 | £1,553,726 | £1,553,726 | £1,071,697 | £1,071,697 |
| | 5 | £3,837,107 | £2,292,245 | £2,292,245 | £1,680,443 | £1,680,443 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £214,587 | £0 | £0 | £0 | £0 |
| | 4 | £2,706,696 | £1,598,664 | £1,500,401 | £1,225,935 | £991,051 |
| | 5 | £3,732,218 | £2,365,575 | £2,219,159 | £1,892,078 | £1,594,363 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £245,925 | £0 | £0 | £0 | £0 |
| | 4 | £2,384,628 | £1,340,082 | £1,149,524 | £909,354 | £775,877 |
| | 5 | £3,346,578 | £2,043,081 | £1,811,618 | £1,511,822 | £1,339,174 |

Source: Adams Integra, August 2012

**Graph 81b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 5
High Density
Houses Only Schemes**

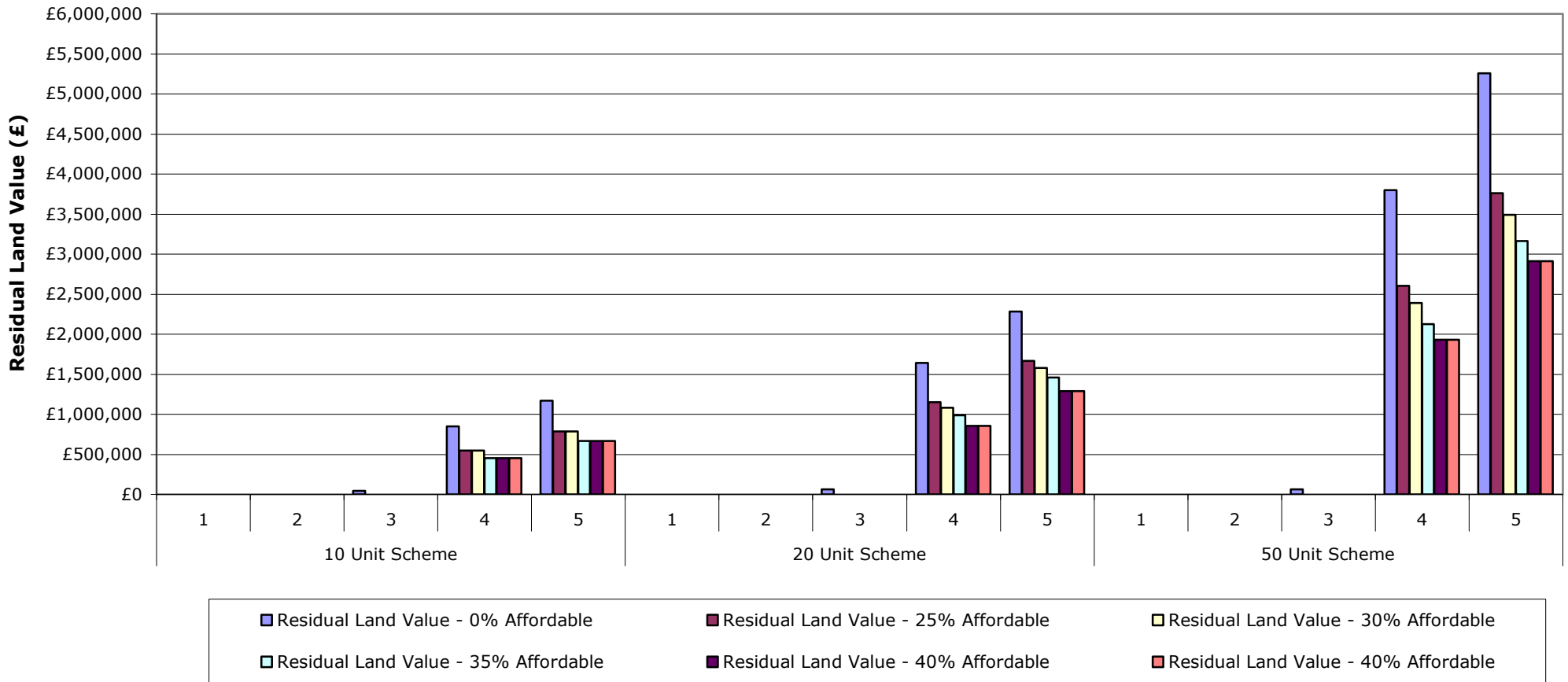


**Table 82: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £42,560 | £0 | £0 | £0 | £0 |
| | 4 | £847,255 | £545,213 | £545,213 | £450,157 | £450,157 |
| | 5 | £1,171,639 | £786,767 | £786,767 | £665,668 | £665,668 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £60,125 | £0 | £0 | £0 | £0 |
| | 4 | £1,643,710 | £1,150,608 | £1,083,386 | £985,346 | £853,586 |
| | 5 | £2,281,696 | £1,665,048 | £1,576,781 | £1,457,695 | £1,286,572 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £64,577 | £0 | £0 | £0 | £0 |
| | 4 | £3,797,076 | £2,603,298 | £2,389,390 | £2,124,086 | £1,930,710 |
| | 5 | £5,258,108 | £3,762,842 | £3,490,227 | £3,163,564 | £2,911,482 |

Source: Adams Integra, August 2012

Graph 82: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 5 Low Density Houses Only Schemes

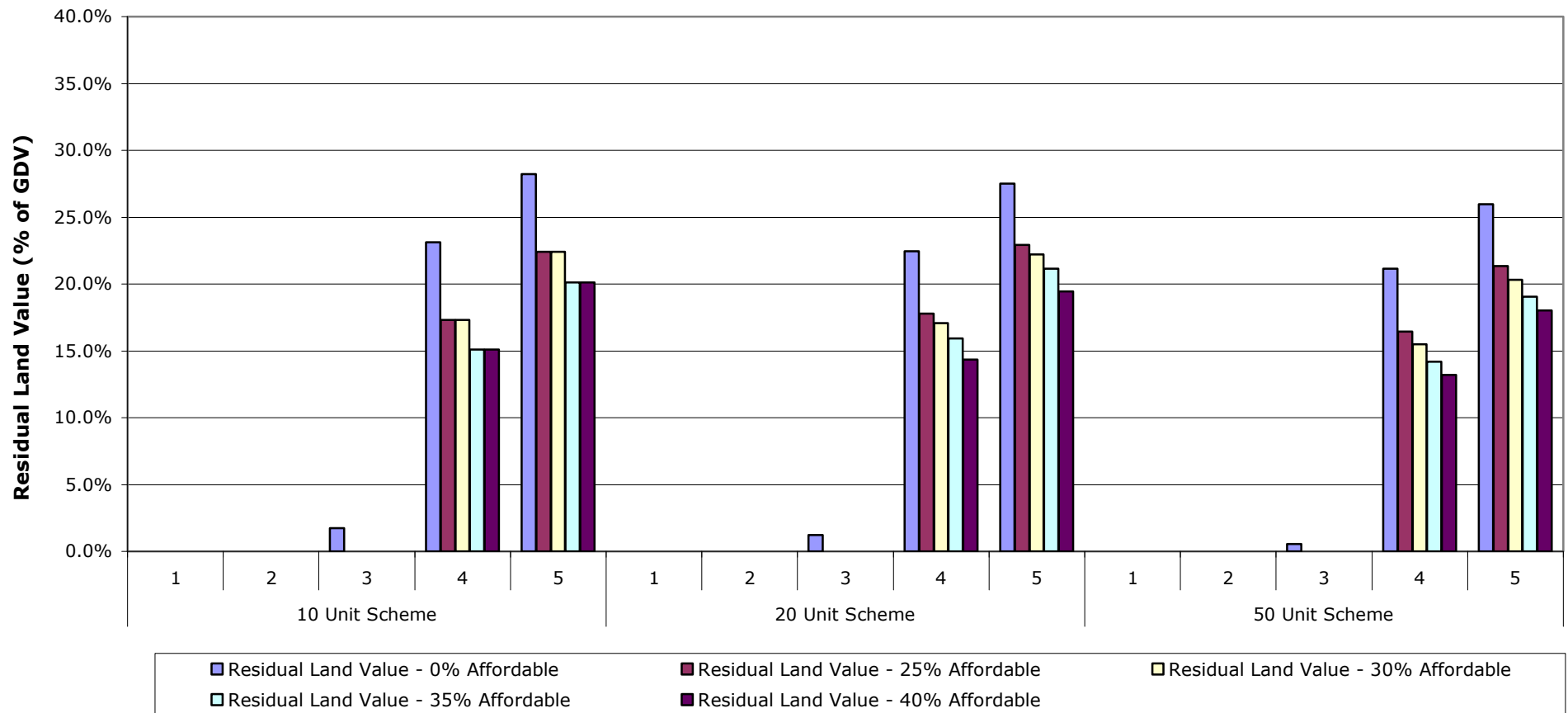


**Table 82a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 23.1% | 17.3% | 17.3% | 15.1% | 15.1% |
| | 5 | 28.2% | 22.4% | 22.4% | 20.1% | 20.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.4% | 17.8% | 17.1% | 15.9% | 14.3% |
| | 5 | 27.5% | 22.9% | 22.2% | 21.1% | 19.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.1% | 16.5% | 15.5% | 14.2% | 13.2% |
| | 5 | 26.0% | 21.3% | 20.3% | 19.1% | 18.0% |

Source: Adams Integra, August 2012

**Graph 82a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
Low Density
Houses Only Schemes**

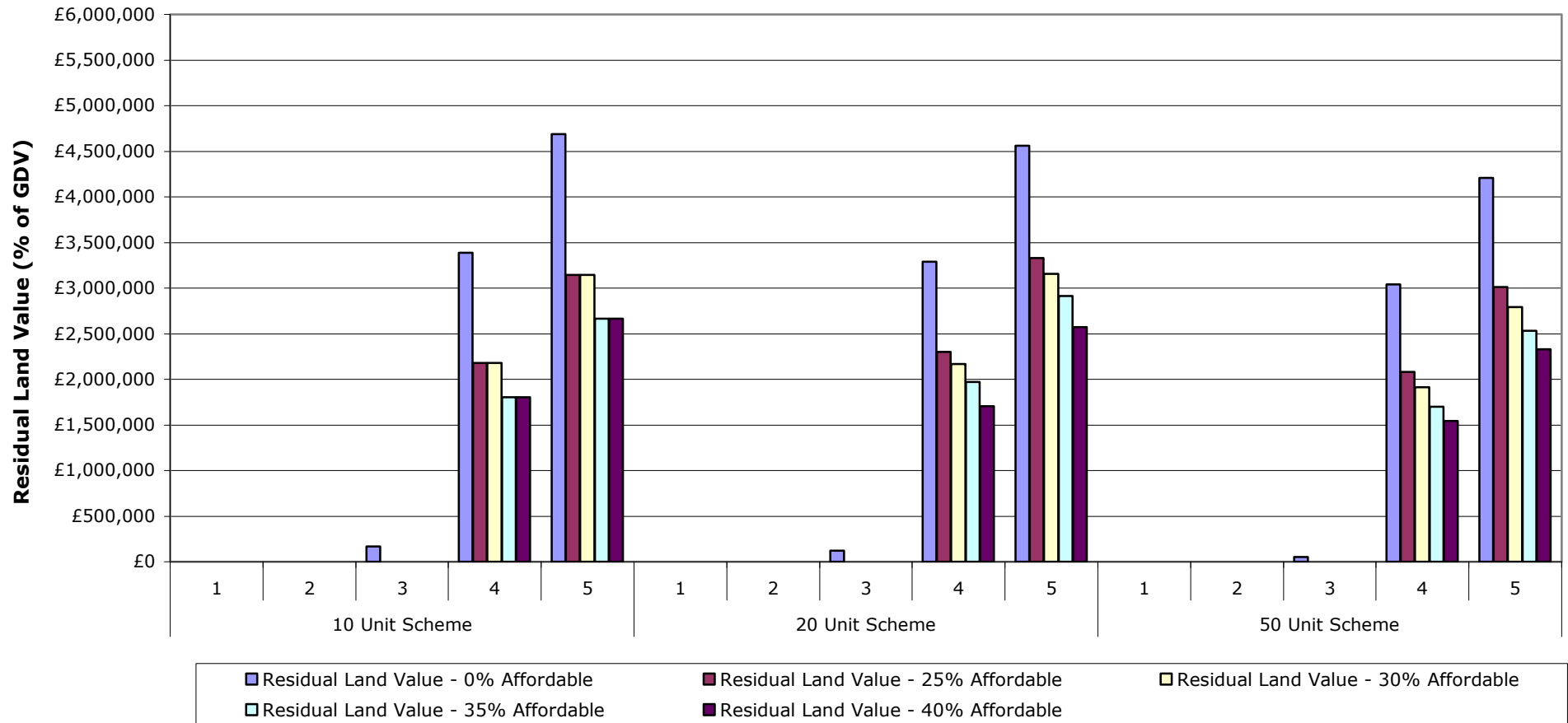


**Table 82b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £170,238 | £0 | £0 | £0 | £0 |
| | 4 | £3,389,019 | £2,180,853 | £2,180,853 | £1,800,626 | £1,800,626 |
| | 5 | £4,686,557 | £3,147,068 | £3,147,068 | £2,662,672 | £2,662,672 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £120,250 | £0 | £0 | £0 | £0 |
| | 4 | £3,287,420 | £2,301,215 | £2,166,772 | £1,970,691 | £1,707,172 |
| | 5 | £4,563,391 | £3,330,096 | £3,153,561 | £2,915,389 | £2,573,145 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £51,662 | £0 | £0 | £0 | £0 |
| | 4 | £3,037,661 | £2,082,639 | £1,911,512 | £1,699,269 | £1,544,568 |
| | 5 | £4,206,487 | £3,010,273 | £2,792,181 | £2,530,851 | £2,329,185 |

Source: Adams Integra, August 2012

**Graph 82b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
Low Density
Houses Only Schemes**

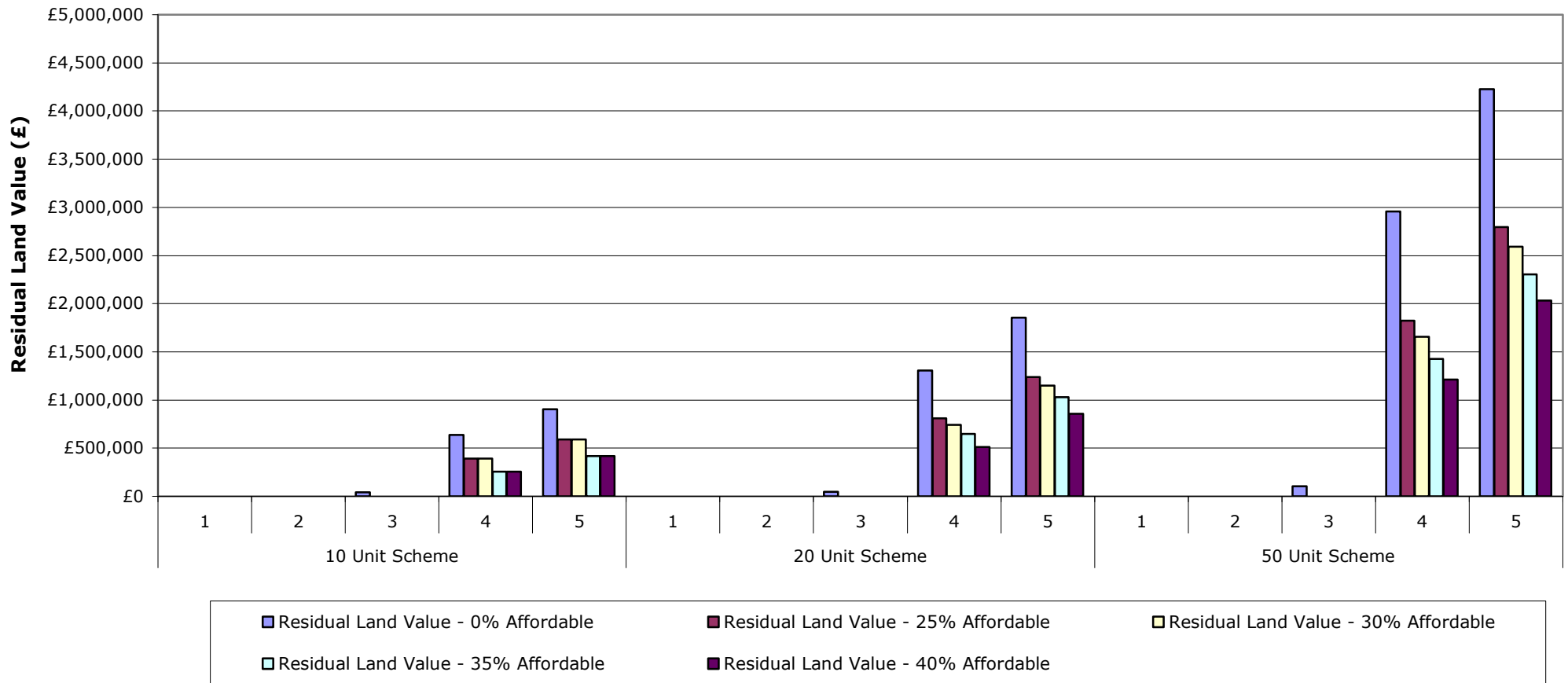


**Table 83: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £41,531 | £0 | £0 | £0 | £0 |
| | 4 | £637,536 | £390,251 | £390,251 | £254,868 | £254,868 |
| | 5 | £903,801 | £590,102 | £590,102 | £420,422 | £420,422 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £48,376 | £0 | £0 | £0 | £0 |
| | 4 | £1,304,699 | £811,597 | £744,375 | £646,335 | £514,575 |
| | 5 | £1,853,831 | £1,237,183 | £1,148,916 | £1,029,830 | £858,708 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £104,501 | £0 | £0 | £0 | £0 |
| | 4 | £2,956,208 | £1,820,990 | £1,655,565 | £1,426,810 | £1,212,600 |
| | 5 | £4,228,522 | £2,797,018 | £2,592,422 | £2,304,042 | £2,031,125 |

Source: Adams Integra, August 2012

Graph 83: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 5 Medium Density Houses Only Schemes

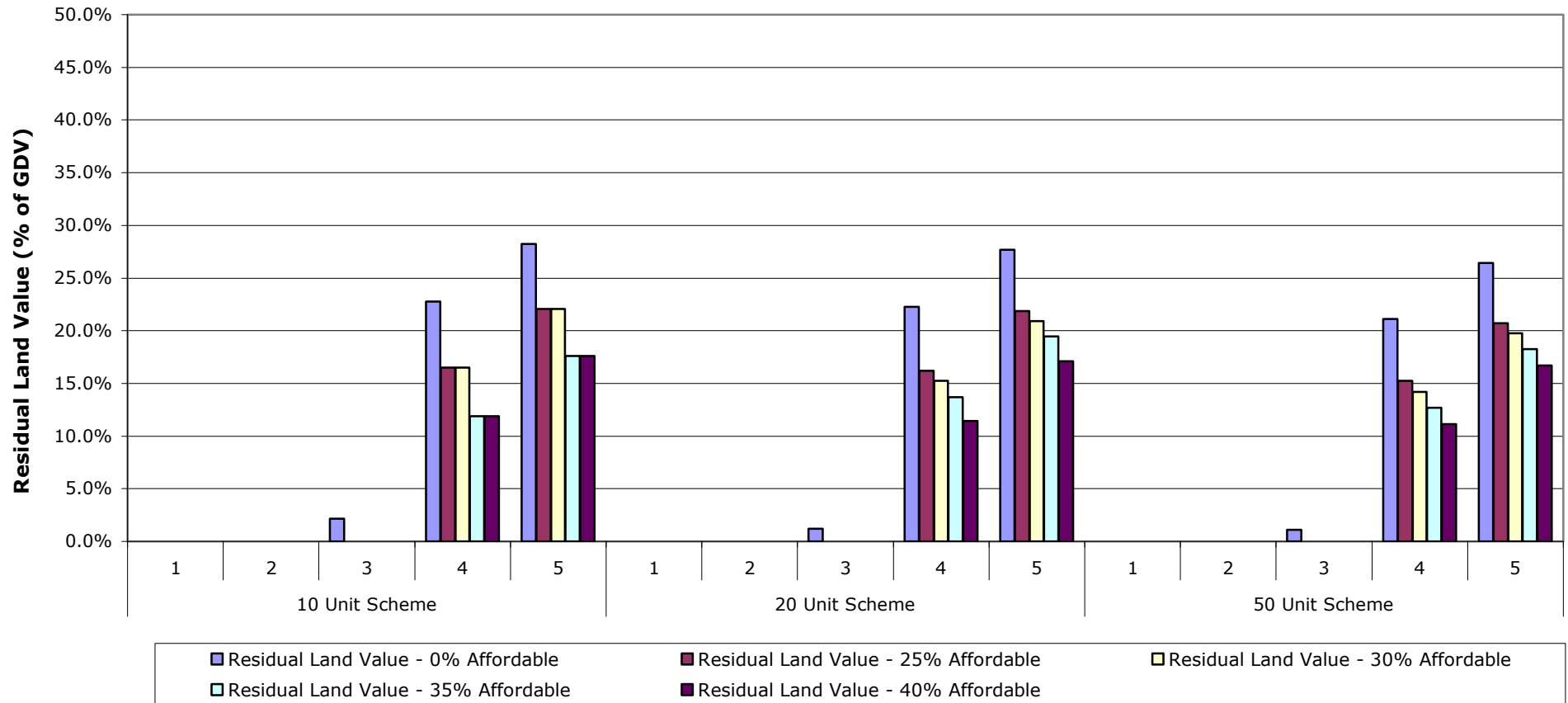


**Table 83a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.8% | 16.5% | 16.5% | 11.9% | 11.9% |
| | 5 | 28.2% | 22.1% | 22.1% | 17.6% | 17.6% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.3% | 16.2% | 15.2% | 13.7% | 11.5% |
| | 5 | 27.7% | 21.9% | 20.9% | 19.4% | 17.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.1% | 15.2% | 14.2% | 12.7% | 11.2% |
| | 5 | 26.4% | 20.7% | 19.7% | 18.3% | 16.7% |

Source: Adams Integra, August 2012

**Graph 83a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
Medium Density
Houses Only Schemes**

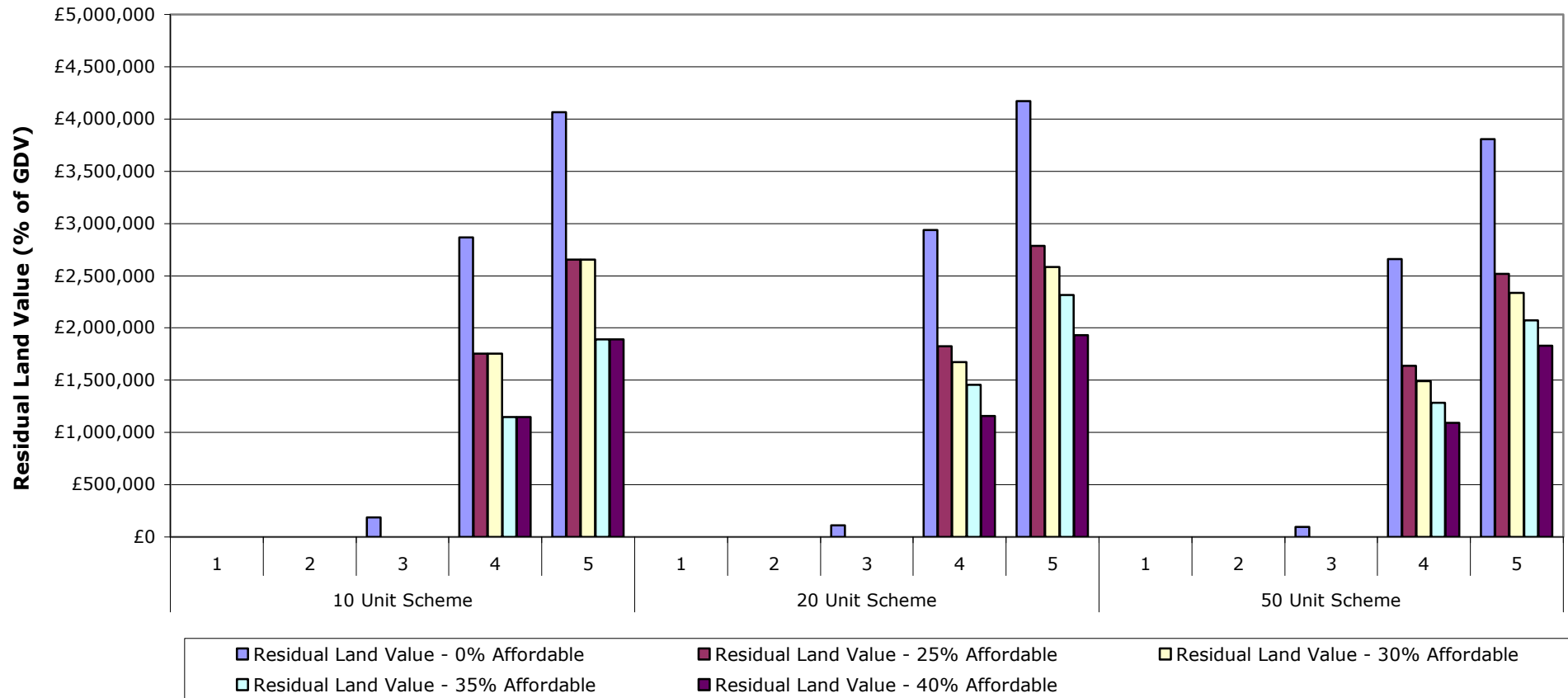


**Table 83b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £186,890 | £0 | £0 | £0 | £0 |
| | 4 | £2,868,914 | £1,756,128 | £1,756,128 | £1,146,908 | £1,146,908 |
| | 5 | £4,067,103 | £2,655,458 | £2,655,458 | £1,891,898 | £1,891,898 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £108,845 | £0 | £0 | £0 | £0 |
| | 4 | £2,935,573 | £1,826,093 | £1,674,845 | £1,454,254 | £1,157,795 |
| | 5 | £4,171,120 | £2,783,662 | £2,585,061 | £2,317,117 | £1,932,092 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £94,051 | £0 | £0 | £0 | £0 |
| | 4 | £2,660,587 | £1,638,891 | £1,490,009 | £1,284,129 | £1,091,340 |
| | 5 | £3,805,670 | £2,517,316 | £2,333,179 | £2,073,637 | £1,828,013 |

Source: Adams Integra, August 2012

**Graph 83b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
Medium Density
House Only Schemes**

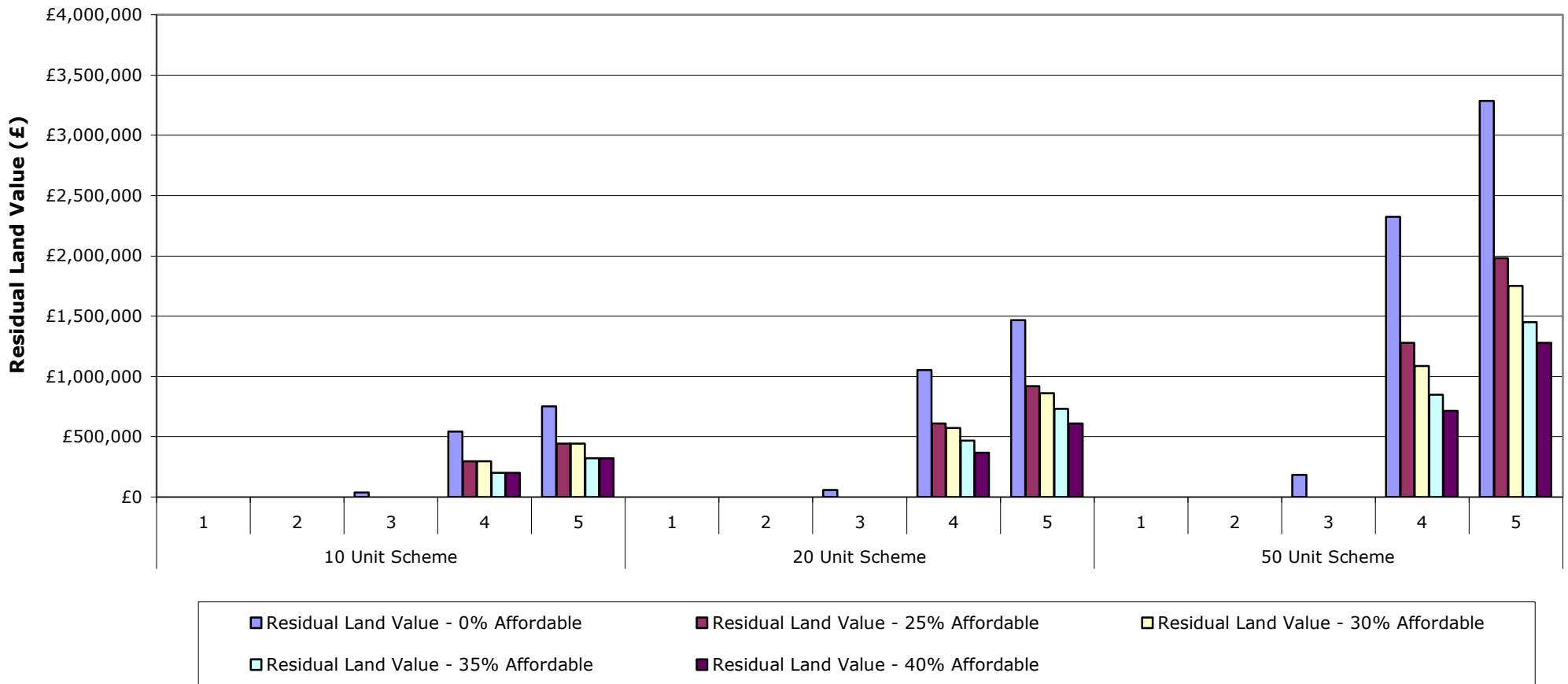


**Table 84: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £37,823 | £0 | £0 | £0 | £0 |
| | 4 | £544,902 | £296,651 | £296,651 | £199,954 | £199,954 |
| | 5 | £753,472 | £444,355 | £444,355 | £321,994 | £321,994 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £57,257 | £0 | £0 | £0 | £0 |
| | 4 | £1,055,244 | £612,031 | £572,726 | £467,762 | £368,700 |
| | 5 | £1,465,453 | £918,796 | £860,229 | £729,397 | £610,311 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £182,312 | £0 | £0 | £0 | £0 |
| | 4 | £2,322,942 | £1,278,396 | £1,087,838 | £847,668 | £714,191 |
| | 5 | £3,284,892 | £1,981,395 | £1,749,932 | £1,450,136 | £1,277,488 |

Source: Adams Integra, August 2012

Graph 84: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 5 High Density Houses Only Schemes

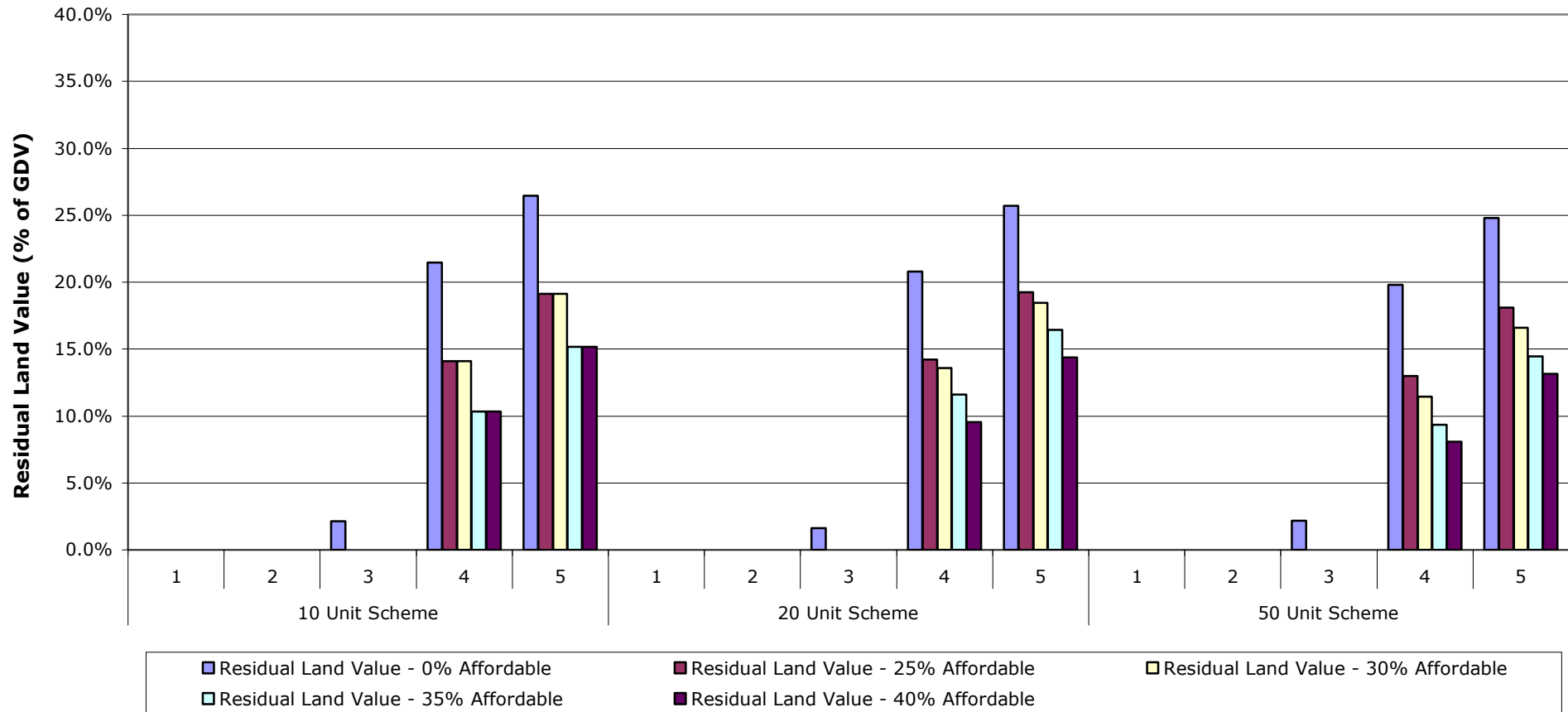


**Table 84a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.5% | 14.1% | 14.1% | 10.3% | 10.3% |
| | 5 | 26.4% | 19.1% | 19.1% | 15.2% | 15.2% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.8% | 14.2% | 13.6% | 11.6% | 9.5% |
| | 5 | 25.7% | 19.3% | 18.5% | 16.4% | 14.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 2.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.8% | 13.0% | 11.4% | 9.3% | 8.1% |
| | 5 | 24.8% | 18.1% | 16.6% | 14.5% | 13.2% |

Source: Adams Integra, August 2012

**Graph 84a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
High Density
Houses Only Schemes**

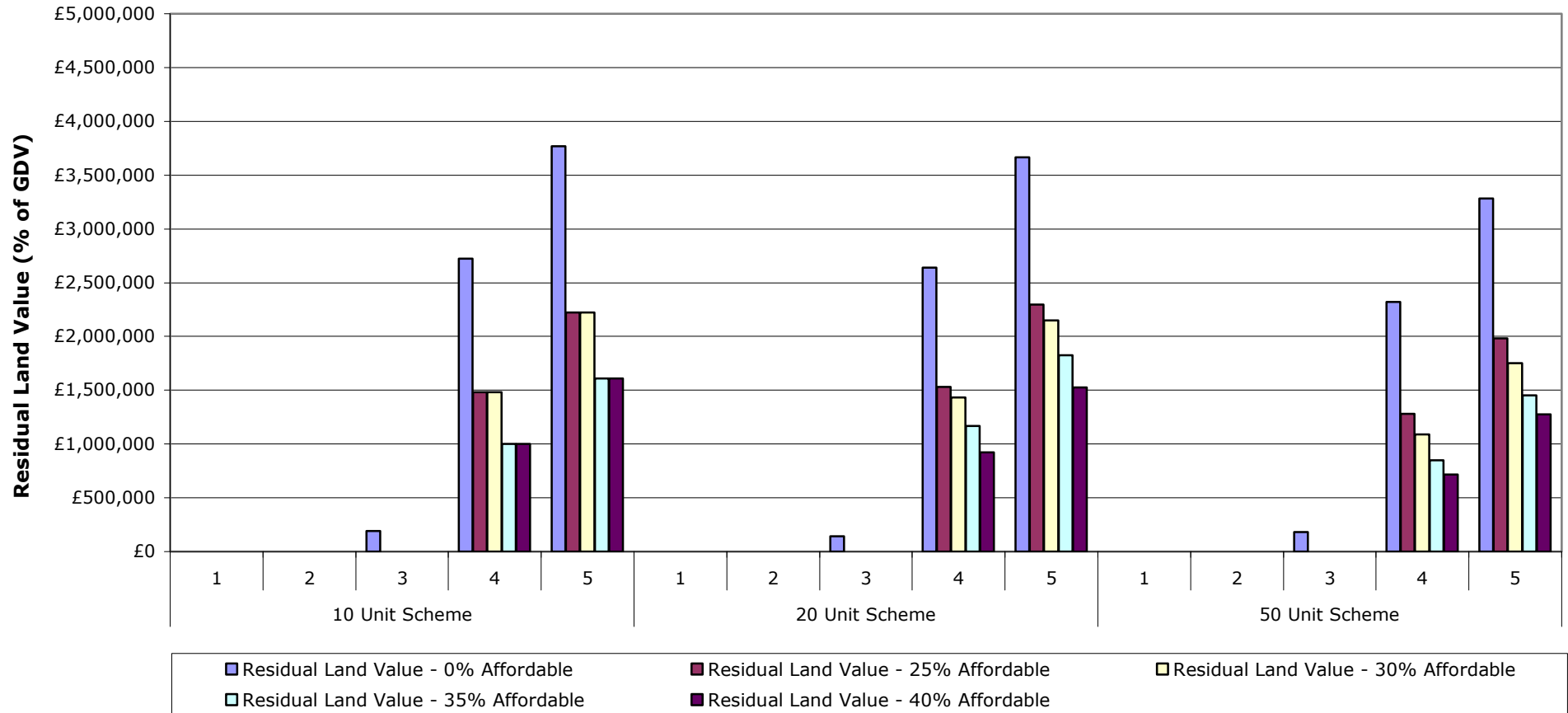


**Table 84b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £189,114 | £0 | £0 | £0 | £0 |
| | 4 | £2,724,508 | £1,483,254 | £1,483,254 | £999,772 | £999,772 |
| | 5 | £3,767,362 | £2,221,773 | £2,221,773 | £1,609,972 | £1,609,972 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £143,143 | £0 | £0 | £0 | £0 |
| | 4 | £2,638,110 | £1,530,078 | £1,431,815 | £1,169,405 | £921,751 |
| | 5 | £3,663,632 | £2,296,989 | £2,150,573 | £1,823,492 | £1,525,777 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £182,312 | £0 | £0 | £0 | £0 |
| | 4 | £2,322,942 | £1,278,396 | £1,087,838 | £847,668 | £714,191 |
| | 5 | £3,284,892 | £1,981,395 | £1,749,932 | £1,450,136 | £1,277,488 |

Source: Adams Integra, August 2012

**Graph 84b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 5
High Density
Houses Only Schemes**



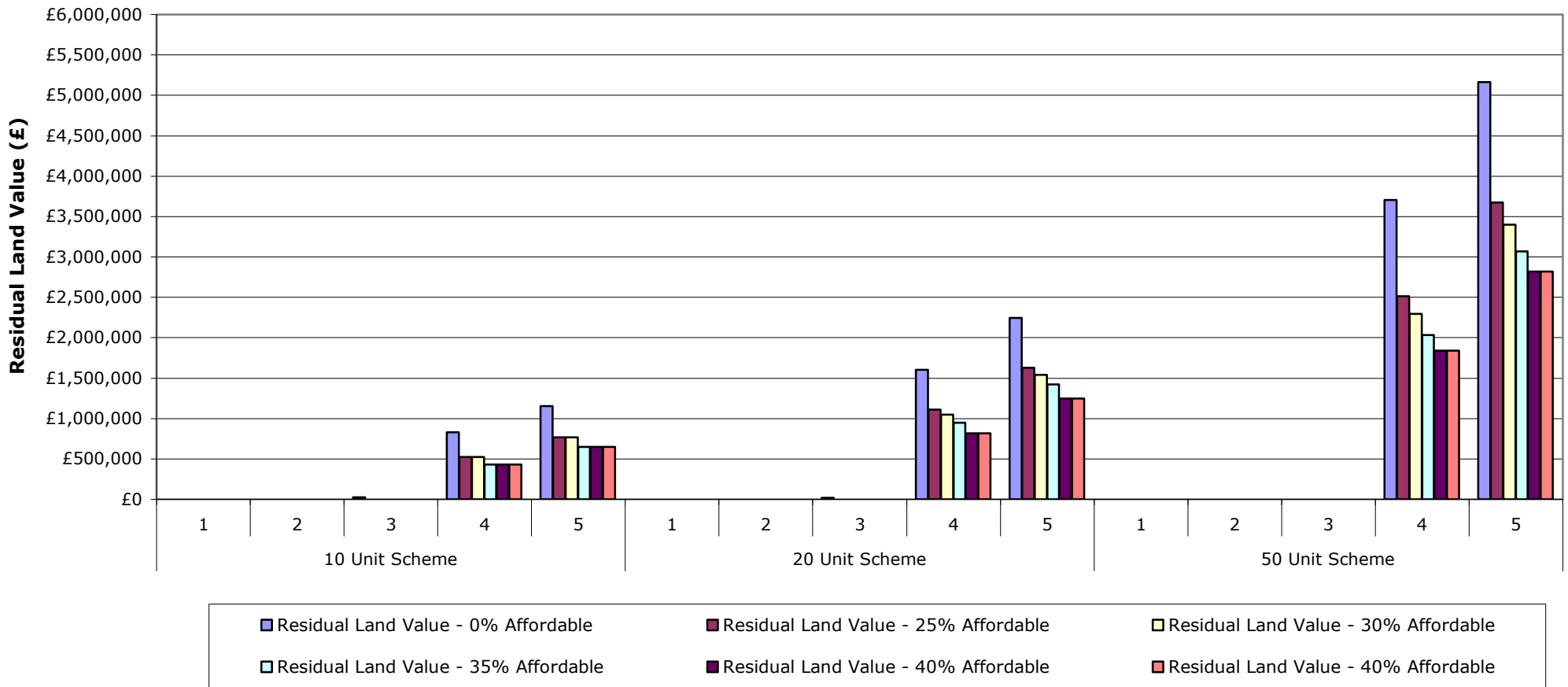
Appendix 4b-ii

**Table 85: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £22,181 | £0 | £0 | £0 | £0 |
| | 4 | £827,692 | £525,650 | £525,650 | £430,390 | £430,390 |
| | 5 | £1,152,076 | £767,204 | £767,204 | £646,105 | £646,105 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £20,046 | £0 | £0 | £0 | £0 |
| | 4 | £1,605,234 | £1,112,131 | £1,044,910 | £946,869 | £815,110 |
| | 5 | £2,243,219 | £1,626,572 | £1,538,304 | £1,419,218 | £1,248,096 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,704,836 | £2,511,059 | £2,297,151 | £2,031,847 | £1,838,471 |
| | 5 | £5,165,869 | £3,670,602 | £3,397,988 | £3,071,325 | £2,819,242 |

Source: Adams Integra, August 2012

Graph 85: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 5 Low Density Houses Only Schemes

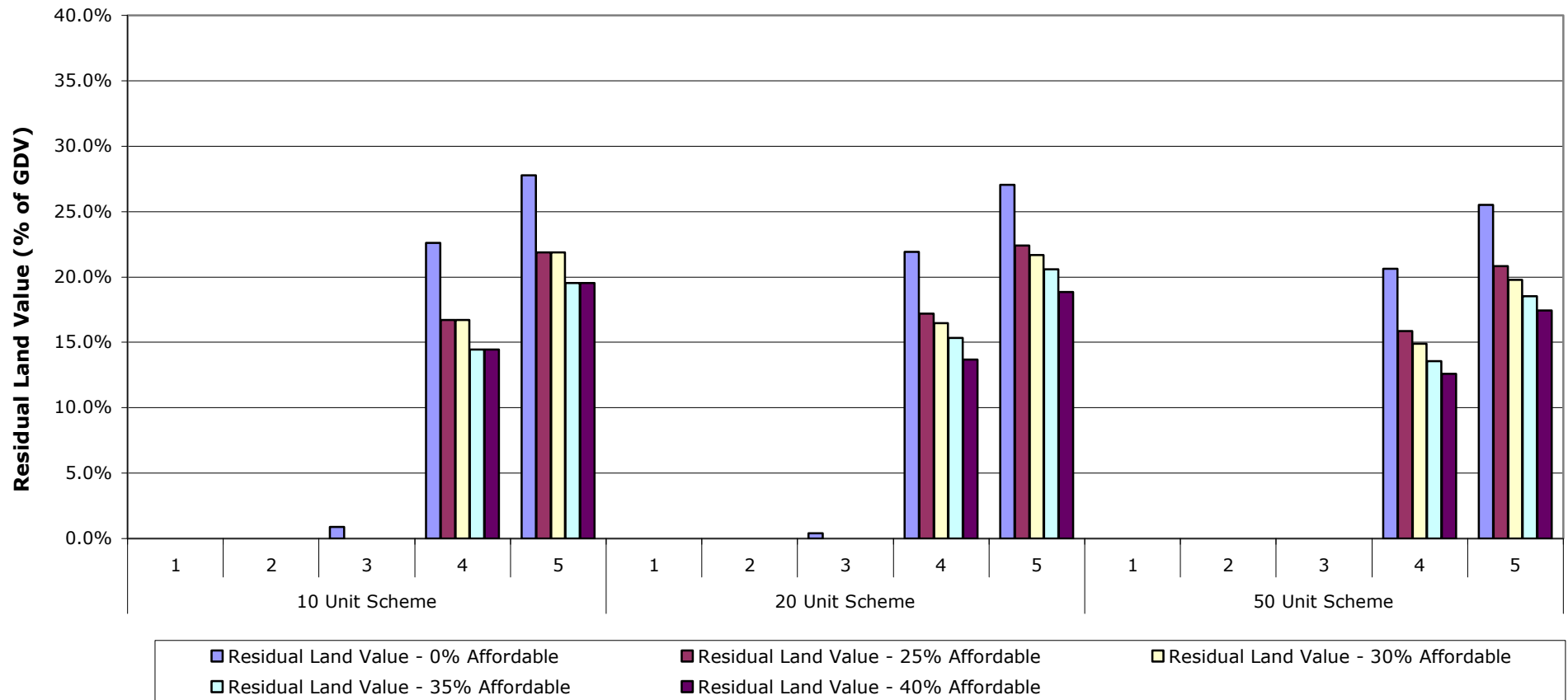


**Table 85a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.6% | 16.7% | 16.7% | 14.5% | 14.5% |
| | 5 | 27.8% | 21.9% | 21.9% | 19.5% | 19.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.9% | 17.2% | 16.5% | 15.3% | 13.7% |
| | 5 | 27.0% | 22.4% | 21.7% | 20.6% | 18.9% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.6% | 15.9% | 14.9% | 13.6% | 12.6% |
| | 5 | 25.5% | 20.8% | 19.8% | 18.5% | 17.5% |

Source: Adams Integra, August 2012

**Graph 85a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
Low Density
Houses Only Schemes**

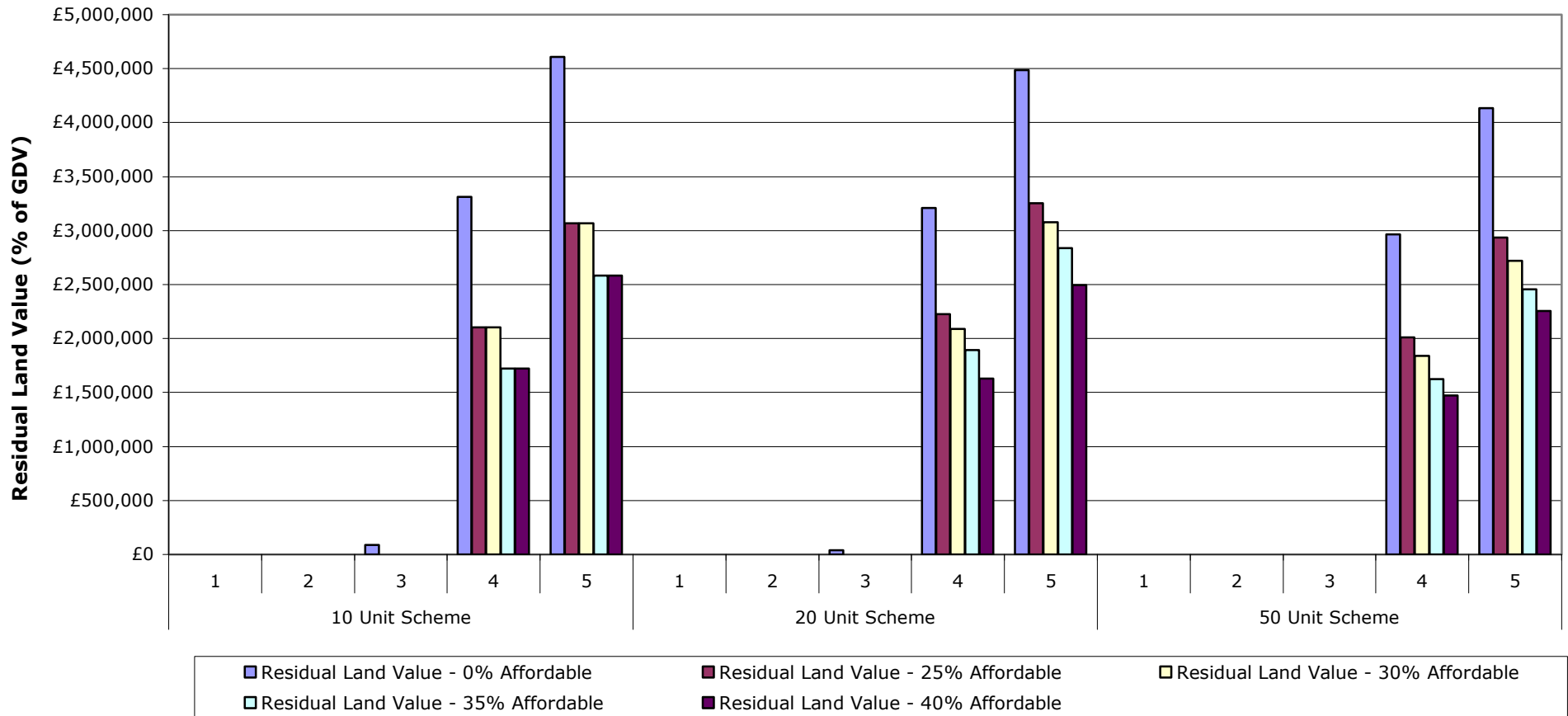


**Table 85b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £88,725 | £0 | £0 | £0 | £0 |
| | 4 | £3,310,766 | £2,102,600 | £2,102,600 | £1,721,558 | £1,721,558 |
| | 5 | £4,608,303 | £3,068,815 | £3,068,815 | £2,584,419 | £2,584,419 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £40,091 | £0 | £0 | £0 | £0 |
| | 4 | £3,210,467 | £2,224,263 | £2,089,820 | £1,893,739 | £1,630,219 |
| | 5 | £4,486,439 | £3,253,143 | £3,076,609 | £2,838,436 | £2,496,192 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,963,869 | £2,008,847 | £1,837,721 | £1,625,478 | £1,470,777 |
| | 5 | £4,132,695 | £2,936,482 | £2,718,390 | £2,457,060 | £2,255,394 |

Source: Adams Integra, August 2012

**Graph 85b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
Low Density
Houses Only Schemes**

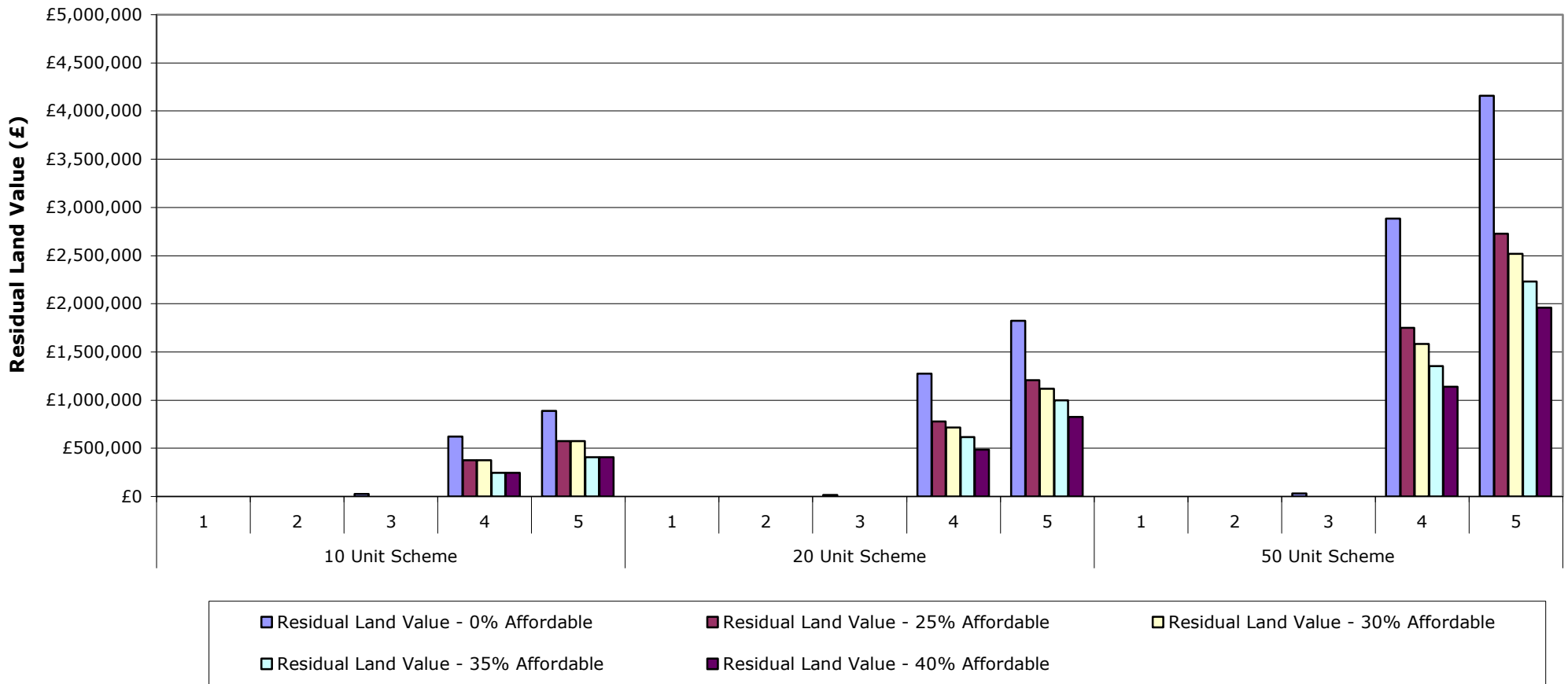


**Table 86: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £25,918 | £0 | £0 | £0 | £0 |
| | 4 | £622,548 | £375,106 | £375,106 | £244,666 | £244,666 |
| | 5 | £888,812 | £575,113 | £575,113 | £405,277 | £405,277 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £16,337 | £0 | £0 | £0 | £0 |
| | 4 | £1,273,942 | £780,840 | £713,618 | £615,578 | £483,818 |
| | 5 | £1,823,074 | £1,206,426 | £1,118,159 | £999,073 | £827,951 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £29,895 | £0 | £0 | £0 | £0 |
| | 4 | £2,884,586 | £1,749,368 | £1,583,943 | £1,355,188 | £1,140,978 |
| | 5 | £4,156,900 | £2,725,396 | £2,520,800 | £2,232,420 | £1,959,503 |

Source: Adams Integra, August 2012

Graph 86: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 5 Medium Density Houses Only Schemes

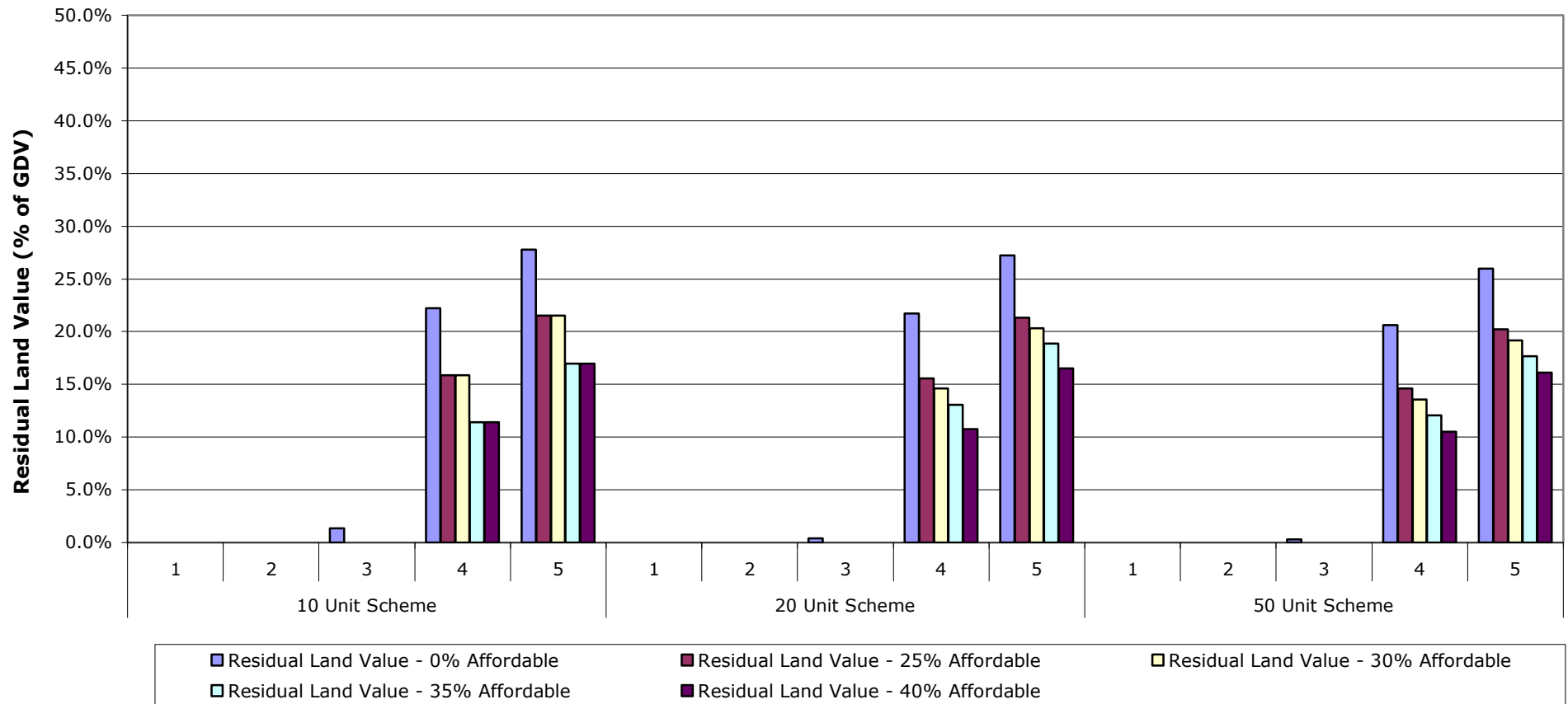


**Table 86a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.2% | 15.9% | 15.9% | 11.4% | 11.4% |
| | 5 | 27.8% | 21.5% | 21.5% | 17.0% | 17.0% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.7% | 15.6% | 14.6% | 13.1% | 10.8% |
| | 5 | 27.2% | 21.3% | 20.3% | 18.9% | 16.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.6% | 14.6% | 13.6% | 12.0% | 10.5% |
| | 5 | 26.0% | 20.2% | 19.2% | 17.7% | 16.1% |

Source: Adams Integra, August 2012

**Graph 86a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
Medium Density
Houses Only Schemes**

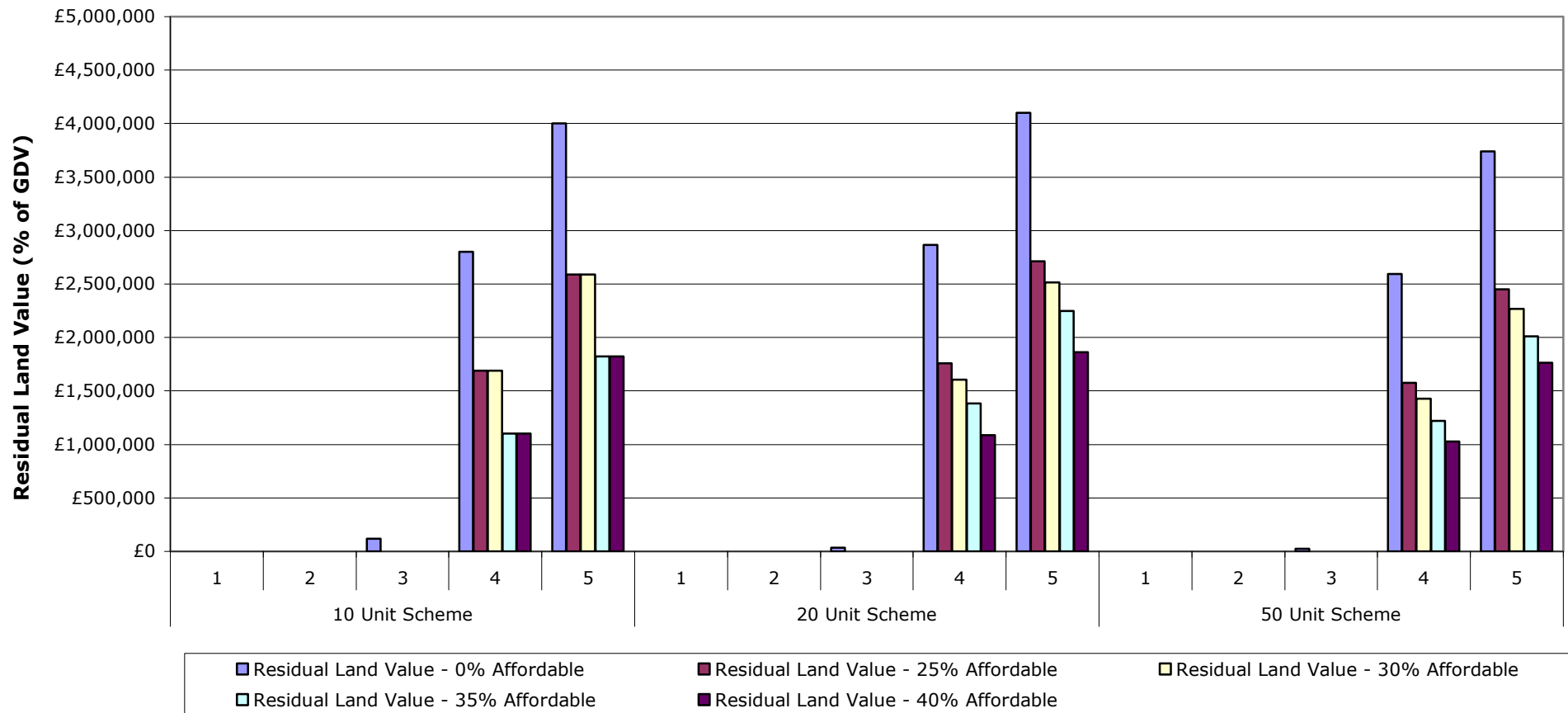


**Table 86b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £116,630 | £0 | £0 | £0 | £0 |
| | 4 | £2,801,465 | £1,687,977 | £1,687,977 | £1,100,999 | £1,100,999 |
| | 5 | £3,999,654 | £2,588,009 | £2,588,009 | £1,823,746 | £1,823,746 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £36,758 | £0 | £0 | £0 | £0 |
| | 4 | £2,866,370 | £1,756,889 | £1,605,641 | £1,385,050 | £1,088,591 |
| | 5 | £4,101,916 | £2,714,458 | £2,515,857 | £2,247,913 | £1,862,889 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £26,906 | £0 | £0 | £0 | £0 |
| | 4 | £2,596,127 | £1,574,431 | £1,425,549 | £1,219,669 | £1,026,881 |
| | 5 | £3,741,210 | £2,452,856 | £2,268,720 | £2,009,178 | £1,763,553 |

Source: Adams Integra, August 2012

**Graph 86b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
Medium Density
House Only Schemes**

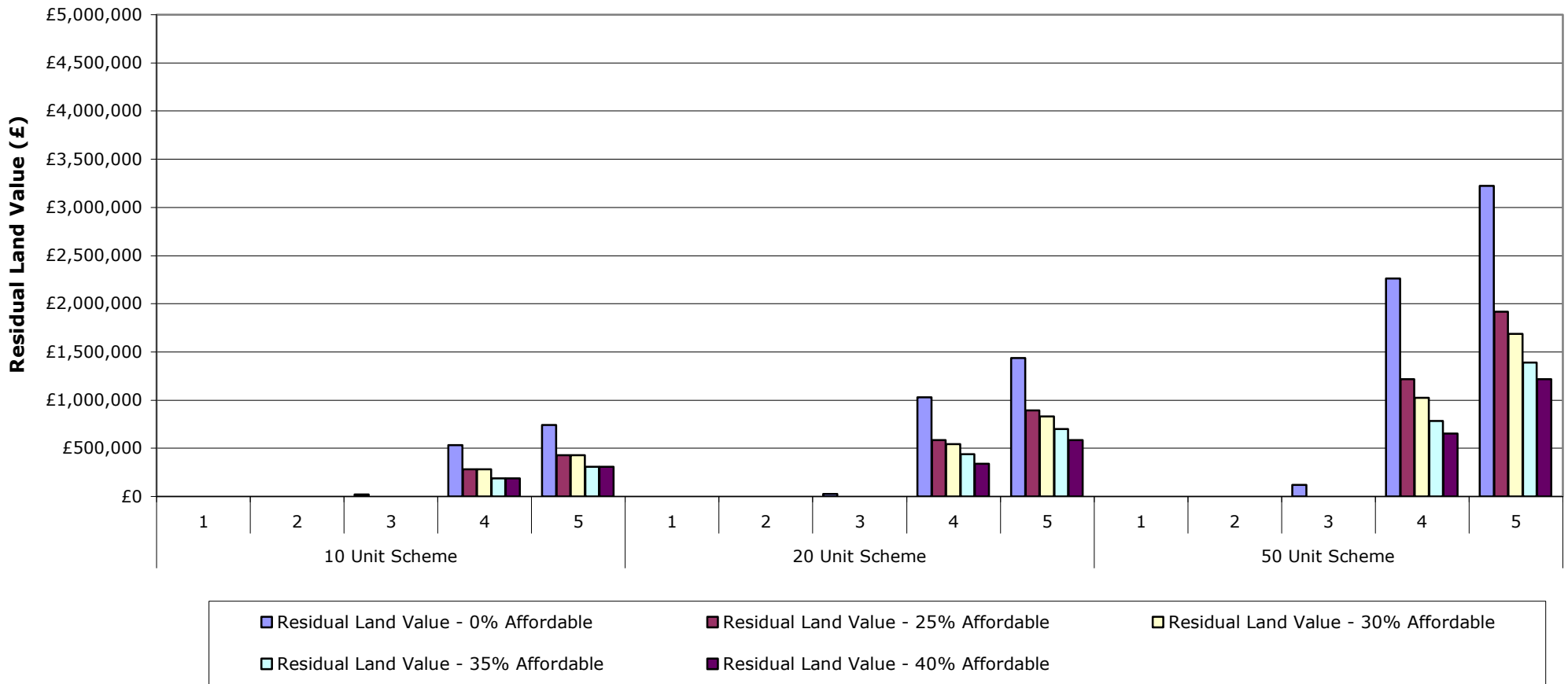


**Table 87: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £23,292 | £0 | £0 | £0 | £0 |
| | 4 | £530,952 | £282,556 | £282,556 | £185,569 | £185,569 |
| | 5 | £739,523 | £430,260 | £430,260 | £307,900 | £307,900 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £28,680 | £0 | £0 | £0 | £0 |
| | 4 | £1,027,810 | £584,597 | £545,292 | £440,042 | £340,980 |
| | 5 | £1,438,018 | £891,361 | £832,795 | £701,962 | £582,876 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £119,897 | £0 | £0 | £0 | £0 |
| | 4 | £2,261,256 | £1,216,710 | £1,026,152 | £785,982 | £652,505 |
| | 5 | £3,223,206 | £1,919,709 | £1,688,246 | £1,388,450 | £1,215,802 |

Source: Adams Integra, August 2012

Graph 87: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 5 High Density Houses Only Schemes

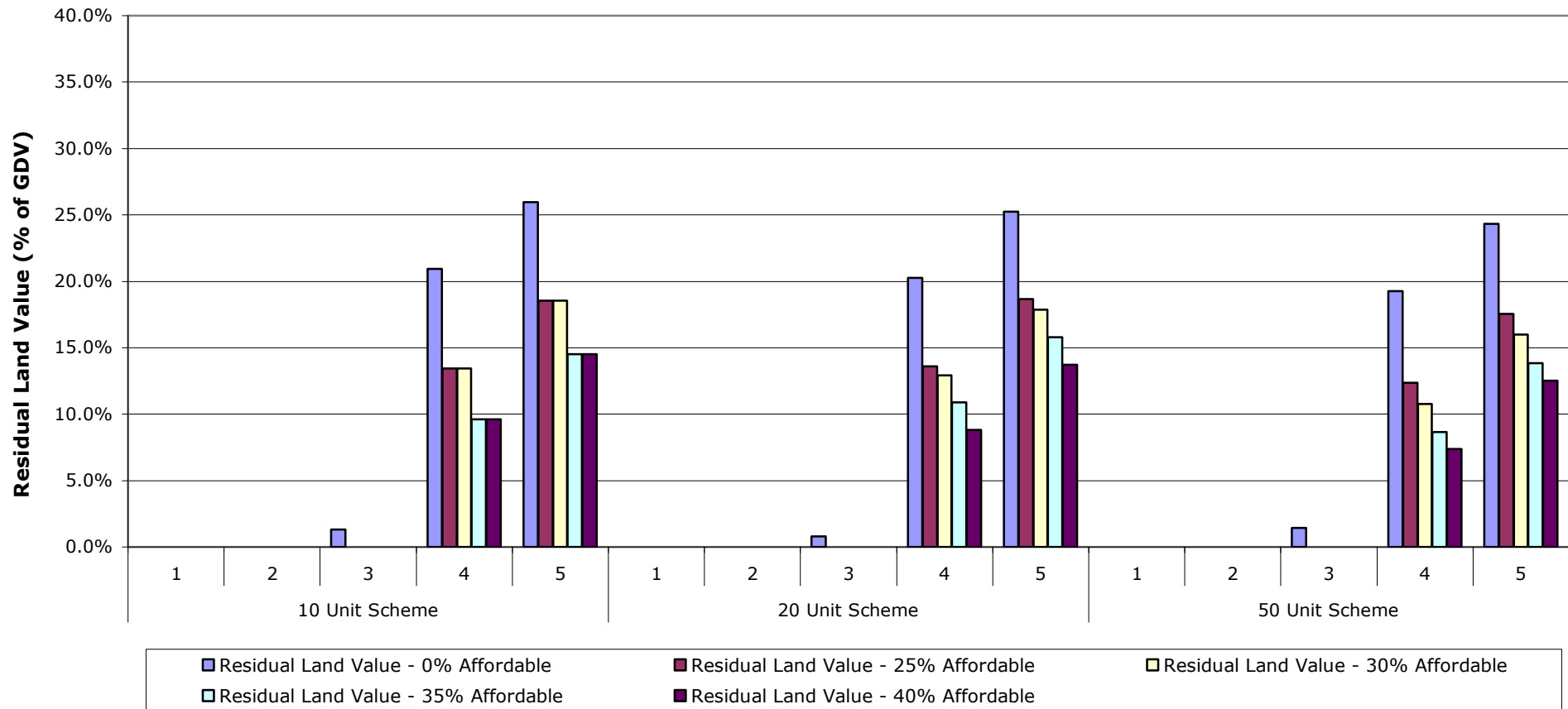


**Table 87a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.9% | 13.4% | 13.4% | 9.6% | 9.6% |
| | 5 | 25.9% | 18.5% | 18.5% | 14.5% | 14.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.3% | 13.6% | 12.9% | 10.9% | 8.8% |
| | 5 | 25.2% | 18.7% | 17.9% | 15.8% | 13.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 1.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.3% | 12.4% | 10.8% | 8.7% | 7.4% |
| | 5 | 24.3% | 17.5% | 16.0% | 13.9% | 12.5% |

Source: Adams Integra, August 2012

**Graph 87a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
High Density
Houses Only Schemes**

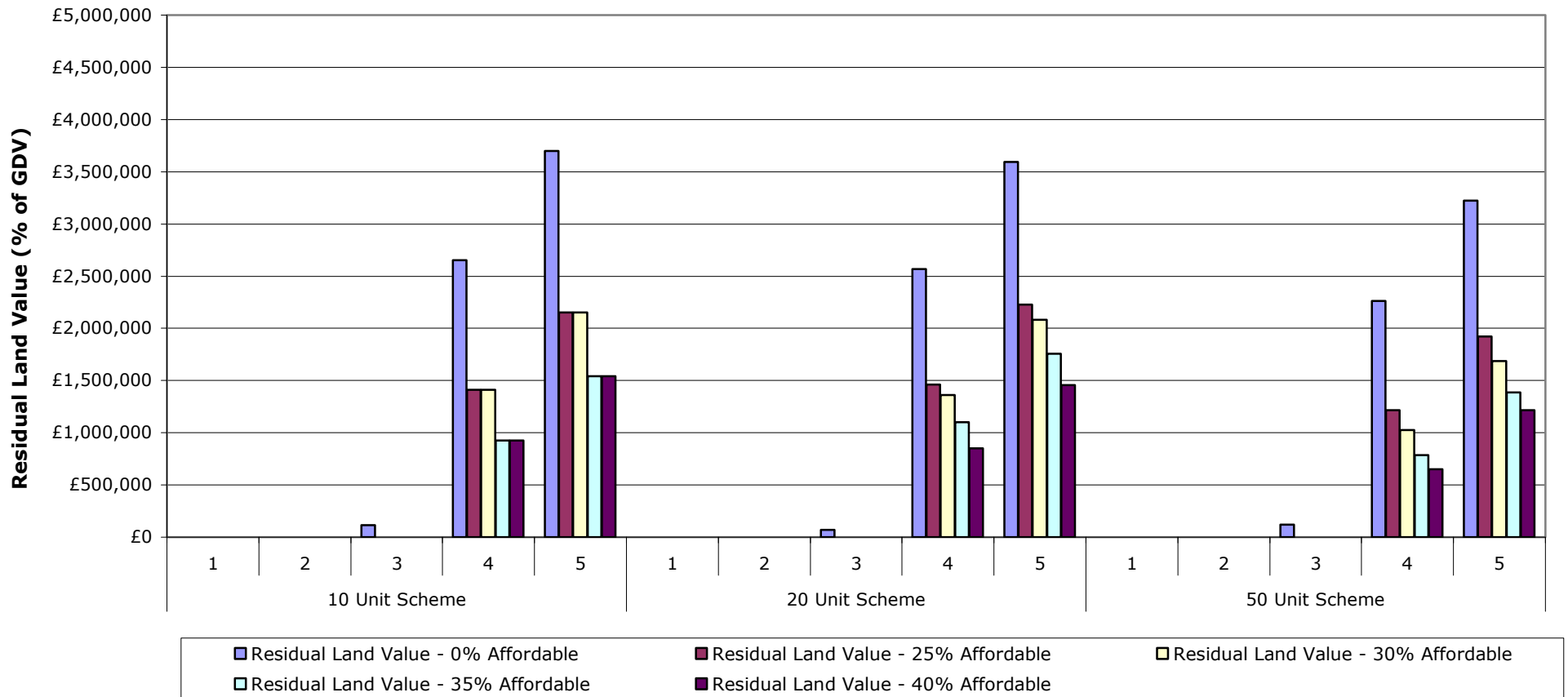


**Table 87b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £116,462 | £0 | £0 | £0 | £0 |
| | 4 | £2,654,762 | £1,412,782 | £1,412,782 | £927,847 | £927,847 |
| | 5 | £3,697,617 | £2,151,302 | £2,151,302 | £1,539,500 | £1,539,500 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £71,699 | £0 | £0 | £0 | £0 |
| | 4 | £2,569,524 | £1,461,492 | £1,363,229 | £1,100,104 | £852,450 |
| | 5 | £3,595,046 | £2,228,403 | £2,081,987 | £1,754,906 | £1,457,191 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £119,897 | £0 | £0 | £0 | £0 |
| | 4 | £2,261,256 | £1,216,710 | £1,026,152 | £785,982 | £652,505 |
| | 5 | £3,223,206 | £1,919,709 | £1,688,246 | £1,388,450 | £1,215,802 |

Source: Adams Integra, August 2012

**Graph 87b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 5
High Density
Houses Only Schemes**

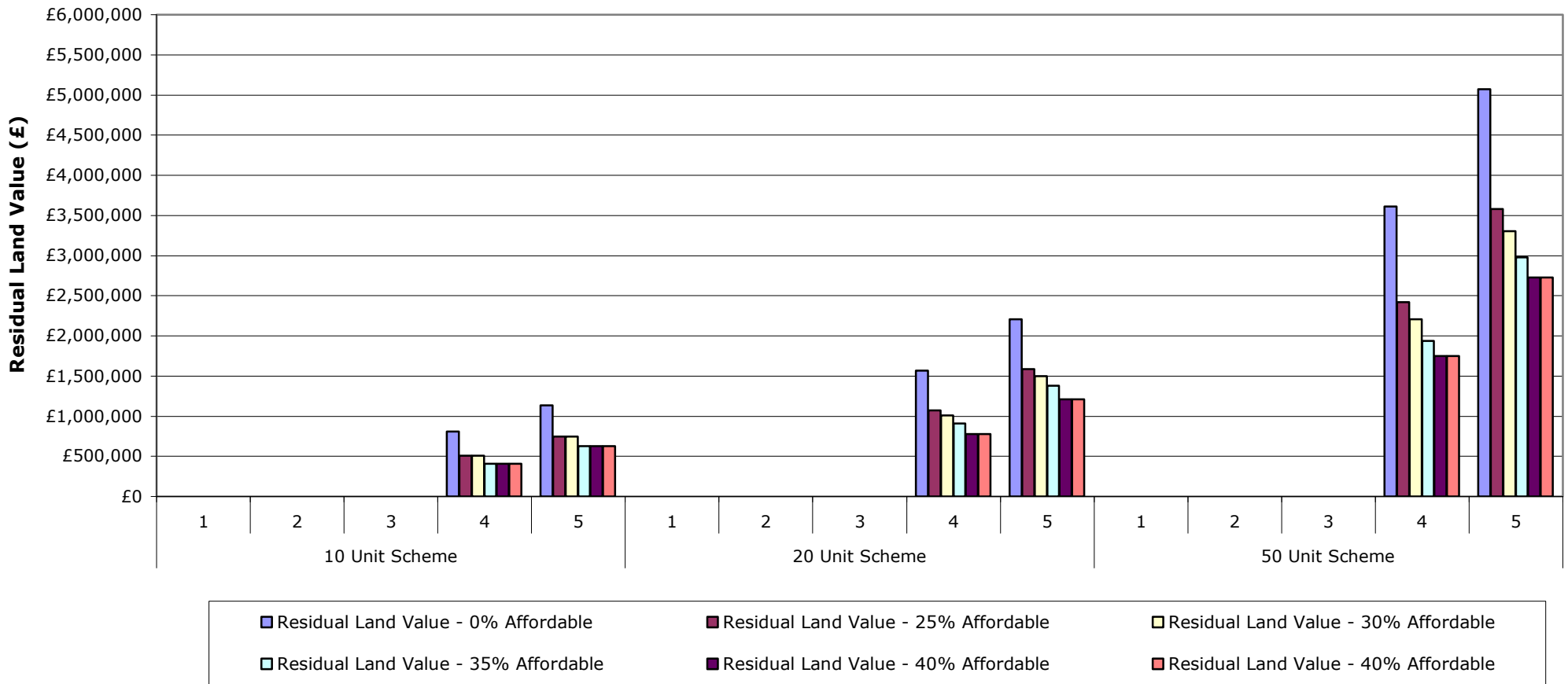


**Table 88: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £1,803 | £0 | £0 | £0 | £0 |
| | 4 | £808,128 | £506,087 | £506,087 | £410,622 | £410,622 |
| | 5 | £1,132,513 | £747,640 | £747,640 | £626,541 | £626,541 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,566,757 | £1,073,655 | £1,006,434 | £908,393 | £776,633 |
| | 5 | £2,204,743 | £1,588,095 | £1,499,828 | £1,380,742 | £1,209,620 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,612,597 | £2,418,820 | £2,204,912 | £1,939,608 | £1,746,232 |
| | 5 | £5,073,630 | £3,578,363 | £3,305,748 | £2,979,086 | £2,727,003 |

Source: Adams Integra, August 2012

Graph 88: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 5 Low Density Houses Only Schemes

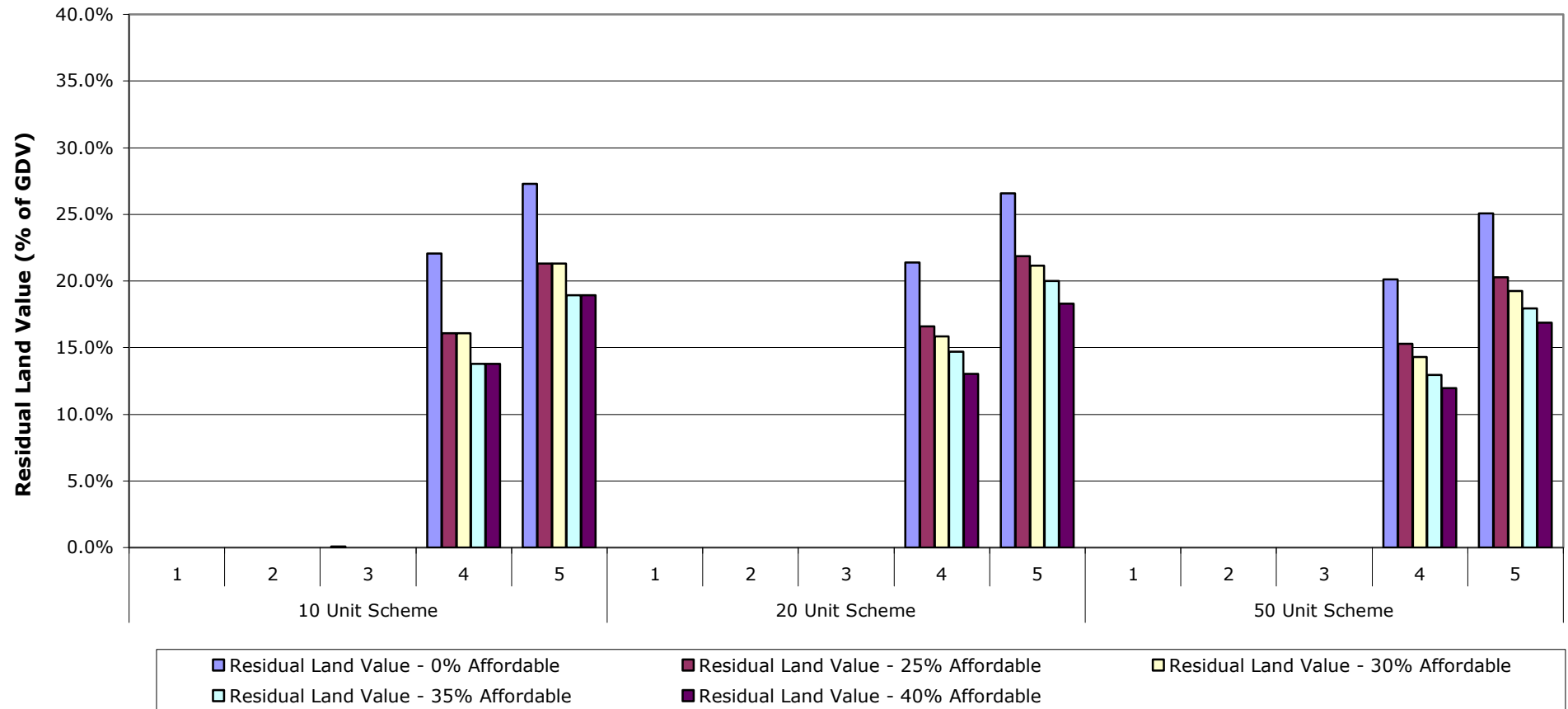


**Table 88a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 22.1% | 16.1% | 16.1% | 13.8% | 13.8% |
| | 5 | 27.3% | 21.3% | 21.3% | 18.9% | 18.9% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.4% | 16.6% | 15.9% | 14.7% | 13.0% |
| | 5 | 26.6% | 21.9% | 21.1% | 20.0% | 18.3% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.1% | 15.3% | 14.3% | 13.0% | 12.0% |
| | 5 | 25.1% | 20.3% | 19.3% | 18.0% | 16.9% |

Source: Adams Integra, August 2012

**Graph 88a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
Low Density
Houses Only Schemes**

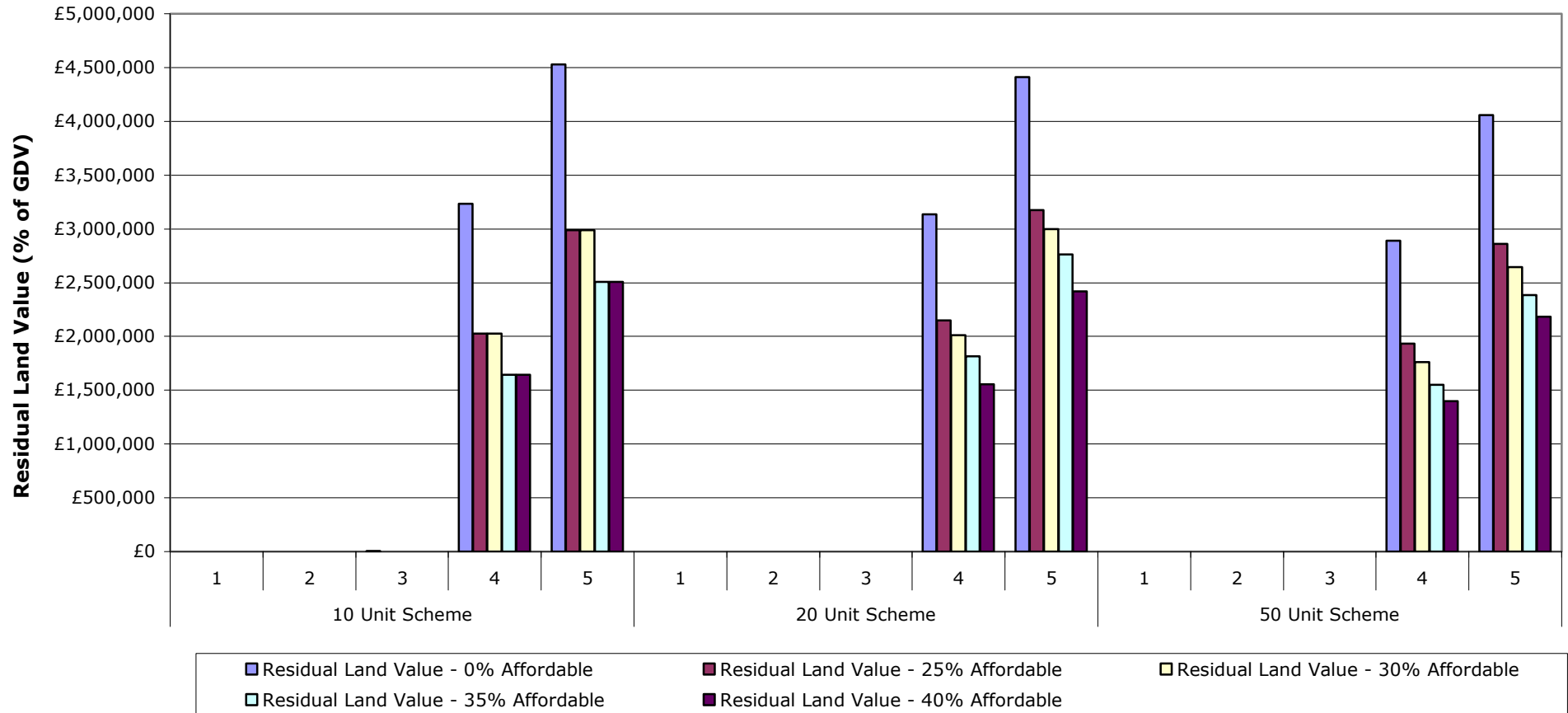


**Table 88b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £7,211 | £0 | £0 | £0 | £0 |
| | 4 | £3,232,513 | £2,024,347 | £2,024,347 | £1,642,490 | £1,642,490 |
| | 5 | £4,530,050 | £2,990,561 | £2,990,561 | £2,506,166 | £2,506,166 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,133,515 | £2,147,310 | £2,012,867 | £1,816,786 | £1,553,267 |
| | 5 | £4,409,486 | £3,176,191 | £2,999,656 | £2,761,484 | £2,419,240 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,890,078 | £1,935,056 | £1,763,929 | £1,551,686 | £1,396,986 |
| | 5 | £4,058,904 | £2,862,691 | £2,644,599 | £2,383,269 | £2,181,603 |

Source: Adams Integra, August 2012

**Graph 88b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
Low Density
Houses Only Schemes**

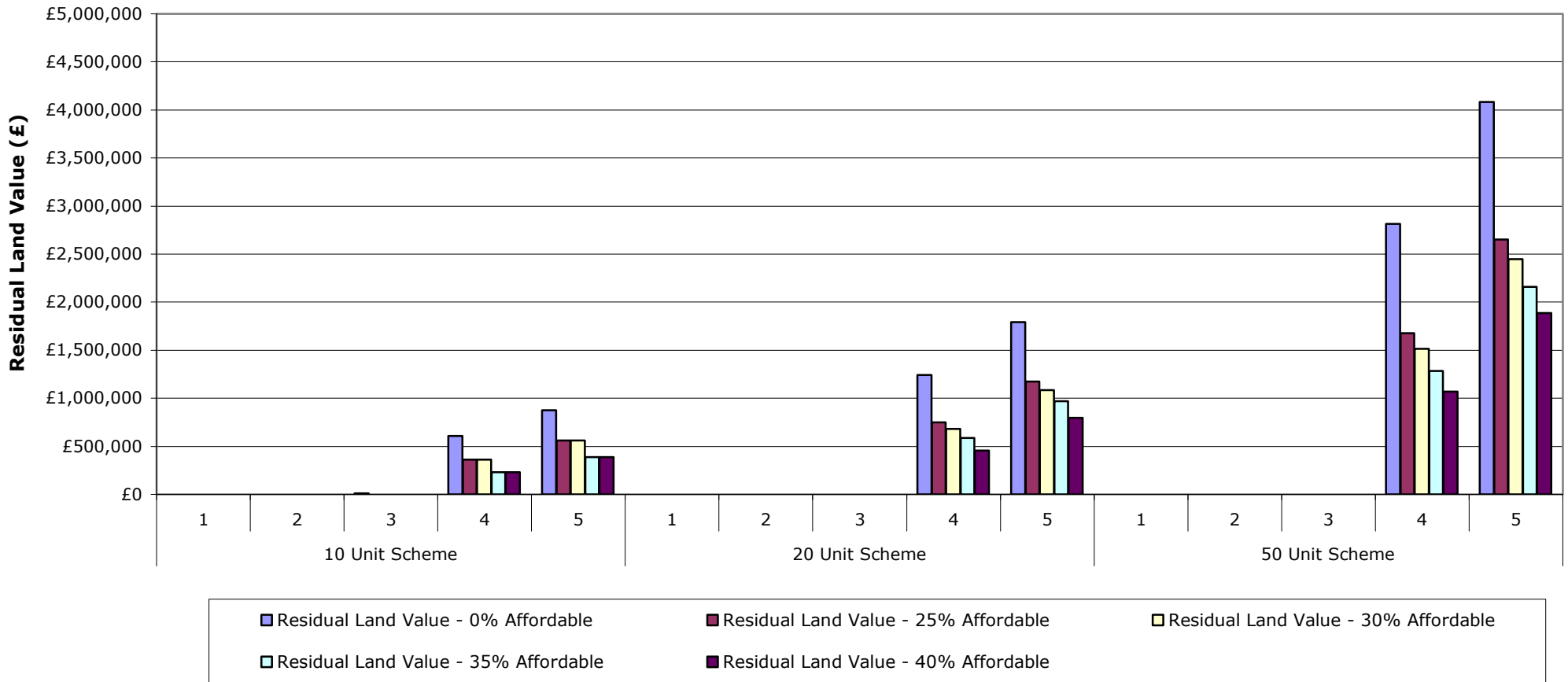


**Table 89: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £10,305 | £0 | £0 | £0 | £0 |
| | 4 | £607,559 | £359,961 | £359,961 | £229,209 | £229,209 |
| | 5 | £873,823 | £560,124 | £560,124 | £390,132 | £390,132 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,243,185 | £750,082 | £682,861 | £584,821 | £457,780 |
| | 5 | £1,792,317 | £1,175,669 | £1,087,402 | £968,315 | £797,193 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,812,964 | £1,677,746 | £1,512,321 | £1,283,566 | £1,069,356 |
| | 5 | £4,085,278 | £2,653,774 | £2,449,178 | £2,160,798 | £1,887,881 |

Source: Adams Integra, August 2012

Graph 89: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 5 Medium Density Houses Only Schemes

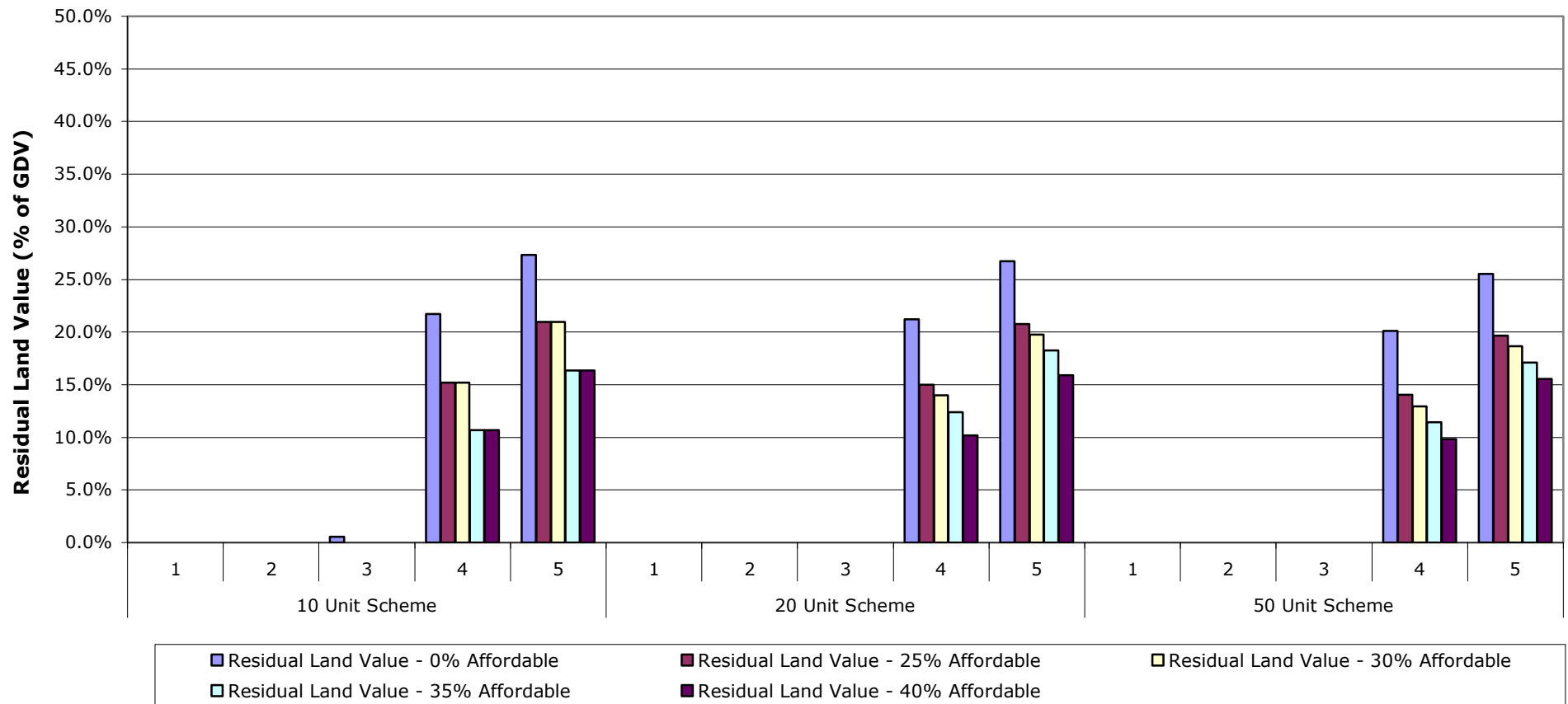


**Table 89a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.7% | 15.2% | 15.2% | 10.7% | 10.7% |
| | 5 | 27.3% | 21.0% | 21.0% | 16.3% | 16.3% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.2% | 15.0% | 14.0% | 12.4% | 10.2% |
| | 5 | 26.8% | 20.8% | 19.8% | 18.3% | 15.9% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.1% | 14.0% | 13.0% | 11.4% | 9.8% |
| | 5 | 25.5% | 19.7% | 18.6% | 17.1% | 15.5% |

Source: Adams Integra, August 2012

**Graph 89a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure £0, £100 CIL
CfSH Level 5
Medium Density
Houses Only Schemes**

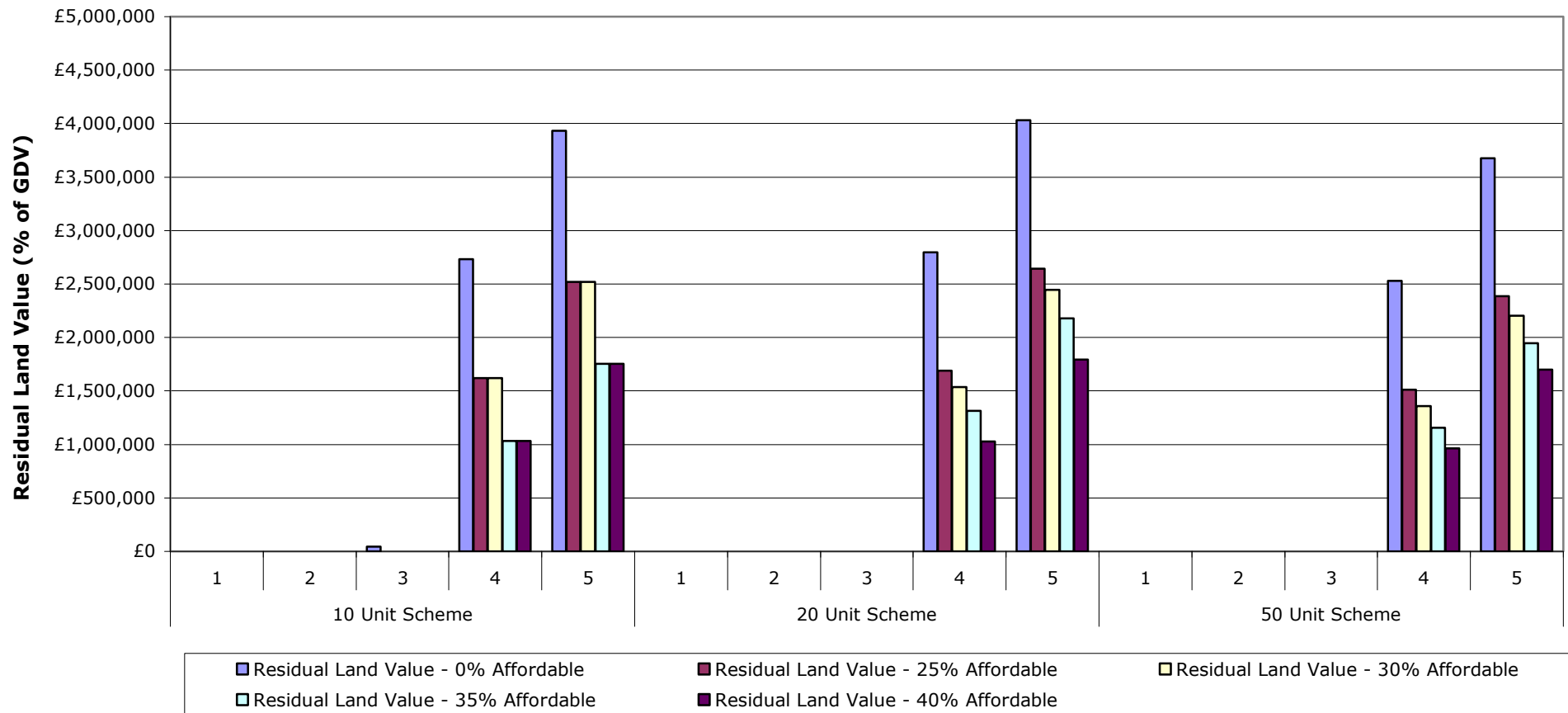


**Table 89b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £46,371 | £0 | £0 | £0 | £0 |
| | 4 | £2,734,016 | £1,619,825 | £1,619,825 | £1,031,442 | £1,031,442 |
| | 5 | £3,932,204 | £2,520,560 | £2,520,560 | £1,755,595 | £1,755,595 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,797,166 | £1,687,686 | £1,536,437 | £1,315,846 | £1,030,006 |
| | 5 | £4,032,712 | £2,645,255 | £2,446,653 | £2,178,710 | £1,793,685 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,531,667 | £1,509,971 | £1,361,089 | £1,155,209 | £962,421 |
| | 5 | £3,676,750 | £2,388,396 | £2,204,260 | £1,944,718 | £1,699,093 |

Source: Adams Integra, August 2012

**Graph 89b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure £0, £100 CIL
CfSH Level 5
Medium Density
Houses Only Schemes**

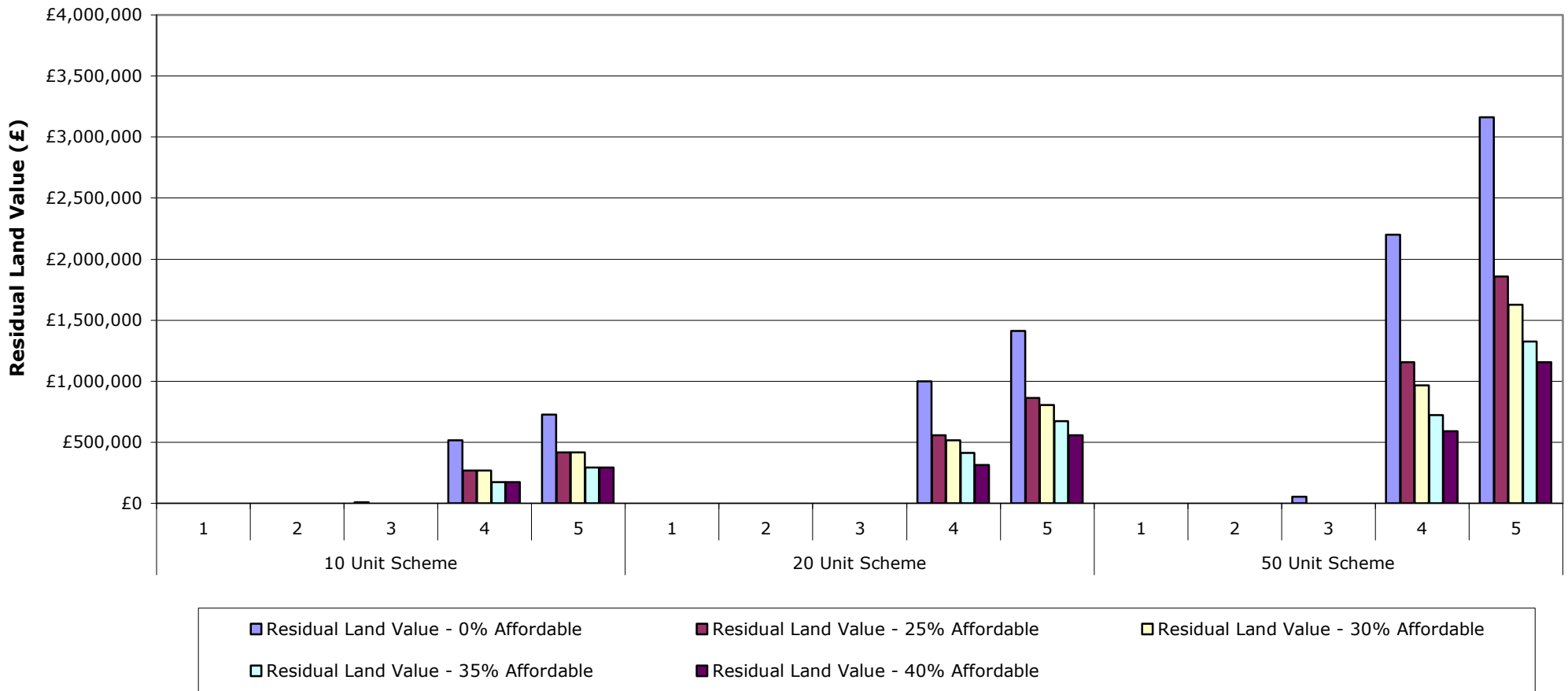


**Table 90: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £8,762 | £0 | £0 | £0 | £0 |
| | 4 | £517,003 | £268,462 | £268,462 | £172,914 | £172,914 |
| | 5 | £725,574 | £416,166 | £416,166 | £293,806 | £293,806 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £102 | £0 | £0 | £0 | £0 |
| | 4 | £1,000,375 | £557,162 | £517,857 | £412,322 | £313,260 |
| | 5 | £1,410,584 | £863,927 | £805,360 | £674,528 | £555,442 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £55,641 | £0 | £0 | £0 | £0 |
| | 4 | £2,199,570 | £1,155,024 | £964,466 | £724,296 | £590,819 |
| | 5 | £3,161,520 | £1,858,023 | £1,626,560 | £1,326,764 | £1,154,116 |

Source: Adams Integra, August 2012

**Graph 90: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
High Density
Houses Only Schemes**

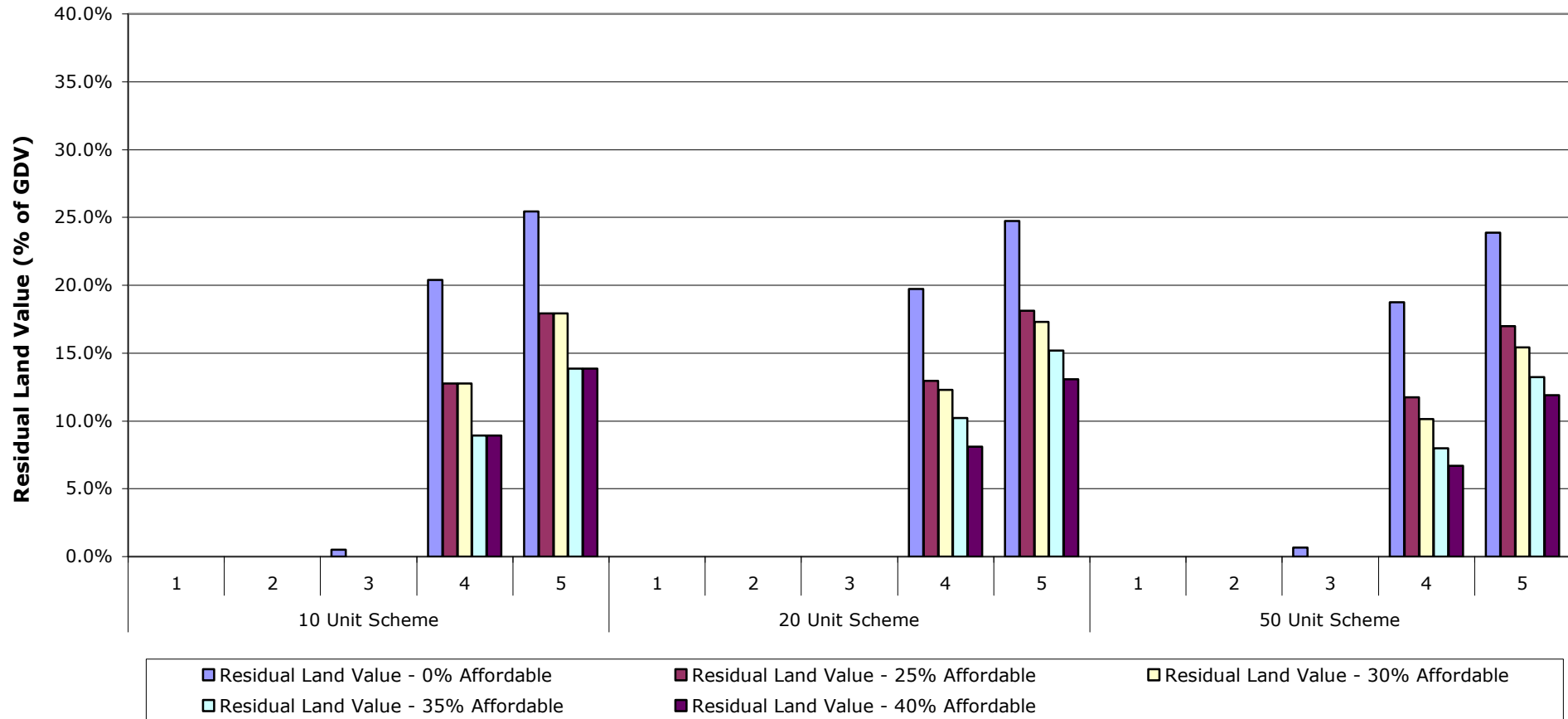


**Table 90a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.4% | 12.8% | 12.8% | 8.9% | 8.9% |
| | 5 | 25.5% | 17.9% | 17.9% | 13.8% | 13.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.7% | 12.9% | 12.3% | 10.2% | 8.1% |
| | 5 | 24.7% | 18.1% | 17.3% | 15.2% | 13.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.7% | 11.7% | 10.1% | 8.0% | 6.7% |
| | 5 | 23.9% | 17.0% | 15.4% | 13.2% | 11.9% |

Source: Adams Integra, August 2012

**Graph 90a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
High Density
Houses Only Schemes**

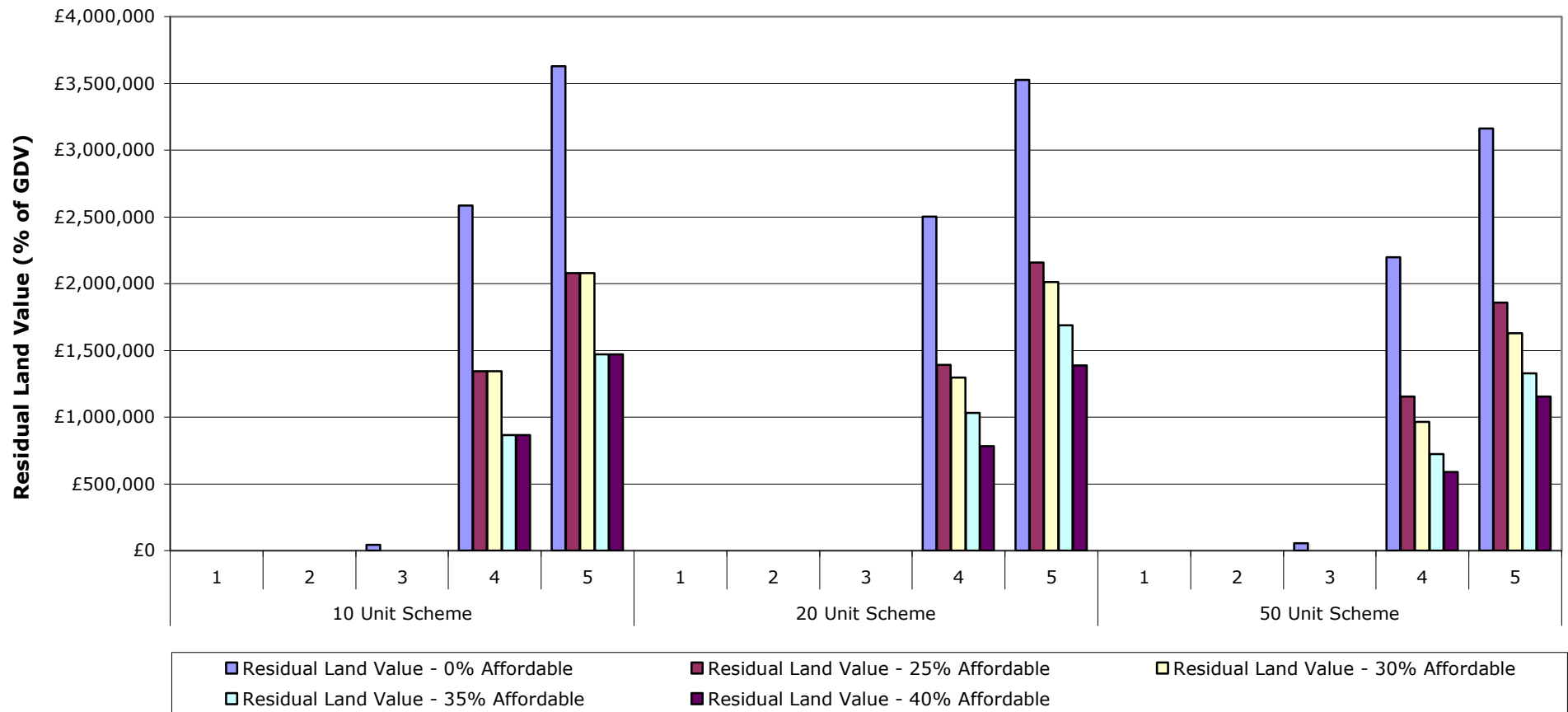


**Table 90b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 5
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £43,811 | £0 | £0 | £0 | £0 |
| | 4 | £2,585,017 | £1,342,311 | £1,342,311 | £864,568 | £864,568 |
| | 5 | £3,627,872 | £2,080,830 | £2,080,830 | £1,469,028 | £1,469,028 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £255 | £0 | £0 | £0 | £0 |
| | 4 | £2,500,938 | £1,392,906 | £1,294,643 | £1,030,804 | £783,150 |
| | 5 | £3,526,460 | £2,159,817 | £2,013,401 | £1,686,320 | £1,388,605 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £55,641 | £0 | £0 | £0 | £0 |
| | 4 | £2,199,570 | £1,155,024 | £964,466 | £724,296 | £590,819 |
| | 5 | £3,161,520 | £1,858,023 | £1,626,560 | £1,326,764 | £1,154,116 |

Source: Adams Integra, August 2012

**Graph 90b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 5
High Density
Houses Only Schemes**



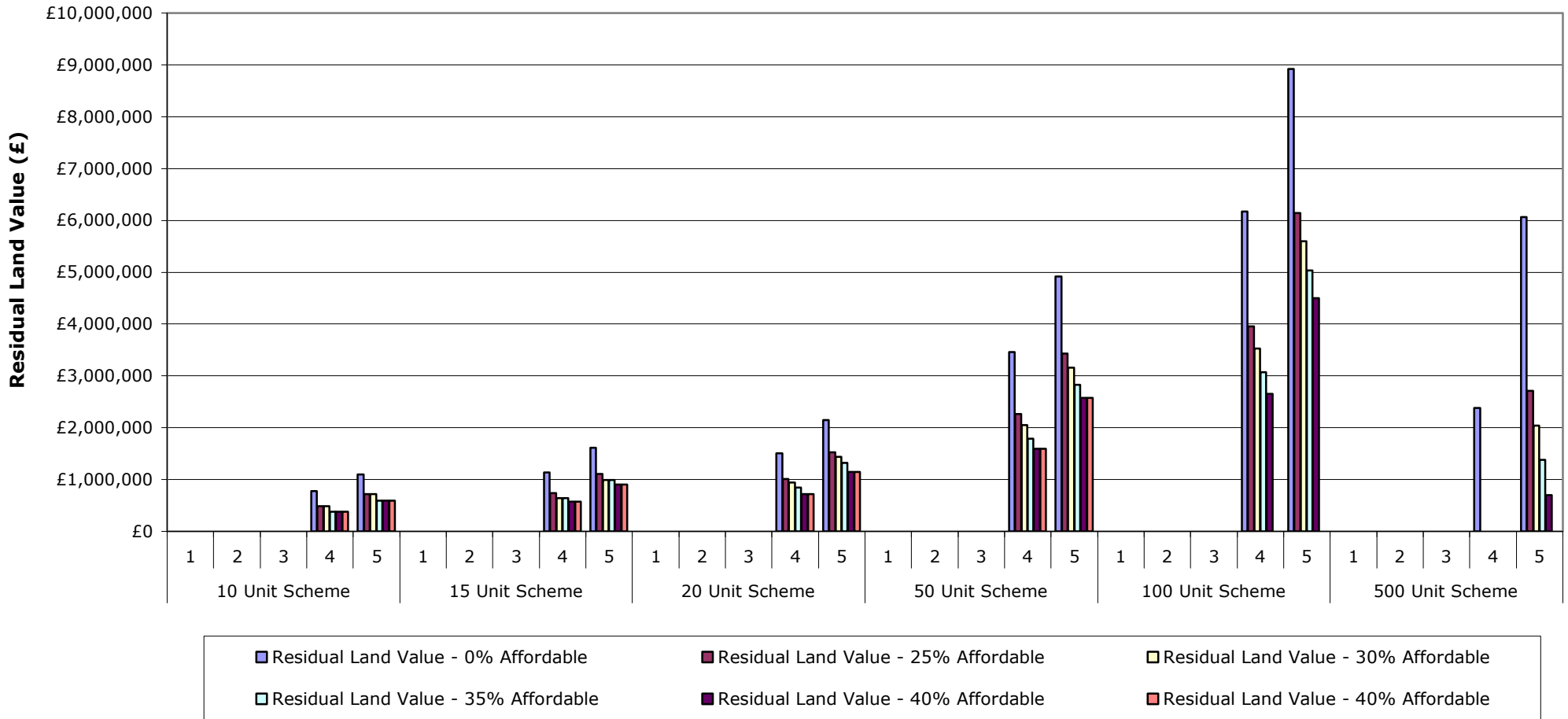
Appendix 5

**Table 91: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £778,495 | £481,416 | £481,416 | £380,680 | £380,680 |
| | 5 | £1,102,879 | £718,007 | £718,007 | £596,908 | £596,908 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,140,590 | £743,303 | £644,710 | £644,710 | £577,110 |
| | 5 | £1,609,267 | £1,108,902 | £989,145 | £989,145 | £900,380 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,506,650 | £1,013,548 | £946,326 | £848,286 | £716,526 |
| | 5 | £2,144,636 | £1,527,988 | £1,439,721 | £1,320,635 | £1,149,513 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,461,210 | £2,267,433 | £2,053,524 | £1,788,220 | £1,594,844 |
| | 5 | £4,922,242 | £3,426,976 | £3,154,361 | £2,827,698 | £2,575,616 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £6,166,775 | £3,957,173 | £3,525,083 | £3,073,651 | £2,650,434 |
| | 5 | £8,919,444 | £6,144,318 | £5,599,123 | £5,034,586 | £4,498,264 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,379,817 | £0 | £0 | £0 | £0 |
| | 5 | £6,060,515 | £2,715,927 | £2,041,382 | £1,376,216 | £701,671 |

Source: Adams Integra, August 2012

Graph 91: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL CfSH Level 6 Low Density

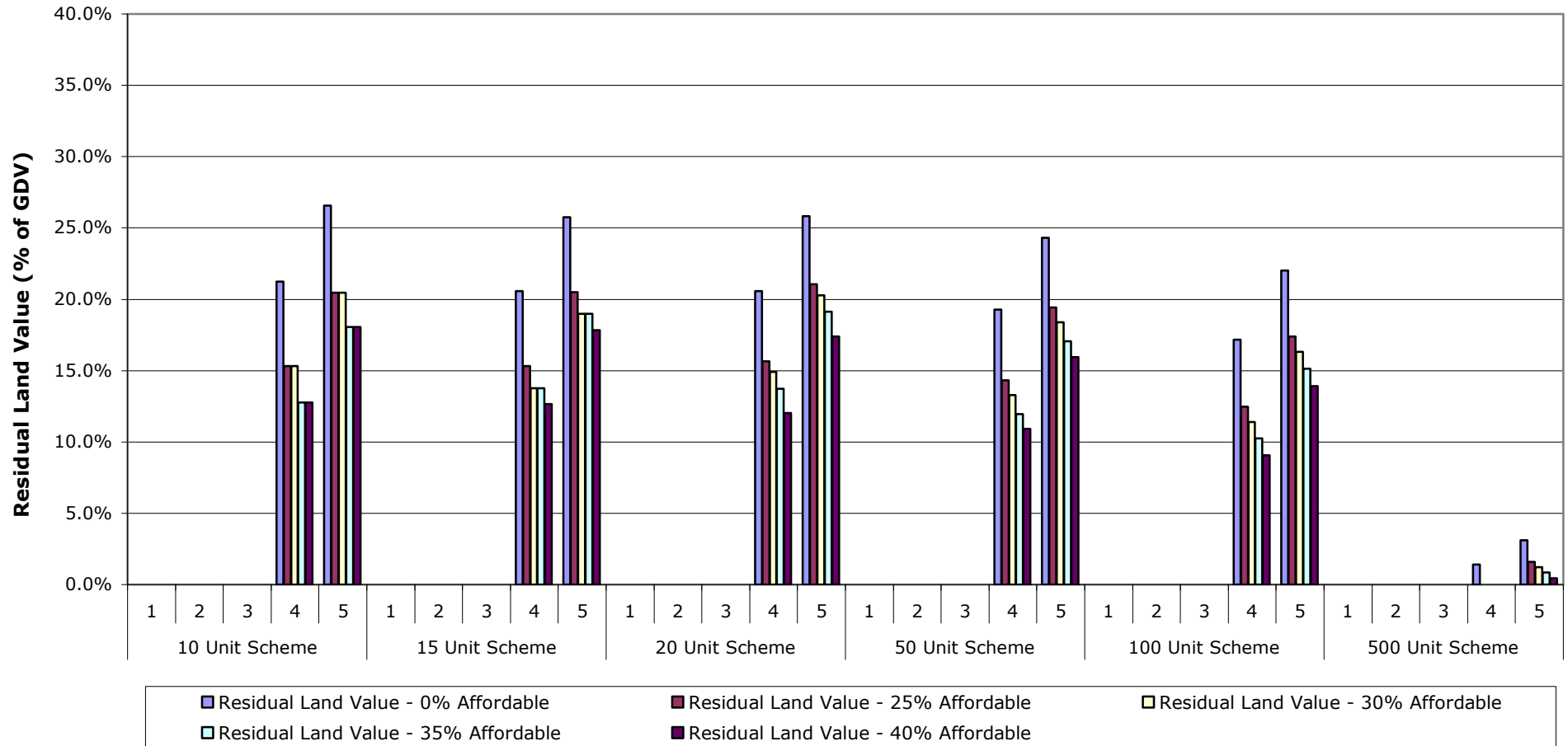


**Table 91a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.2% | 15.3% | 15.3% | 12.8% | 12.8% |
| | 5 | 26.6% | 20.5% | 20.5% | 18.0% | 18.0% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.6% | 15.3% | 13.8% | 13.8% | 12.7% |
| | 5 | 25.7% | 20.5% | 19.0% | 19.0% | 17.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.6% | 15.7% | 14.9% | 13.7% | 12.0% |
| | 5 | 25.8% | 21.1% | 20.3% | 19.1% | 17.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.3% | 14.3% | 13.3% | 12.0% | 10.9% |
| | 5 | 24.3% | 19.4% | 18.4% | 17.0% | 15.9% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.2% | 12.5% | 11.4% | 10.2% | 9.1% |
| | 5 | 22.0% | 17.4% | 16.3% | 15.1% | 13.9% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 1.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 3.1% | 1.6% | 1.2% | 0.9% | 0.4% |

Source: Adams Integra, August 2012

**Graph 91a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Low Density**

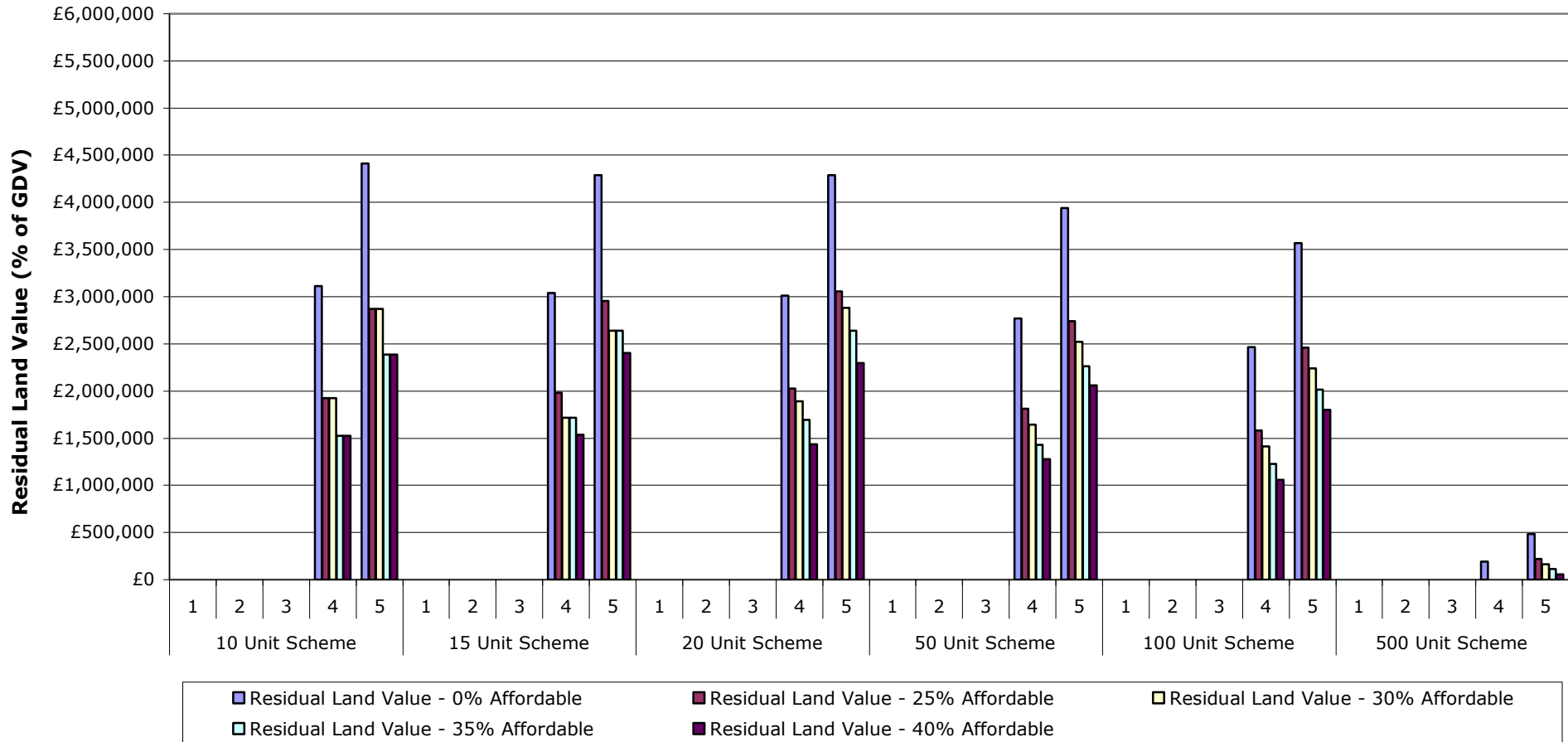


**Table 91b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,113,979 | £1,925,665 | £1,925,665 | £1,522,721 | £1,522,721 |
| | 5 | £4,411,516 | £2,872,027 | £2,872,027 | £2,387,632 | £2,387,632 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,041,574 | £1,982,141 | £1,719,227 | £1,719,227 | £1,538,960 |
| | 5 | £4,291,378 | £2,957,072 | £2,637,720 | £2,637,720 | £2,401,015 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,013,300 | £2,027,095 | £1,892,653 | £1,696,572 | £1,433,052 |
| | 5 | £4,289,272 | £3,055,976 | £2,879,442 | £2,641,269 | £2,299,025 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,768,968 | £1,813,946 | £1,642,819 | £1,430,576 | £1,275,876 |
| | 5 | £3,937,794 | £2,741,581 | £2,523,489 | £2,262,159 | £2,060,493 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,466,710 | £1,582,869 | £1,410,033 | £1,229,460 | £1,060,174 |
| | 5 | £3,567,778 | £2,457,727 | £2,239,649 | £2,013,834 | £1,799,306 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £190,385 | £0 | £0 | £0 | £0 |
| | 5 | £484,841 | £217,274 | £163,311 | £110,097 | £56,134 |

Source: Adams Integra, August 2012

**Graph 91b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Low Density**

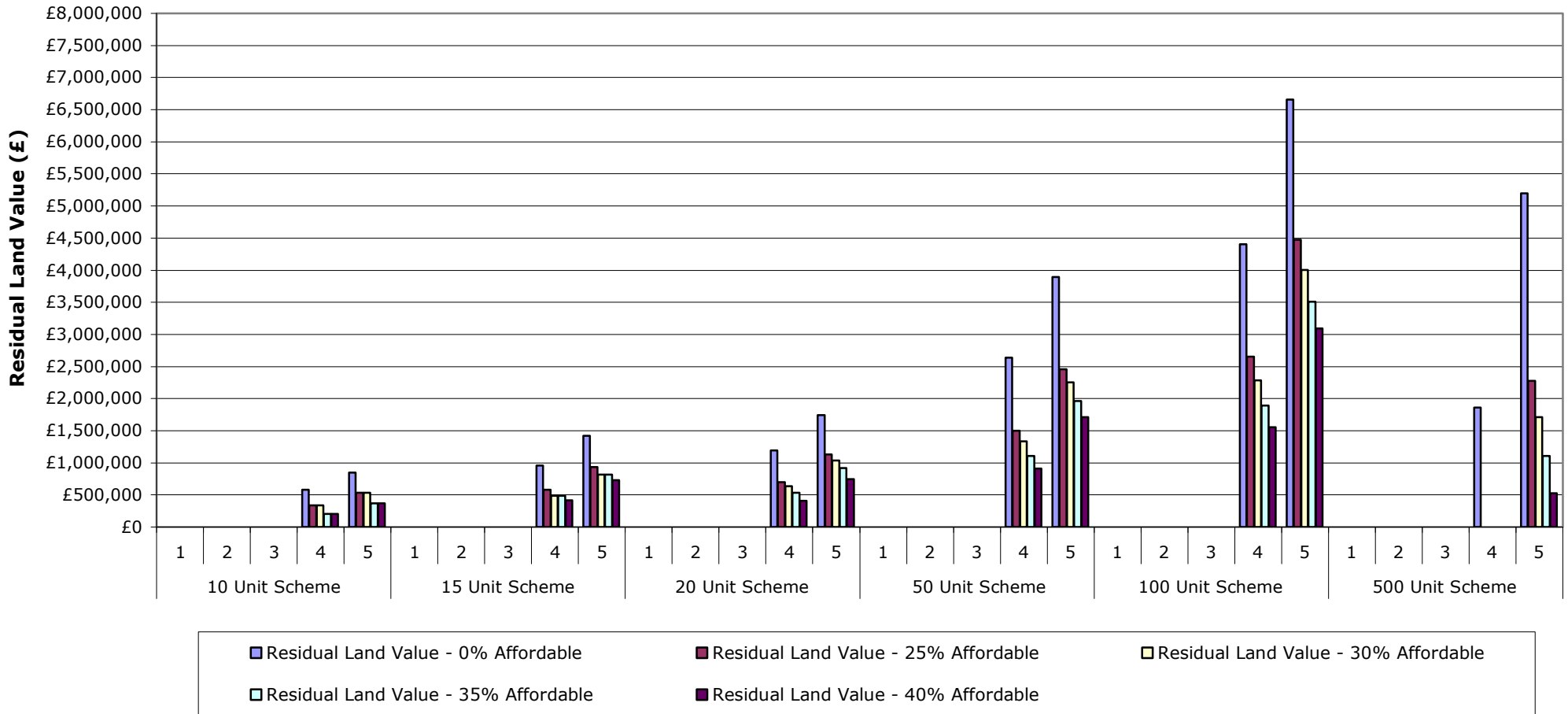


**Table 92: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £584,855 | £337,020 | £337,020 | £205,796 | £205,796 |
| | 5 | £851,119 | £537,420 | £537,420 | £367,191 | £367,191 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £958,584 | £577,557 | £483,954 | £483,954 | £415,650 |
| | 5 | £1,419,818 | £937,509 | £817,752 | £817,752 | £728,988 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,195,136 | £702,034 | £634,813 | £536,772 | £409,231 |
| | 5 | £1,744,268 | £1,127,620 | £1,039,353 | £920,267 | £749,145 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,637,226 | £1,502,008 | £1,336,584 | £1,107,829 | £914,453 |
| | 5 | £3,890,513 | £2,459,009 | £2,254,413 | £1,966,033 | £1,713,950 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £4,401,237 | £2,653,597 | £2,282,093 | £1,891,246 | £1,554,617 |
| | 5 | £6,659,095 | £4,474,774 | £4,000,931 | £3,507,747 | £3,093,333 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,862,857 | £0 | £0 | £0 | £0 |
| | 5 | £5,199,083 | £2,274,739 | £1,707,750 | £1,109,645 | £528,147 |

Source: Adams Integra, August 2012

**Graph 92: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Medium Density**

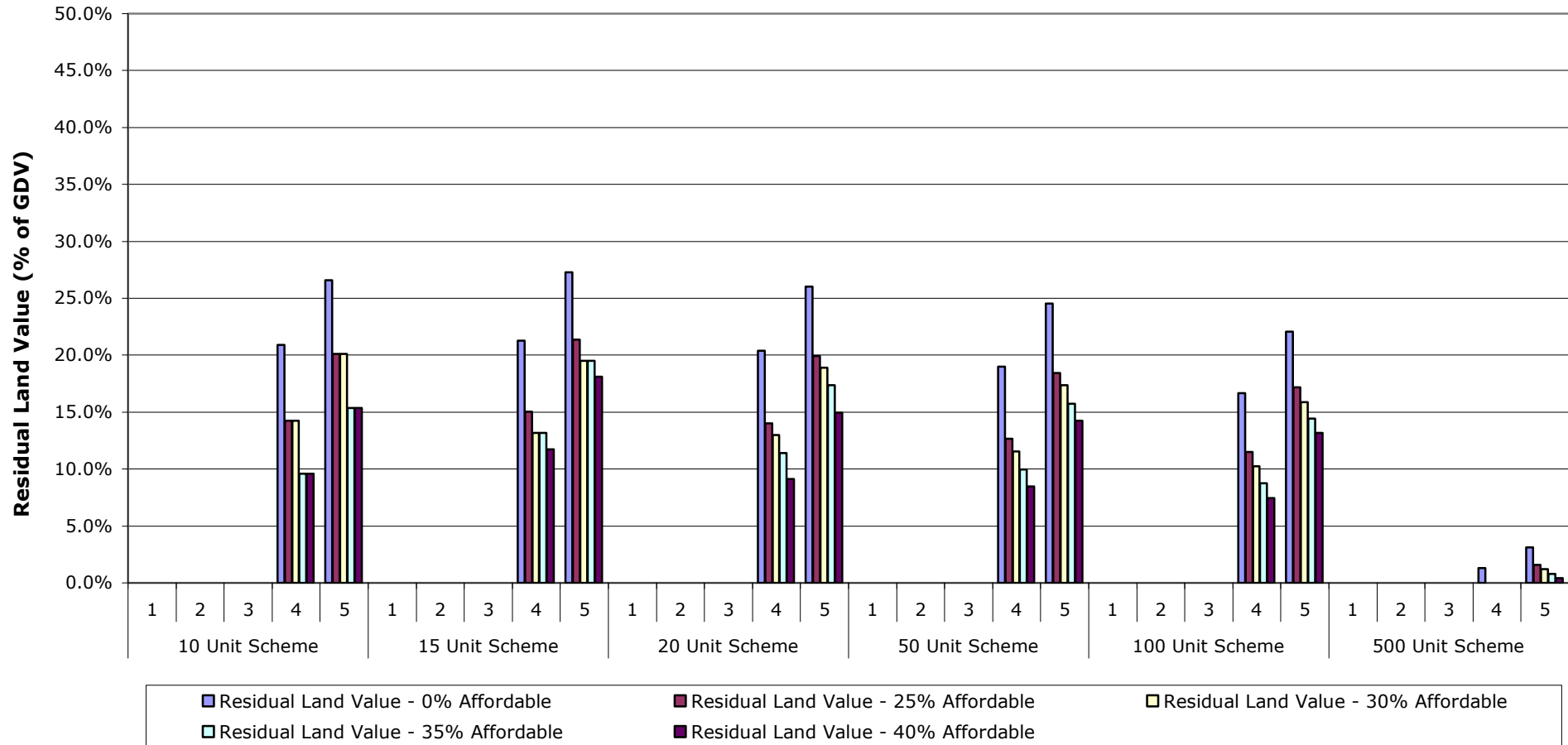


**Table 92a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.9% | 14.2% | 14.2% | 9.6% | 9.6% |
| | 5 | 26.6% | 20.1% | 20.1% | 15.4% | 15.4% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.3% | 15.0% | 13.2% | 13.2% | 11.7% |
| | 5 | 27.3% | 21.4% | 19.5% | 19.5% | 18.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.4% | 14.0% | 13.0% | 11.4% | 9.1% |
| | 5 | 26.0% | 19.9% | 18.9% | 17.4% | 14.9% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.0% | 12.7% | 11.6% | 10.0% | 8.5% |
| | 5 | 24.5% | 18.4% | 17.4% | 15.8% | 14.2% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.7% | 11.5% | 10.2% | 8.8% | 7.4% |
| | 5 | 22.1% | 17.2% | 15.9% | 14.5% | 13.2% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 1.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 3.1% | 1.6% | 1.2% | 0.8% | 0.4% |

Source: Adams Integra, August 2012

**Graph 92a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Medium Density**

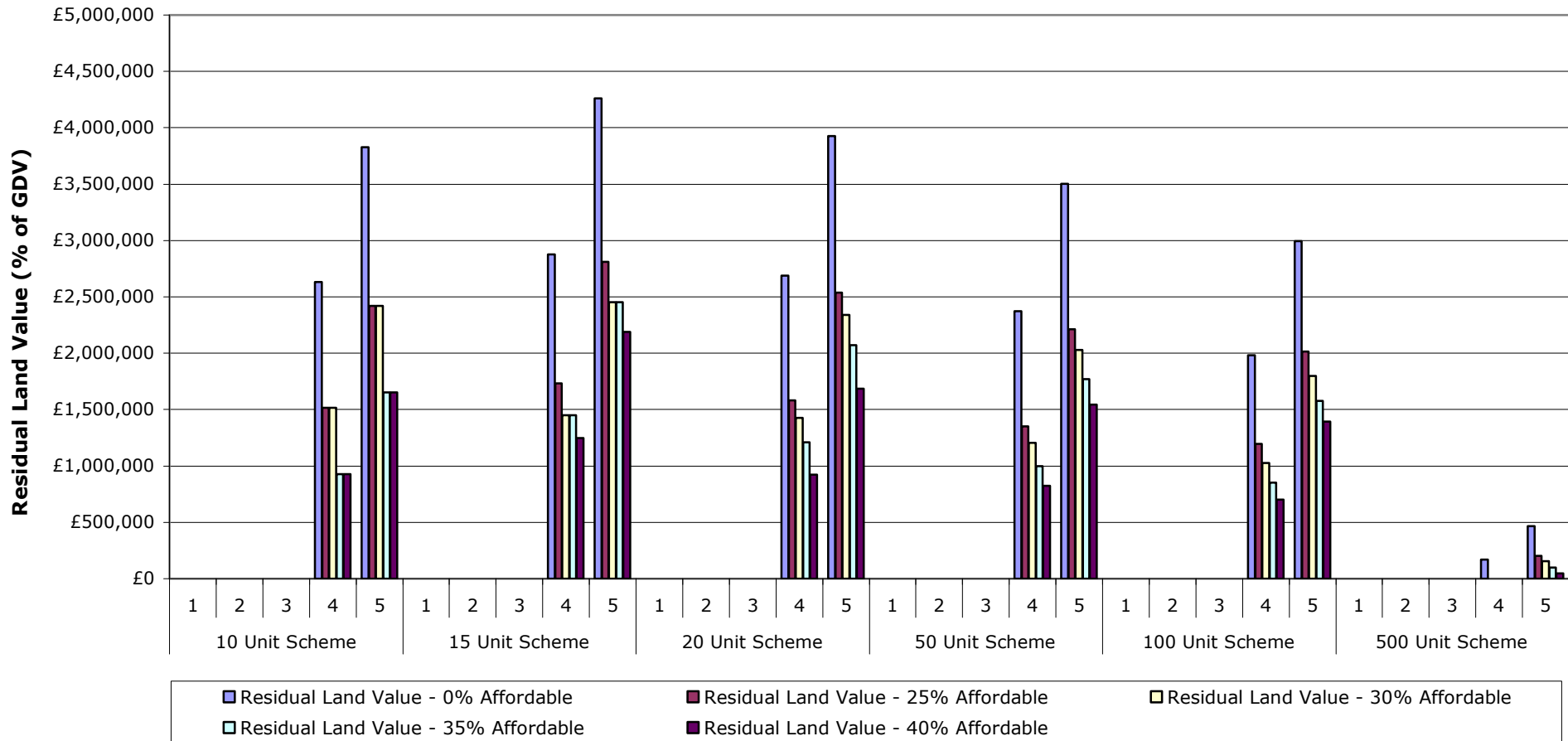


**Table 92b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,631,847 | £1,516,592 | £1,516,592 | £926,080 | £926,080 |
| | 5 | £3,830,036 | £2,418,391 | £2,418,391 | £1,652,362 | £1,652,362 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,875,751 | £1,732,672 | £1,451,862 | £1,451,862 | £1,246,949 |
| | 5 | £4,259,455 | £2,812,528 | £2,453,257 | £2,453,257 | £2,186,963 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,689,057 | £1,579,576 | £1,428,328 | £1,207,737 | £920,770 |
| | 5 | £3,924,603 | £2,537,146 | £2,338,544 | £2,070,600 | £1,685,576 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,373,503 | £1,351,807 | £1,202,926 | £997,046 | £823,007 |
| | 5 | £3,501,462 | £2,213,108 | £2,028,971 | £1,769,429 | £1,542,555 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,980,557 | £1,194,119 | £1,026,942 | £851,061 | £699,578 |
| | 5 | £2,996,593 | £2,013,648 | £1,800,419 | £1,578,486 | £1,392,000 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £167,657 | £0 | £0 | £0 | £0 |
| | 5 | £467,917 | £204,726 | £153,698 | £99,868 | £47,533 |

Source: Adams Integra, August 2012

**Graph 92b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Medium Density**

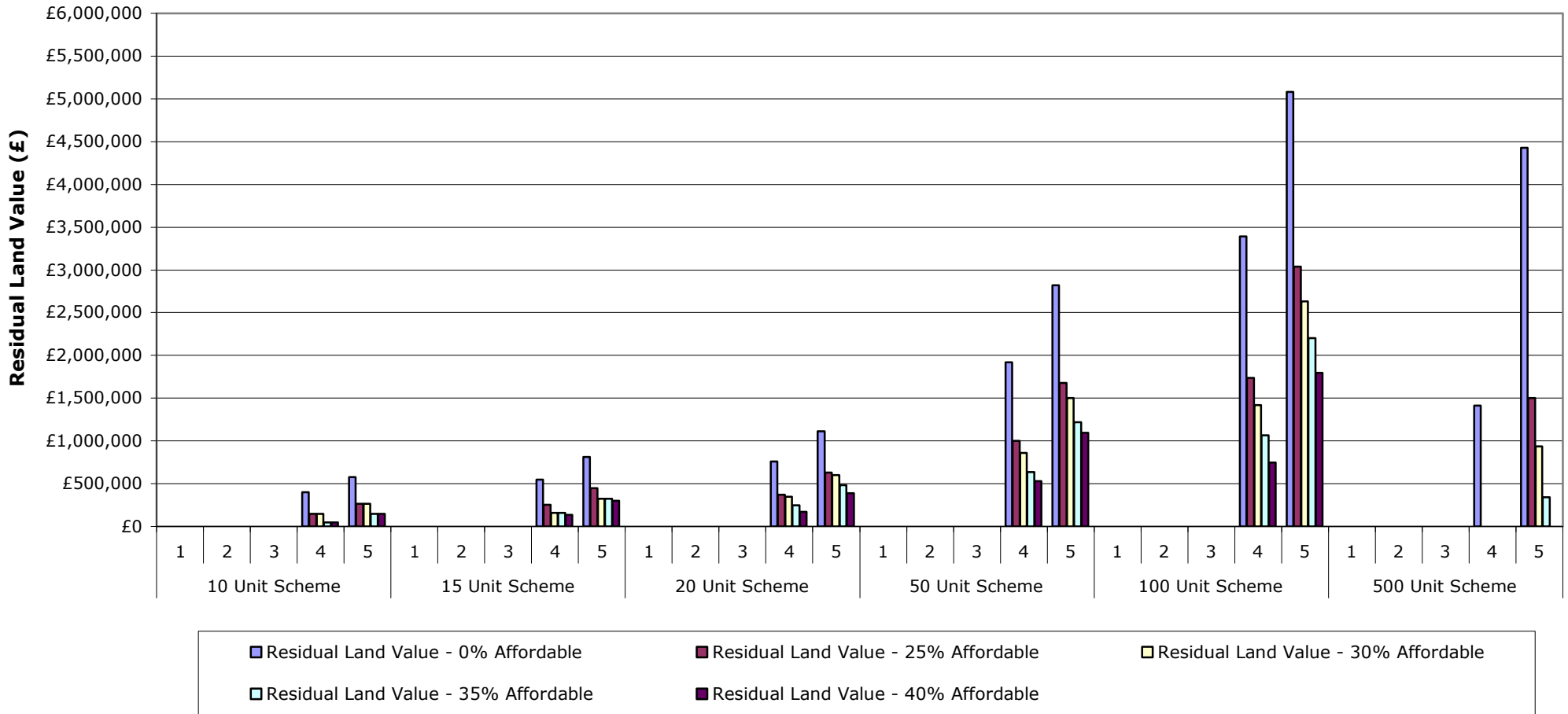


**Table 93: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £399,477 | £150,052 | £150,052 | £46,201 | £46,201 |
| | 5 | £576,762 | £265,803 | £265,803 | £147,879 | £147,879 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £550,158 | £255,969 | £161,185 | £161,185 | £137,584 |
| | 5 | £809,924 | £444,852 | £323,847 | £323,847 | £298,347 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £758,772 | £369,374 | £346,610 | £247,548 | £169,923 |
| | 5 | £1,115,174 | £628,500 | £603,404 | £484,318 | £387,178 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,921,366 | £1,001,735 | £859,776 | £635,321 | £527,217 |
| | 5 | £2,819,726 | £1,676,760 | £1,503,590 | £1,221,244 | £1,096,723 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,388,779 | £1,737,907 | £1,416,898 | £1,066,859 | £745,850 |
| | 5 | £5,081,342 | £3,036,459 | £2,629,881 | £2,203,690 | £1,797,112 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,411,329 | £0 | £0 | £0 | £0 |
| | 5 | £4,426,591 | £1,502,247 | £935,259 | £340,665 | £0 |

Source: Adams Integra, August 2012

Graph 93: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL CfSH Level 6 High Density

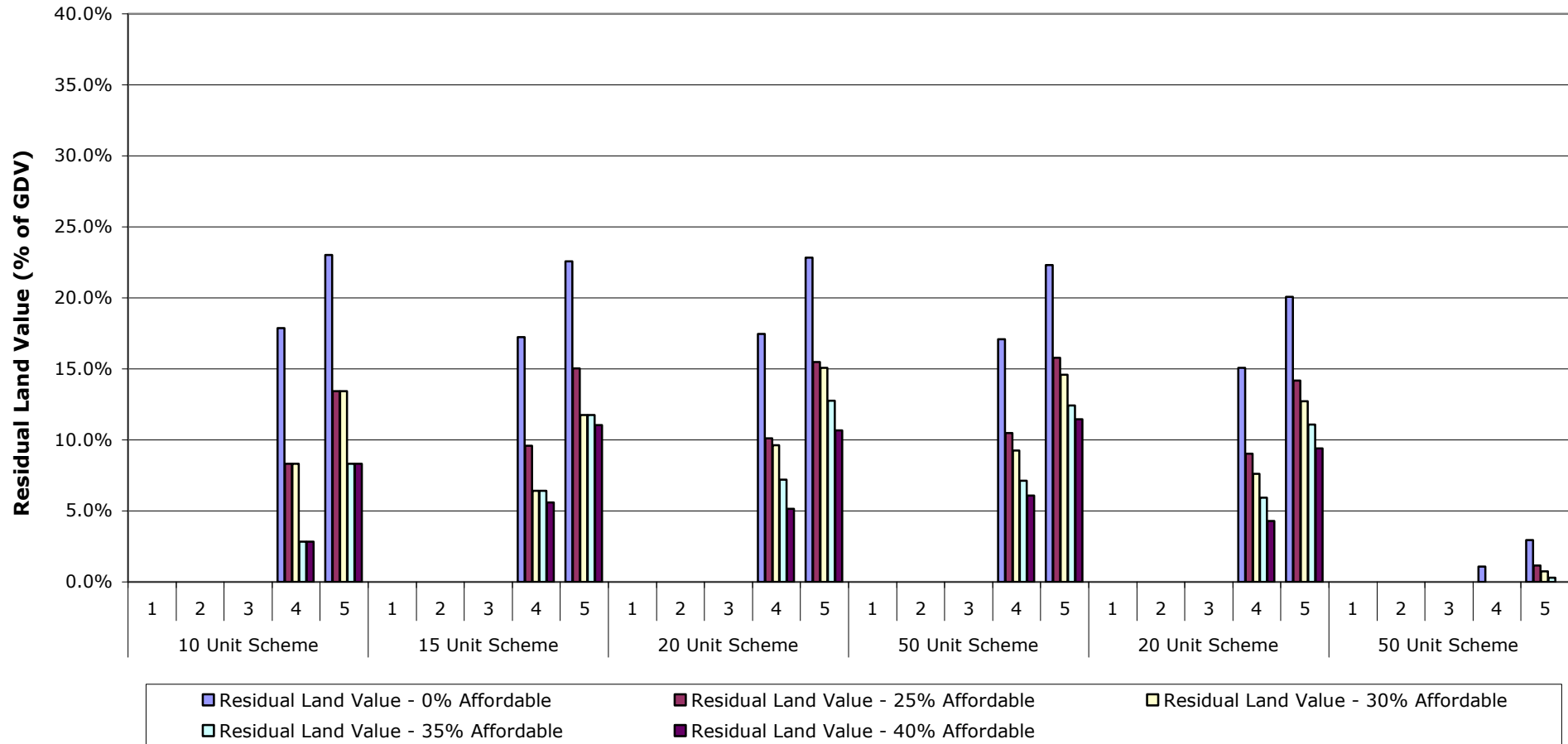


**Table 93a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.9% | 8.3% | 8.3% | 2.8% | 2.8% |
| | 5 | 23.0% | 13.4% | 13.4% | 8.3% | 8.3% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.2% | 9.6% | 6.4% | 6.4% | 5.6% |
| | 5 | 22.6% | 15.0% | 11.7% | 11.7% | 11.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.5% | 10.1% | 9.6% | 7.2% | 5.2% |
| | 5 | 22.8% | 15.5% | 15.1% | 12.7% | 10.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.1% | 10.5% | 9.2% | 7.1% | 6.1% |
| | 5 | 22.3% | 15.8% | 14.6% | 12.4% | 11.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.1% | 9.0% | 7.6% | 5.9% | 4.3% |
| | 5 | 20.1% | 14.2% | 12.7% | 11.1% | 9.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 1.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 3.0% | 1.2% | 0.8% | 0.3% | 0.0% |

Source: Adams Integra, August 2012

**Graph 93a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
High Density**

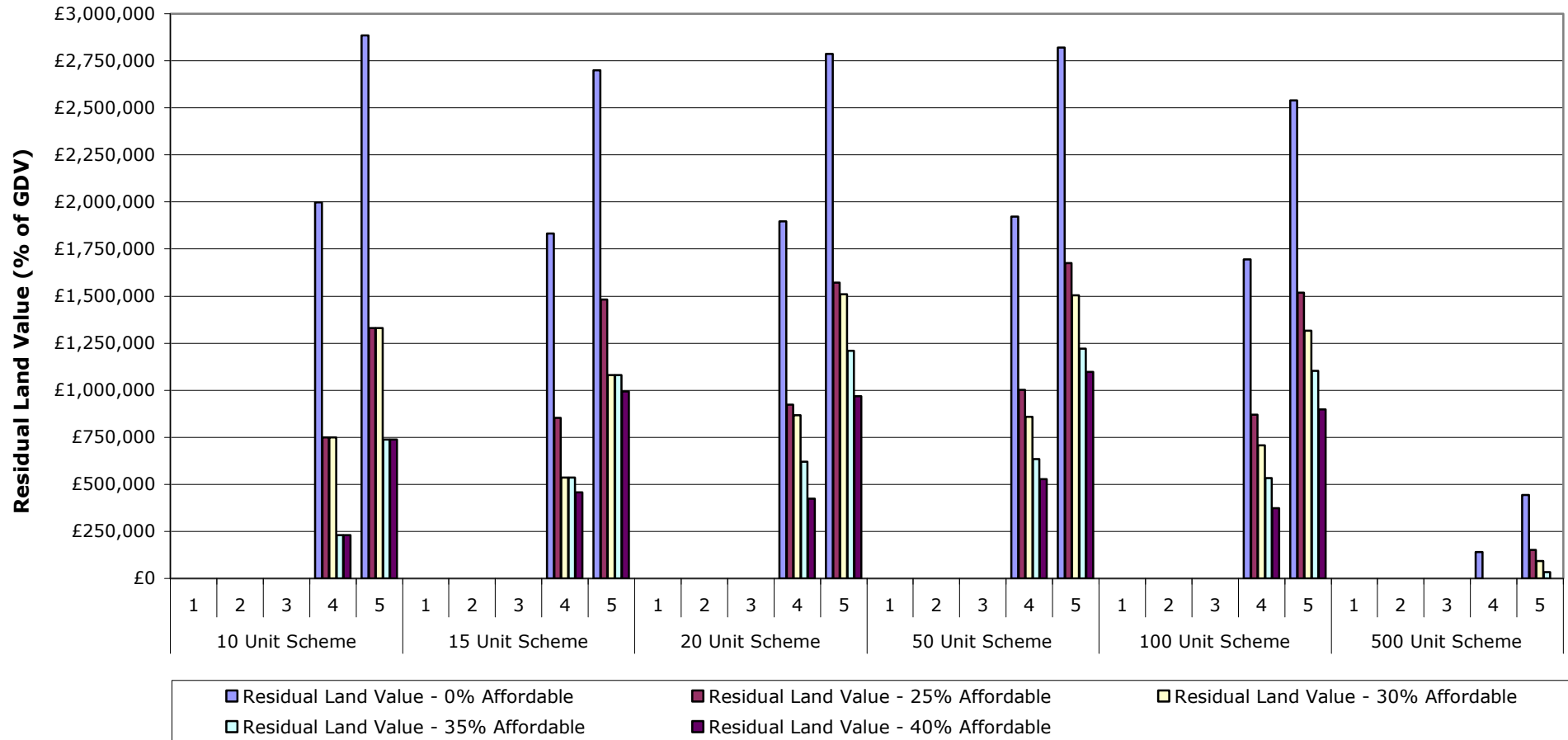


**Table 93b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,997,387 | £750,261 | £750,261 | £231,004 | £231,004 |
| | 5 | £2,883,809 | £1,329,017 | £1,329,017 | £739,397 | £739,397 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,833,861 | £853,231 | £537,283 | £537,283 | £458,614 |
| | 5 | £2,699,747 | £1,482,840 | £1,079,491 | £1,079,491 | £994,490 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,896,930 | £923,436 | £866,525 | £618,871 | £424,807 |
| | 5 | £2,787,934 | £1,571,250 | £1,508,510 | £1,210,794 | £967,944 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,921,366 | £1,001,735 | £859,776 | £635,321 | £527,217 |
| | 5 | £2,819,726 | £1,676,760 | £1,503,590 | £1,221,244 | £1,096,723 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,694,390 | £868,954 | £708,449 | £533,429 | £372,925 |
| | 5 | £2,540,671 | £1,518,230 | £1,314,940 | £1,101,845 | £898,556 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £141,133 | £0 | £0 | £0 | £0 |
| | 5 | £442,659 | £150,225 | £93,526 | £34,067 | £0 |

Source: Adams Integra, August 2012

**Graph 93b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
High Density**



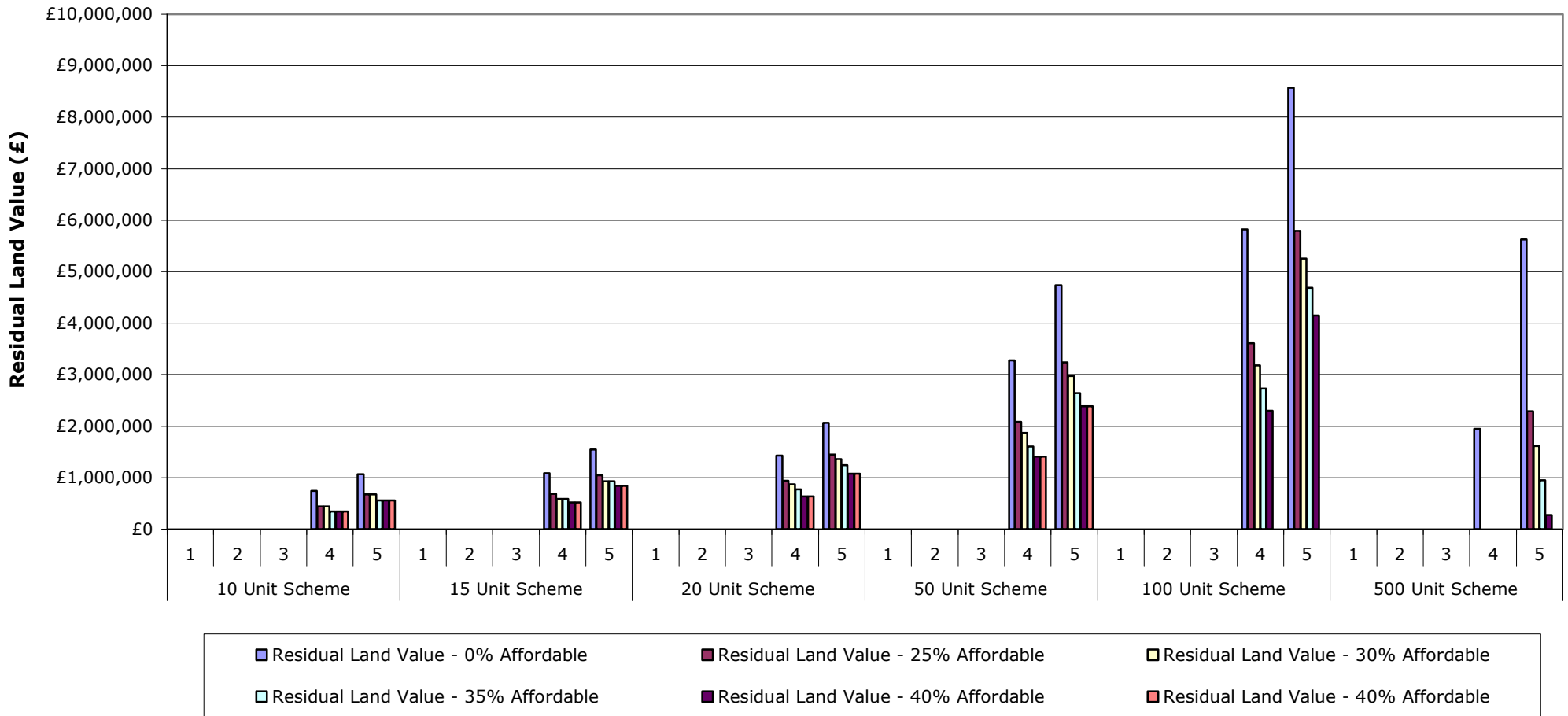
Appendix 5i

**Table 94: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £739,368 | £441,882 | £441,882 | £341,146 | £341,146 |
| | 5 | £1,063,752 | £678,880 | £678,880 | £557,781 | £557,781 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,081,814 | £684,526 | £585,933 | £585,933 | £518,333 |
| | 5 | £1,550,490 | £1,050,126 | £930,368 | £930,368 | £841,604 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,429,697 | £936,595 | £869,374 | £771,333 | £639,574 |
| | 5 | £2,067,683 | £1,451,035 | £1,362,768 | £1,243,682 | £1,072,560 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,276,731 | £2,082,954 | £1,869,046 | £1,603,742 | £1,410,366 |
| | 5 | £4,737,764 | £3,242,497 | £2,969,882 | £2,643,220 | £2,391,137 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £5,819,207 | £3,609,605 | £3,177,515 | £2,726,083 | £2,302,866 |
| | 5 | £8,571,876 | £5,796,750 | £5,251,555 | £4,687,018 | £4,150,696 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,950,356 | £0 | £0 | £0 | £0 |
| | 5 | £5,631,054 | £2,286,466 | £1,611,921 | £946,755 | £275,046 |

Source: Adams Integra, August 2012

Graph 94: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 6 Low Density

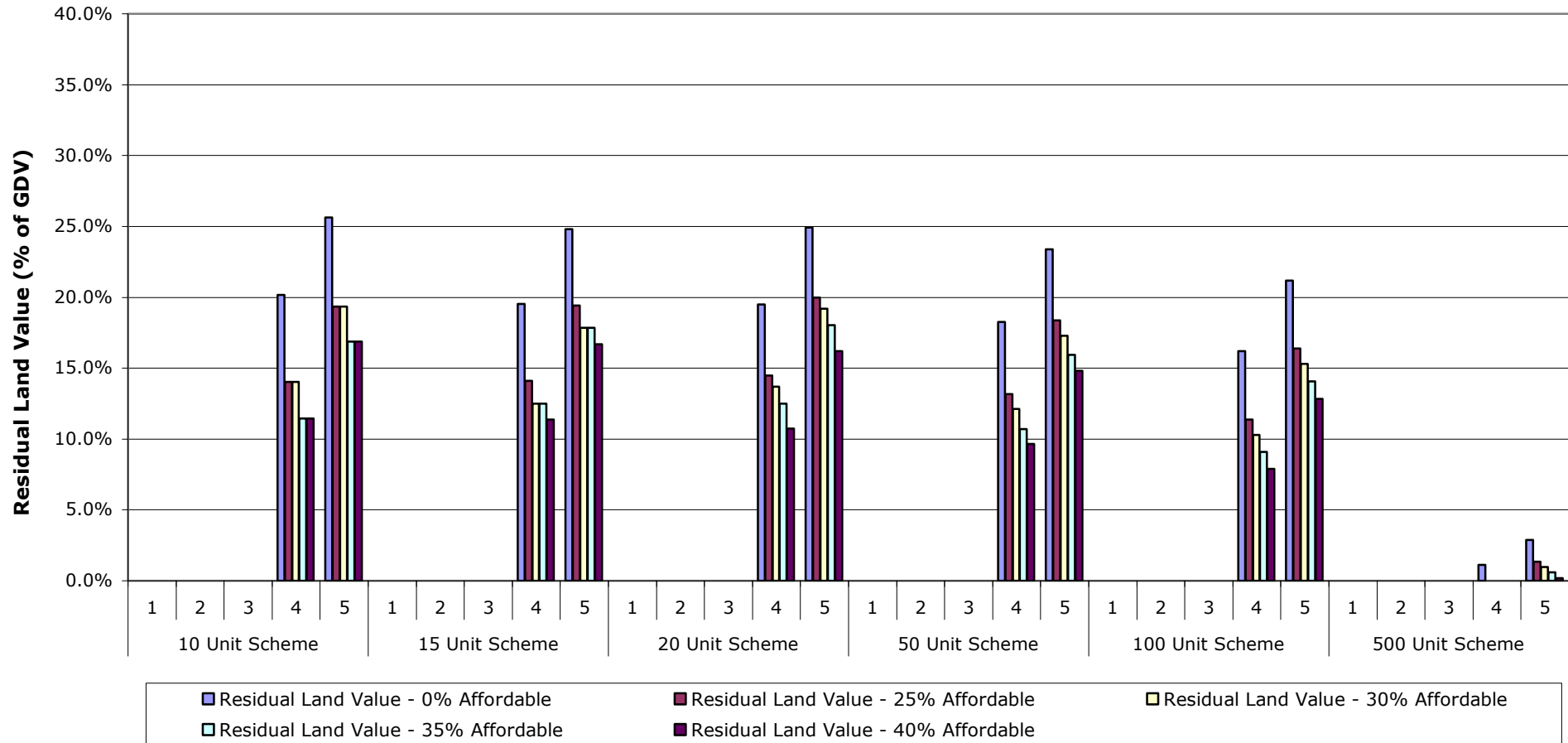


**Table 94a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.2% | 14.0% | 14.0% | 11.5% | 11.5% |
| | 5 | 25.6% | 19.4% | 19.4% | 16.9% | 16.9% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.5% | 14.1% | 12.5% | 12.5% | 11.4% |
| | 5 | 24.8% | 19.4% | 17.9% | 17.9% | 16.7% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.5% | 14.5% | 13.7% | 12.5% | 10.7% |
| | 5 | 24.9% | 20.0% | 19.2% | 18.0% | 16.2% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.2% | 13.2% | 12.1% | 10.7% | 9.7% |
| | 5 | 23.4% | 18.4% | 17.3% | 15.9% | 14.8% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.2% | 11.4% | 10.3% | 9.1% | 7.9% |
| | 5 | 21.2% | 16.4% | 15.3% | 14.1% | 12.8% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 1.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 2.9% | 1.3% | 1.0% | 0.6% | 0.2% |

Source: Adams Integra, August 2012

**Graph 94a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
Low Density**

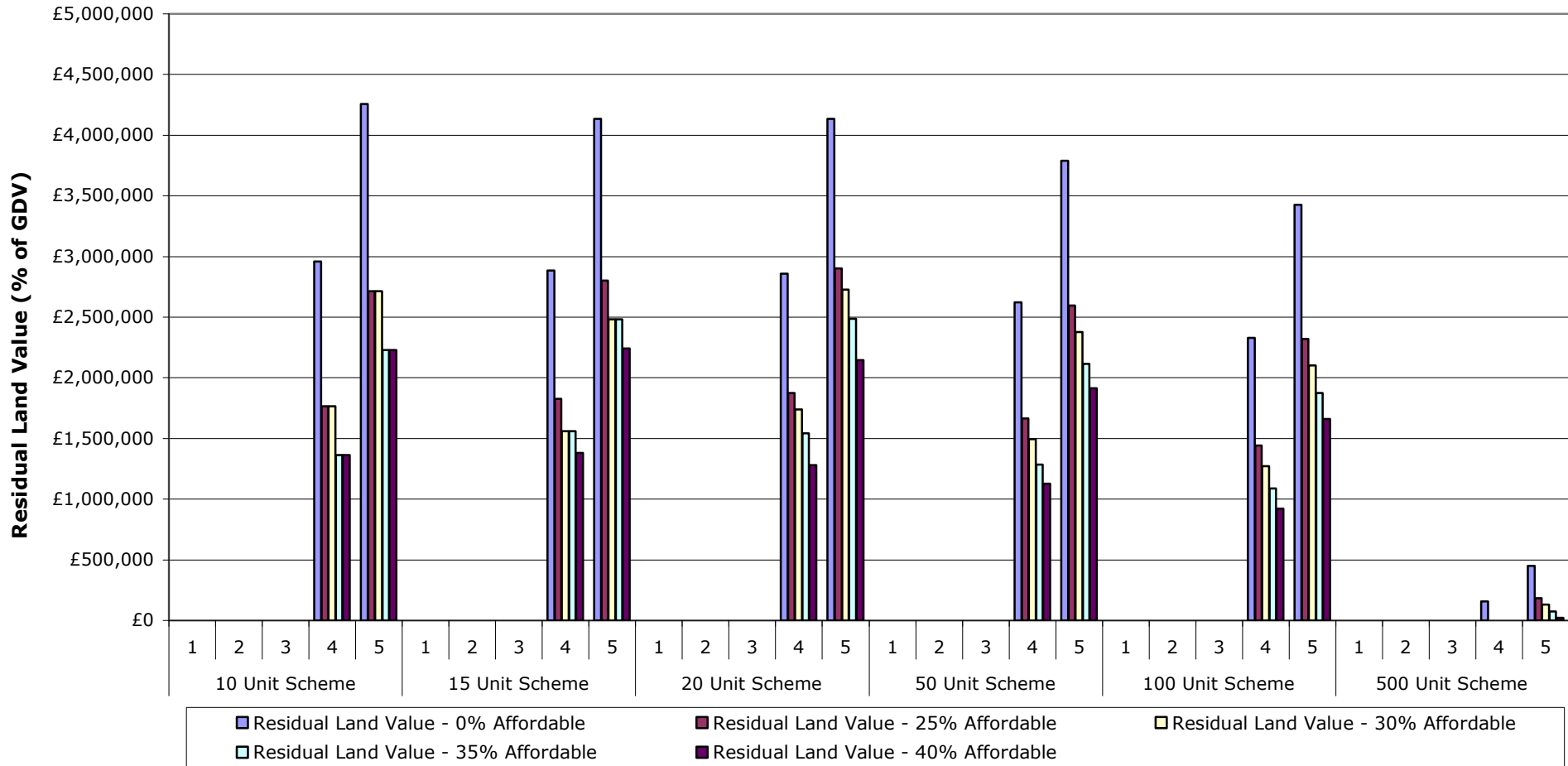


**Table 94b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,957,472 | £1,767,528 | £1,767,528 | £1,364,584 | £1,364,584 |
| | 5 | £4,255,010 | £2,715,521 | £2,715,521 | £2,231,125 | £2,231,125 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,884,837 | £1,825,403 | £1,562,489 | £1,562,489 | £1,382,222 |
| | 5 | £4,134,641 | £2,800,335 | £2,480,983 | £2,480,983 | £2,244,277 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,859,395 | £1,873,190 | £1,738,747 | £1,542,666 | £1,279,147 |
| | 5 | £4,135,366 | £2,902,071 | £2,725,536 | £2,487,364 | £2,145,120 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,621,385 | £1,666,363 | £1,495,237 | £1,282,994 | £1,128,293 |
| | 5 | £3,790,211 | £2,593,998 | £2,375,906 | £2,114,576 | £1,912,910 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,327,683 | £1,443,842 | £1,271,006 | £1,090,433 | £921,146 |
| | 5 | £3,428,751 | £2,318,700 | £2,100,622 | £1,874,807 | £1,660,278 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £156,028 | £0 | £0 | £0 | £0 |
| | 5 | £450,484 | £182,917 | £128,954 | £75,740 | £22,004 |

Source: Adams Integra, August 2012

**Graph 94b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
Low Density**

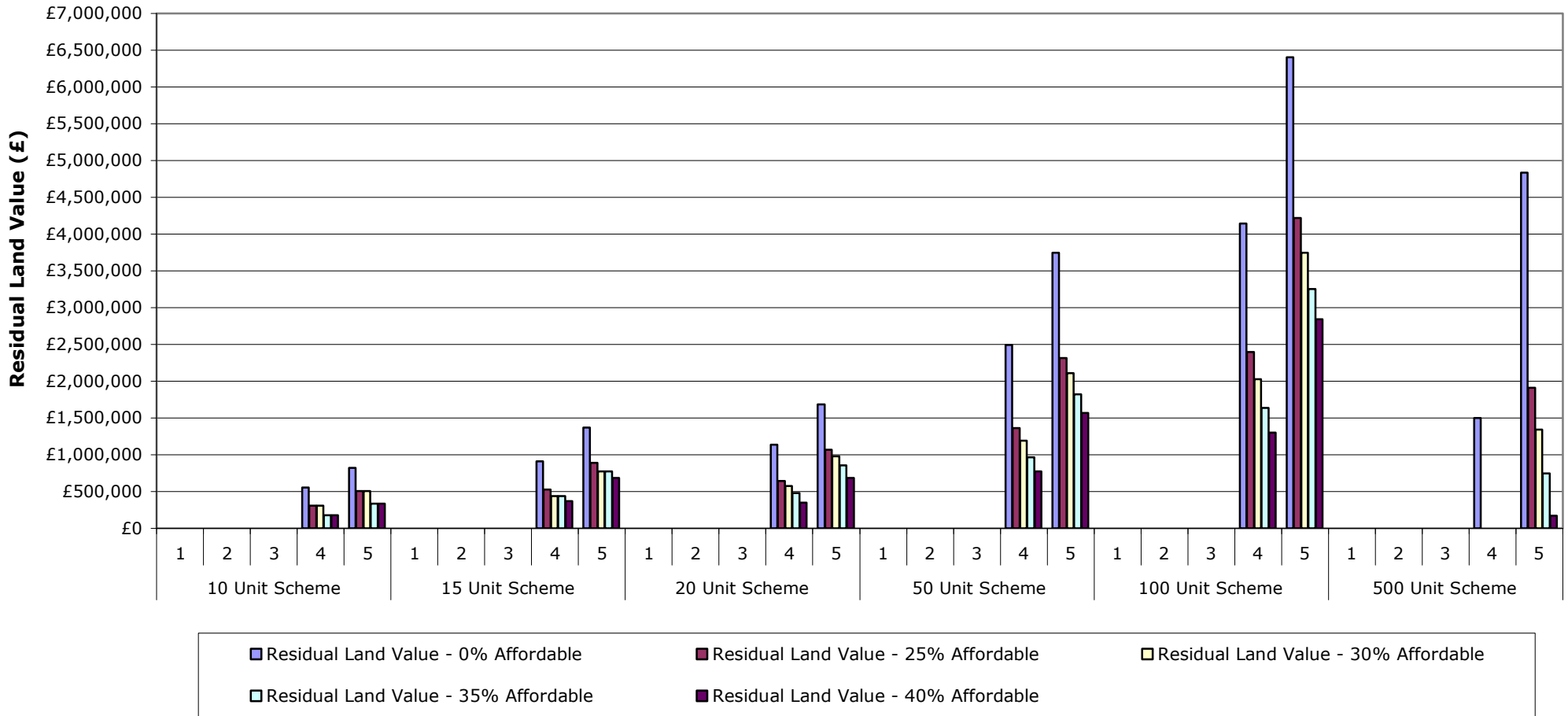


**Table 95: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £554,877 | £306,731 | £306,731 | £174,881 | £174,881 |
| | 5 | £821,142 | £507,443 | £507,443 | £336,902 | £336,902 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £911,802 | £530,776 | £436,685 | £436,685 | £368,381 |
| | 5 | £1,373,037 | £890,728 | £770,971 | £770,971 | £682,207 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,133,622 | £640,520 | £573,298 | £480,208 | £347,076 |
| | 5 | £1,682,754 | £1,066,106 | £977,839 | £858,752 | £687,630 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,495,174 | £1,359,956 | £1,194,532 | £965,777 | £772,401 |
| | 5 | £3,748,462 | £2,316,957 | £2,112,361 | £1,823,981 | £1,571,899 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £4,147,207 | £2,399,567 | £2,028,062 | £1,637,216 | £1,300,587 |
| | 5 | £6,405,065 | £4,220,744 | £3,746,901 | £3,253,716 | £2,839,303 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,499,982 | £0 | £0 | £0 | £0 |
| | 5 | £4,836,207 | £1,911,863 | £1,344,875 | £746,769 | £172,159 |

Source: Adams Integra, August 2012

**Graph 95: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
Medium Density**

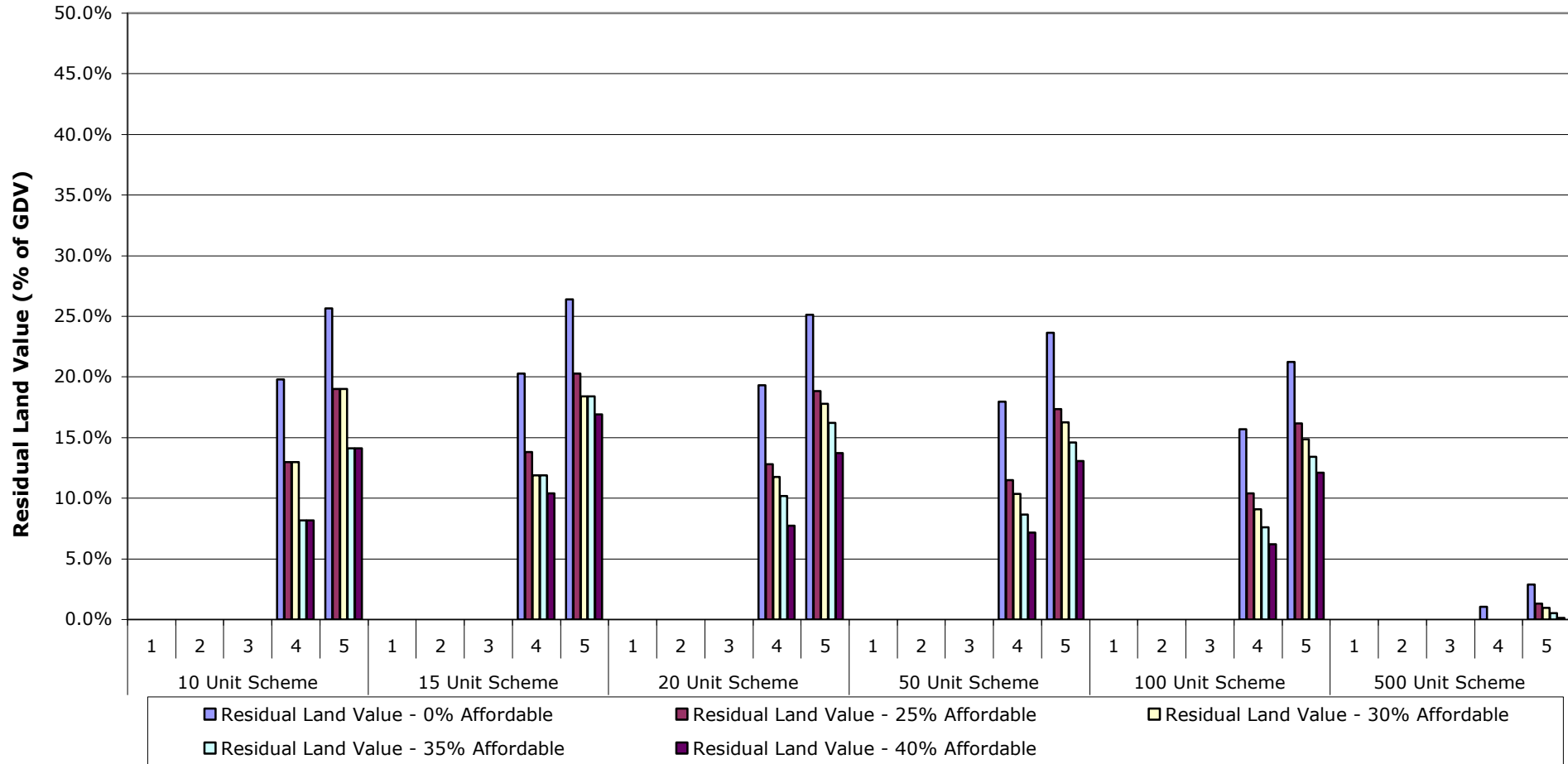


**Table 95a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.8% | 13.0% | 13.0% | 8.2% | 8.2% |
| | 5 | 25.7% | 19.0% | 19.0% | 14.1% | 14.1% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.3% | 13.8% | 11.9% | 11.9% | 10.4% |
| | 5 | 26.4% | 20.3% | 18.4% | 18.4% | 16.9% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.3% | 12.8% | 11.7% | 10.2% | 7.7% |
| | 5 | 25.1% | 18.8% | 17.8% | 16.2% | 13.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.0% | 11.5% | 10.3% | 8.7% | 7.2% |
| | 5 | 23.6% | 17.4% | 16.3% | 14.6% | 13.1% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.7% | 10.4% | 9.1% | 7.6% | 6.2% |
| | 5 | 21.2% | 16.2% | 14.9% | 13.4% | 12.1% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 1.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 2.9% | 1.3% | 0.9% | 0.5% | 0.1% |

Source: Adams Integra, August 2012

**Graph 95a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
Medium Density**

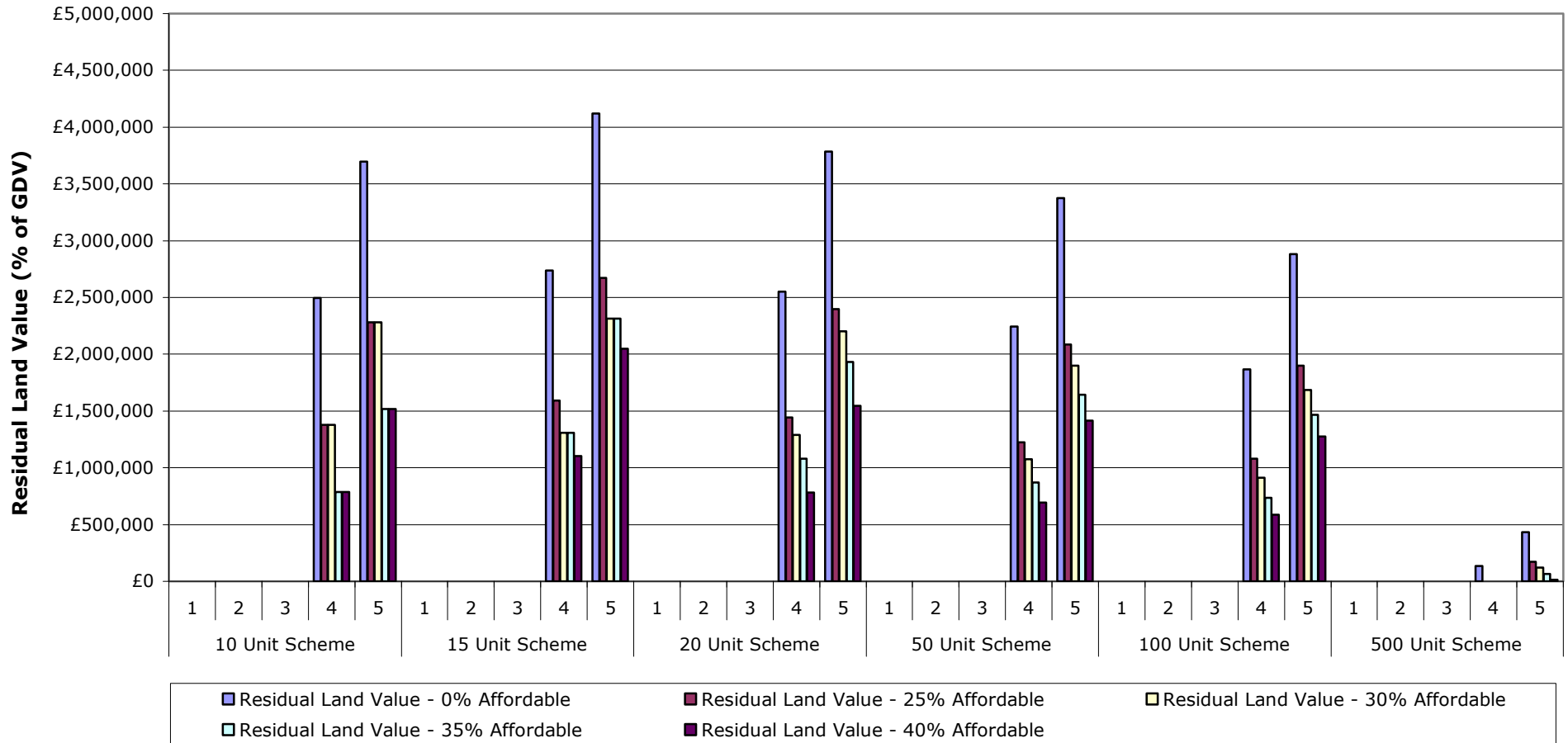


**Table 95b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,496,948 | £1,380,288 | £1,380,288 | £786,966 | £786,966 |
| | 5 | £3,695,137 | £2,283,493 | £2,283,493 | £1,516,058 | £1,516,058 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,735,407 | £1,592,328 | £1,310,056 | £1,310,056 | £1,105,143 |
| | 5 | £4,119,111 | £2,672,184 | £2,312,913 | £2,312,913 | £2,046,620 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,550,649 | £1,441,169 | £1,289,921 | £1,080,469 | £780,921 |
| | 5 | £3,786,196 | £2,398,738 | £2,200,137 | £1,932,193 | £1,547,168 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,245,657 | £1,223,961 | £1,075,079 | £869,199 | £695,161 |
| | 5 | £3,373,616 | £2,085,261 | £1,901,125 | £1,641,583 | £1,414,709 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,866,243 | £1,079,805 | £912,628 | £736,747 | £585,264 |
| | 5 | £2,882,279 | £1,899,335 | £1,686,105 | £1,464,172 | £1,277,686 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £134,998 | £0 | £0 | £0 | £0 |
| | 5 | £435,259 | £172,068 | £121,039 | £67,209 | £15,494 |

Source: Adams Integra, August 2012

**Graph 95b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
Medium Density**

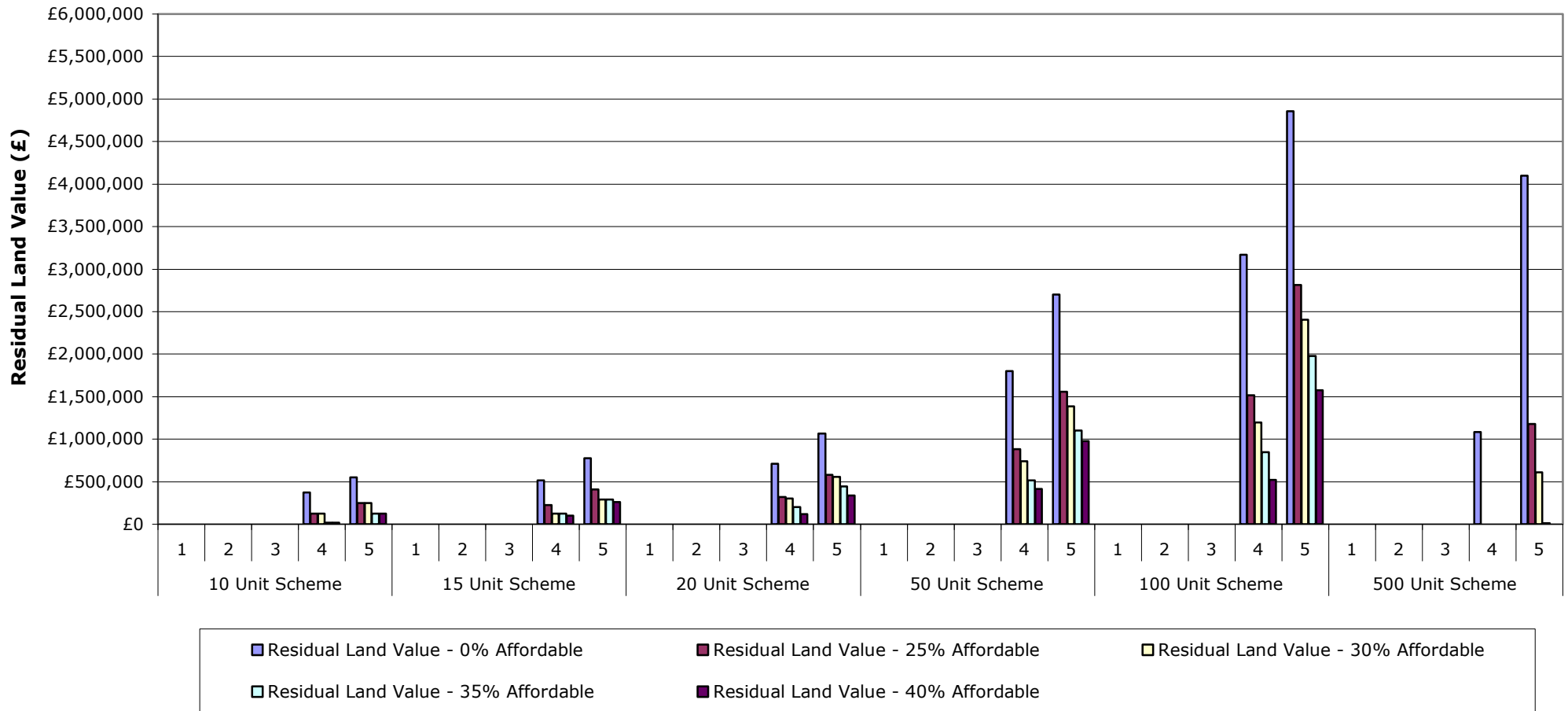


**Table 96: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £374,650 | £124,457 | £124,457 | £20,606 | £20,606 |
| | 5 | £552,191 | £245,945 | £245,945 | £122,284 | £122,284 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £515,441 | £225,444 | £125,021 | £125,021 | £101,420 |
| | 5 | £775,207 | £409,773 | £288,768 | £288,768 | £263,268 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £711,810 | £321,923 | £299,158 | £204,223 | £121,004 |
| | 5 | £1,068,211 | £581,538 | £556,442 | £441,911 | £339,726 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,803,293 | £883,662 | £741,704 | £517,248 | £413,406 |
| | 5 | £2,701,653 | £1,558,687 | £1,385,517 | £1,103,171 | £978,650 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,166,323 | £1,515,451 | £1,194,442 | £844,403 | £523,394 |
| | 5 | £4,858,886 | £2,814,003 | £2,407,425 | £1,981,234 | £1,574,656 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,085,827 | £0 | £0 | £0 | £0 |
| | 5 | £4,101,089 | £1,176,745 | £609,757 | £12,136 | £0 |

Source: Adams Integra, August 2012

**Graph 96: Summary of Residual Land Values at 0%, 25%, 30% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
High Density**

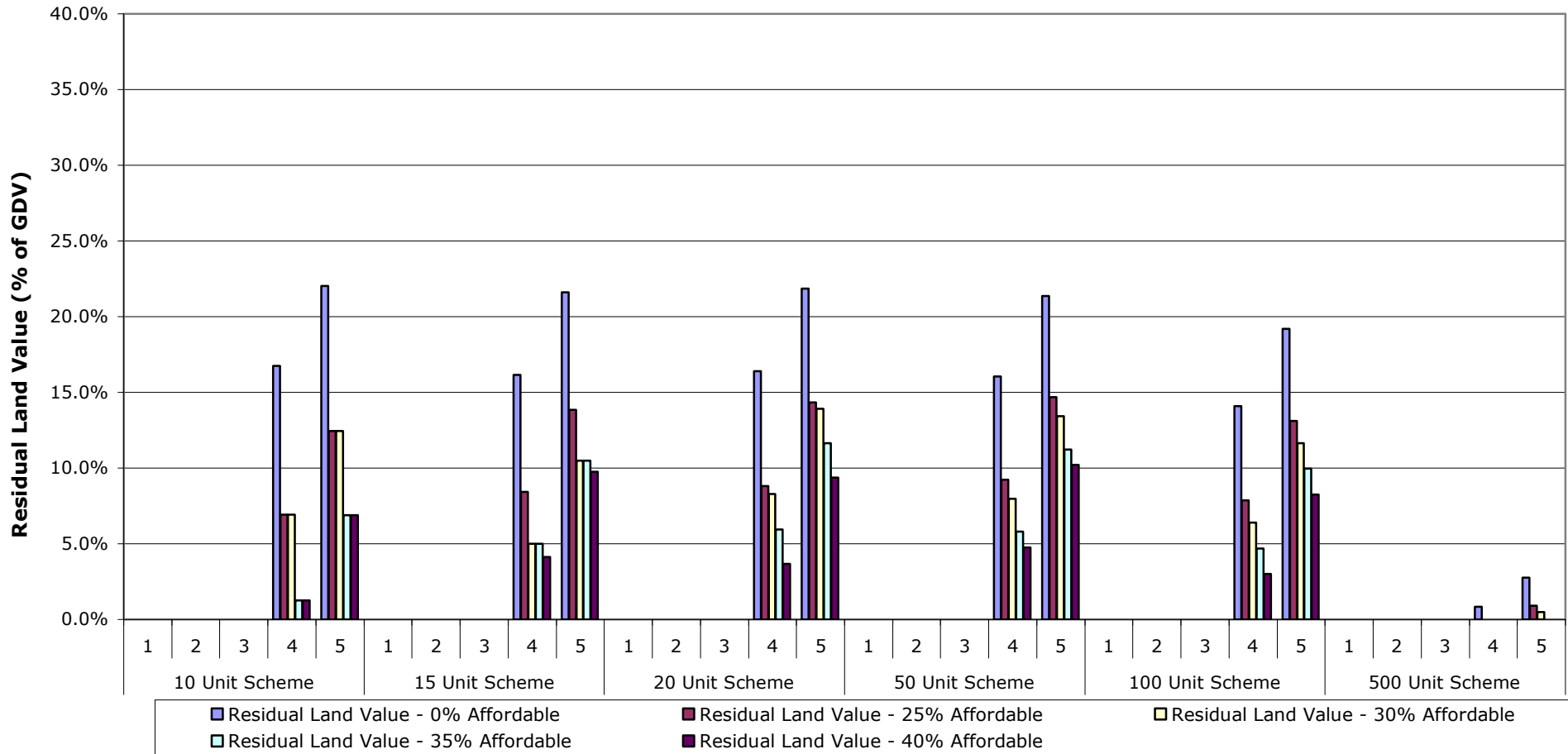


**Table 96a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.8% | 6.9% | 6.9% | 1.3% | 1.3% |
| | 5 | 22.0% | 12.4% | 12.4% | 6.9% | 6.9% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.1% | 8.4% | 5.0% | 5.0% | 4.1% |
| | 5 | 21.6% | 13.9% | 10.5% | 10.5% | 9.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.4% | 8.8% | 8.3% | 5.9% | 3.7% |
| | 5 | 21.9% | 14.3% | 13.9% | 11.6% | 9.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.0% | 9.2% | 8.0% | 5.8% | 4.8% |
| | 5 | 21.4% | 14.7% | 13.4% | 11.2% | 10.2% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.1% | 7.9% | 6.4% | 4.7% | 3.0% |
| | 5 | 19.2% | 13.1% | 11.6% | 10.0% | 8.2% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 2.7% | 0.9% | 0.5% | 0.0% | 0.0% |

Source: Adams Integra, August 2012

**Graph 96a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
High Density**

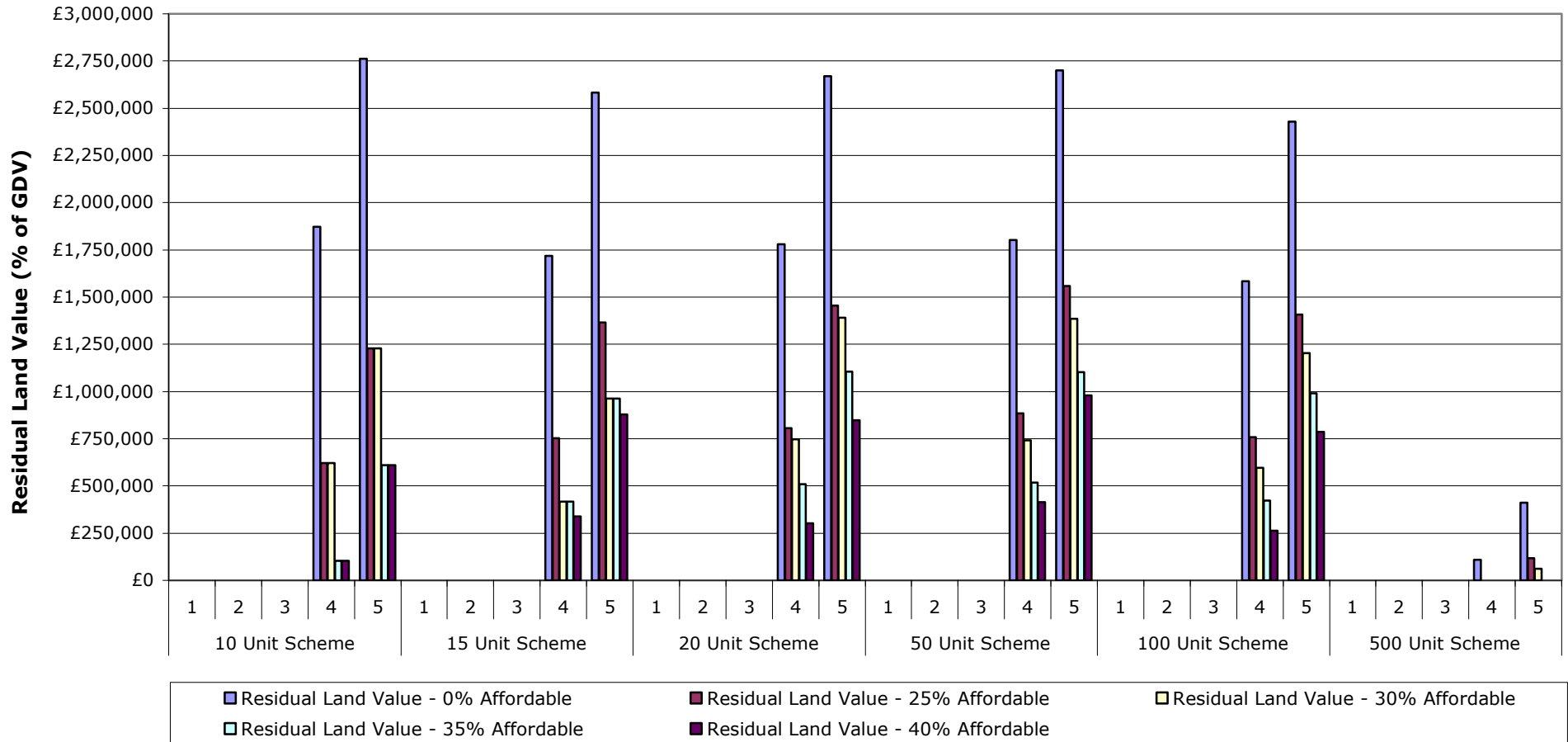


**Table 96b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,873,252 | £622,287 | £622,287 | £103,029 | £103,029 |
| | 5 | £2,760,954 | £1,229,724 | £1,229,724 | £611,422 | £611,422 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,718,136 | £751,482 | £416,736 | £416,736 | £338,067 |
| | 5 | £2,584,022 | £1,365,909 | £962,561 | £962,561 | £877,559 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,779,524 | £804,807 | £747,896 | £510,556 | £302,510 |
| | 5 | £2,670,528 | £1,453,844 | £1,391,104 | £1,104,778 | £849,315 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,803,293 | £883,662 | £741,704 | £517,248 | £413,406 |
| | 5 | £2,701,653 | £1,558,687 | £1,385,517 | £1,103,171 | £978,650 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,583,162 | £757,726 | £597,221 | £422,201 | £261,697 |
| | 5 | £2,429,443 | £1,407,002 | £1,203,712 | £990,617 | £787,328 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £108,583 | £0 | £0 | £0 | £0 |
| | 5 | £410,109 | £117,675 | £60,976 | £1,214 | £0 |

Source: Adams Integra, August 2012

**Graph 96b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
High Density**

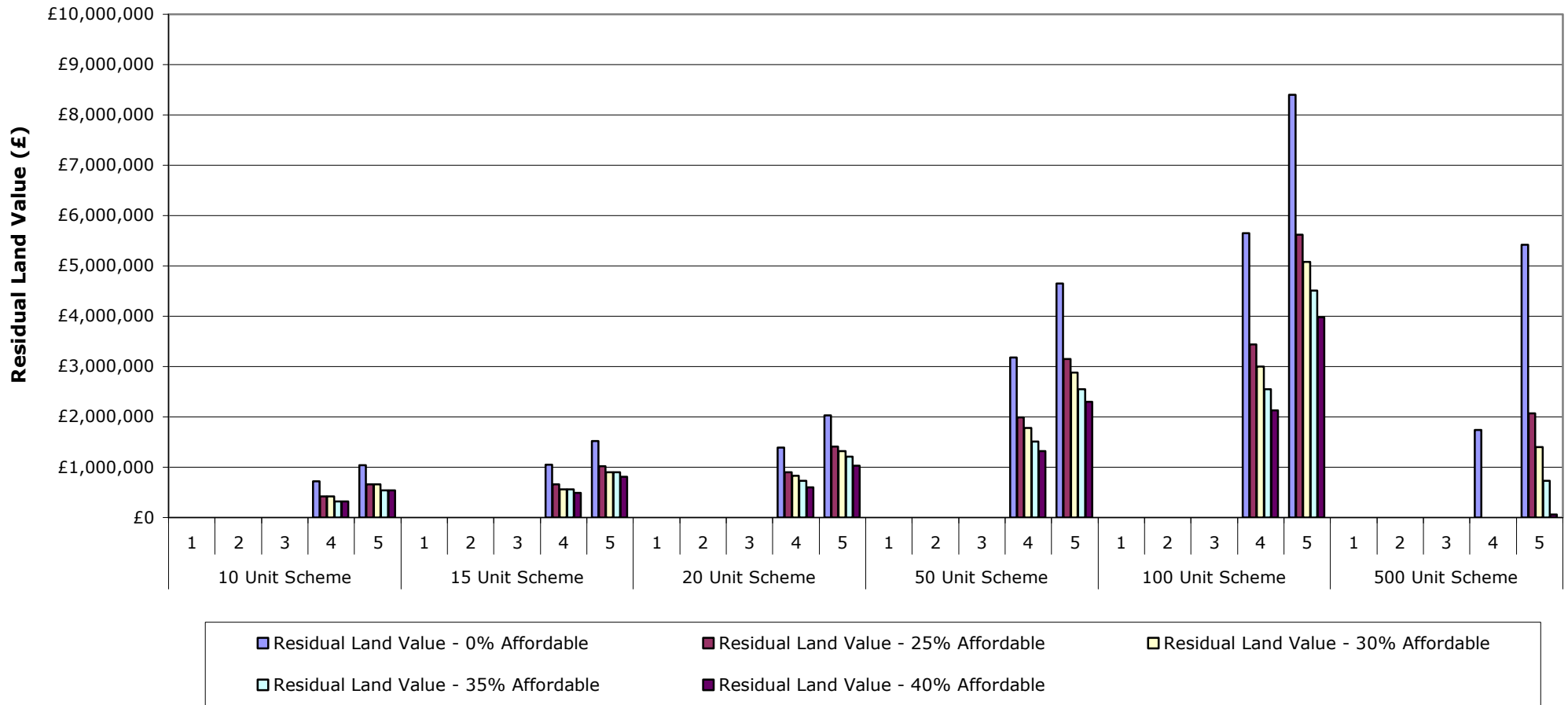


**Table 97: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £719,805 | £422,115 | £422,115 | £321,379 | £321,379 |
| | 5 | £1,044,189 | £659,317 | £659,317 | £538,218 | £538,218 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,052,426 | £655,138 | £556,545 | £556,545 | £488,945 |
| | 5 | £1,521,102 | £1,020,737 | £900,980 | £900,980 | £812,216 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,391,221 | £898,119 | £830,897 | £732,857 | £601,097 |
| | 5 | £2,029,207 | £1,412,559 | £1,324,292 | £1,205,206 | £1,034,084 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,184,492 | £1,990,715 | £1,776,807 | £1,511,503 | £1,318,127 |
| | 5 | £4,645,525 | £3,150,258 | £2,877,643 | £2,550,981 | £2,298,898 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £5,645,423 | £3,435,821 | £3,003,731 | £2,552,299 | £2,129,082 |
| | 5 | £8,398,092 | £5,622,966 | £5,077,771 | £4,513,234 | £3,976,912 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,735,625 | £0 | £0 | £0 | £0 |
| | 5 | £5,416,324 | £2,071,736 | £1,397,191 | £732,025 | £59,875 |

Source: Adams Integra, August 2012

**Graph 97: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Low Density**

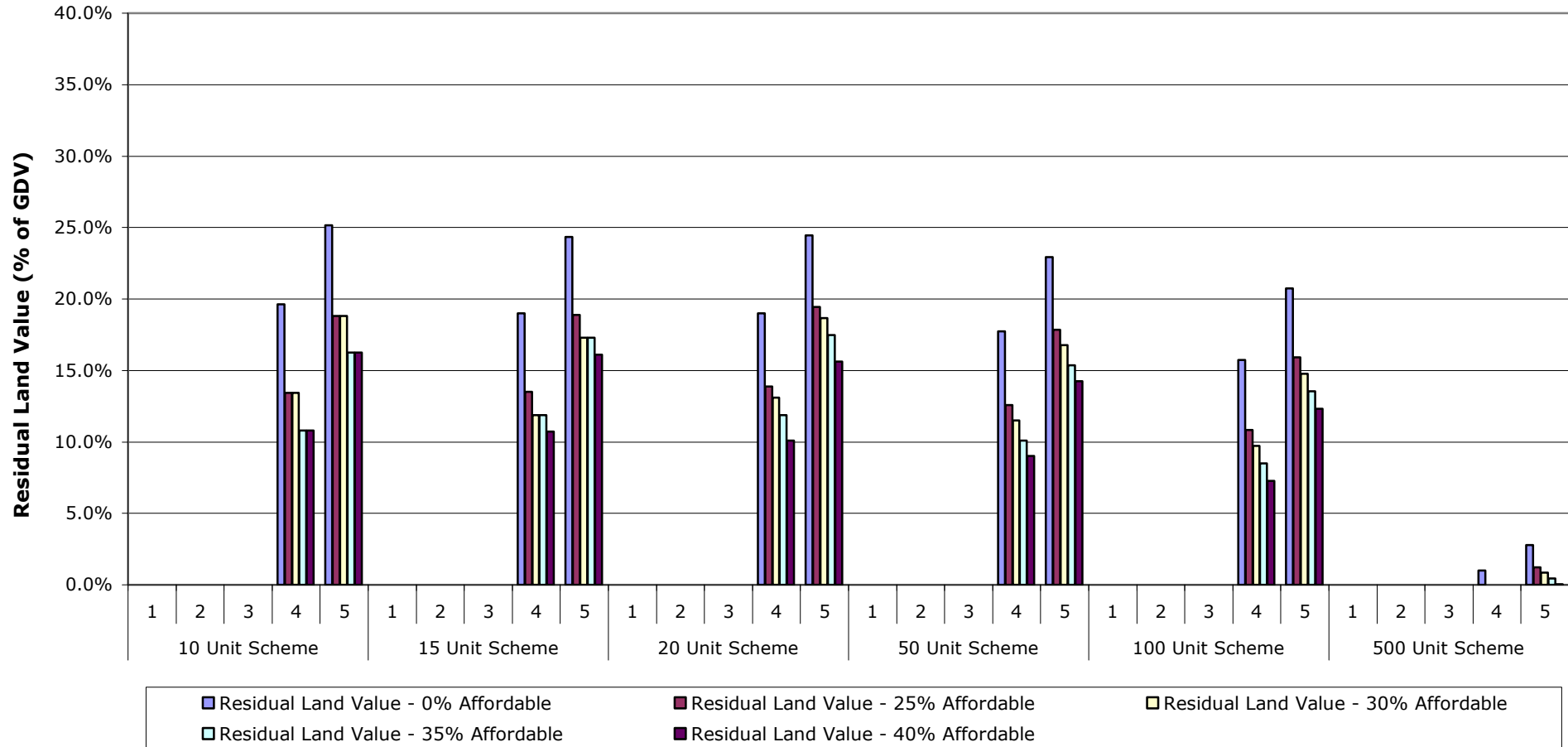


**Table 97a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.6% | 13.4% | 13.4% | 10.8% | 10.8% |
| | 5 | 25.2% | 18.8% | 18.8% | 16.3% | 16.3% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.0% | 13.5% | 11.9% | 11.9% | 10.7% |
| | 5 | 24.3% | 18.9% | 17.3% | 17.3% | 16.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.0% | 13.9% | 13.1% | 11.9% | 10.1% |
| | 5 | 24.4% | 19.5% | 18.7% | 17.5% | 15.6% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.7% | 12.6% | 11.5% | 10.1% | 9.0% |
| | 5 | 22.9% | 17.9% | 16.8% | 15.4% | 14.2% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.7% | 10.8% | 9.7% | 8.5% | 7.3% |
| | 5 | 20.7% | 15.9% | 14.8% | 13.6% | 12.3% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 1.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 2.8% | 1.2% | 0.8% | 0.5% | 0.0% |

Source: Adams Integra, August 2012

**Graph 97a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Low Density**

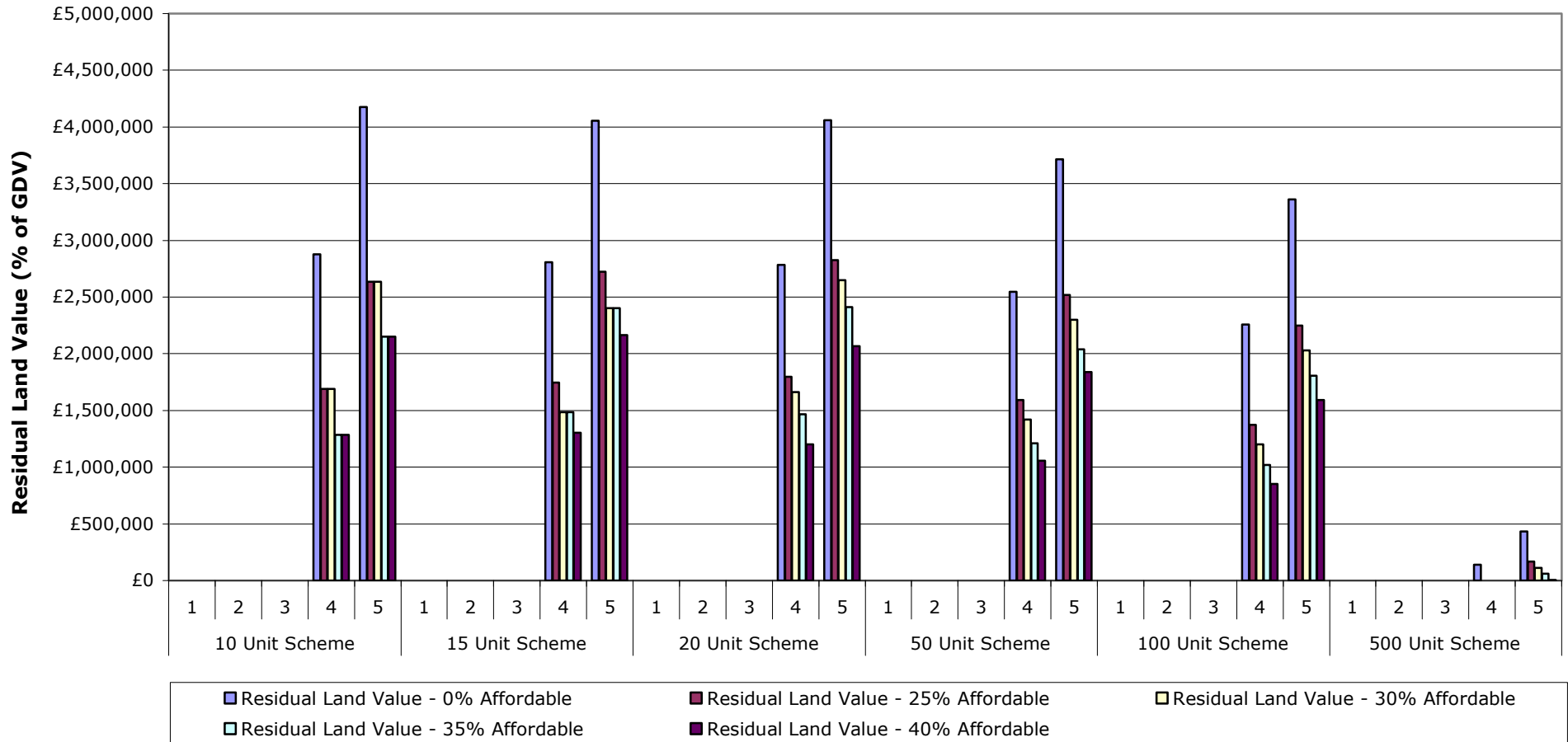


**Table 97b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,879,219 | £1,688,459 | £1,688,459 | £1,285,516 | £1,285,516 |
| | 5 | £4,176,756 | £2,637,267 | £2,637,267 | £2,152,872 | £2,152,872 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,806,468 | £1,747,035 | £1,484,121 | £1,484,121 | £1,303,854 |
| | 5 | £4,056,272 | £2,721,966 | £2,402,614 | £2,402,614 | £2,165,909 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,782,442 | £1,796,238 | £1,661,795 | £1,465,714 | £1,202,194 |
| | 5 | £4,058,414 | £2,825,118 | £2,648,584 | £2,410,411 | £2,068,167 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,547,594 | £1,592,572 | £1,421,445 | £1,209,202 | £1,054,501 |
| | 5 | £3,716,420 | £2,520,206 | £2,302,115 | £2,040,784 | £1,839,118 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,258,169 | £1,374,328 | £1,201,492 | £1,020,920 | £851,633 |
| | 5 | £3,359,237 | £2,249,186 | £2,031,108 | £1,805,294 | £1,590,765 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £138,850 | £0 | £0 | £0 | £0 |
| | 5 | £433,306 | £165,739 | £111,775 | £58,562 | £4,790 |

Source: Adams Integra, August 2012

**Graph 97b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Low Density**

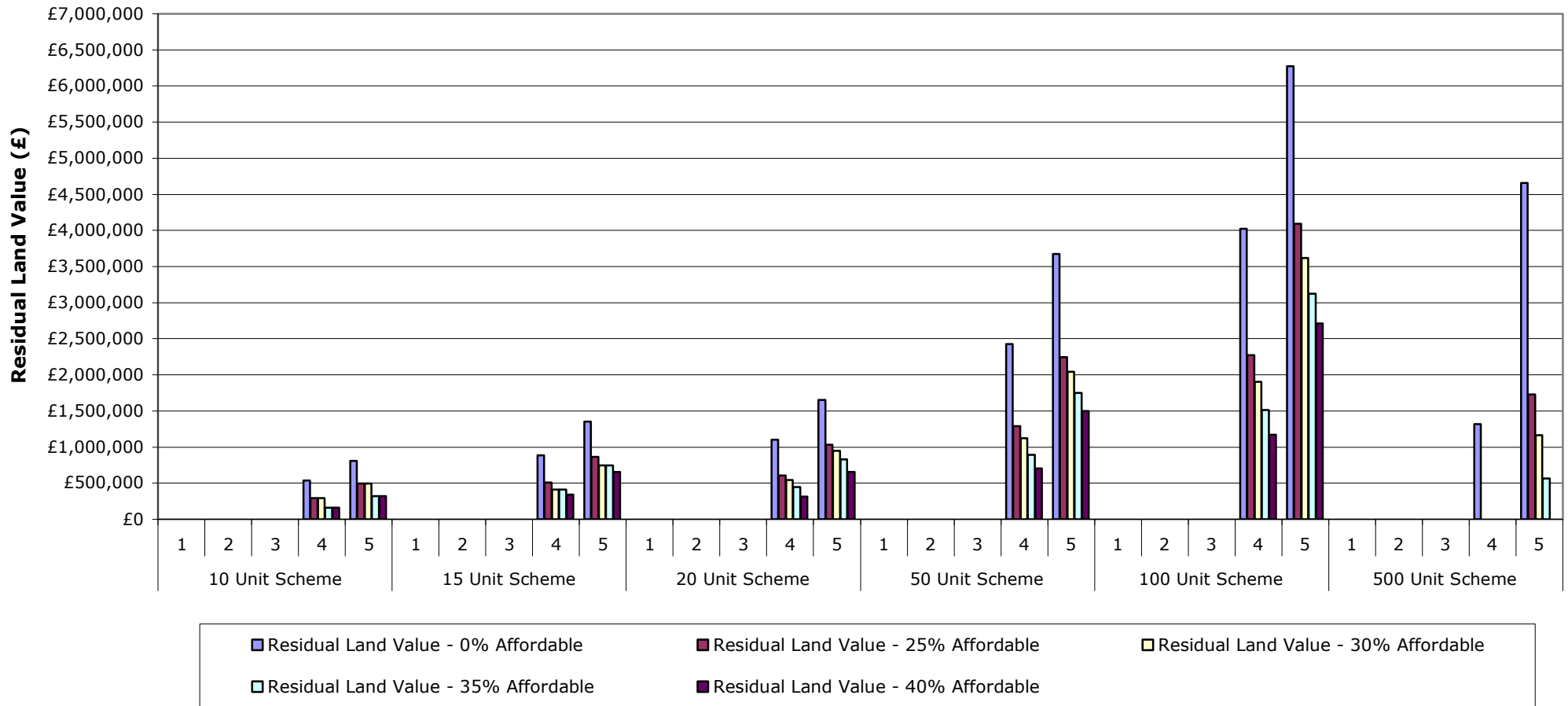


**Table 98: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £539,889 | £291,586 | £291,586 | £161,035 | £161,035 |
| | 5 | £806,153 | £492,454 | £492,454 | £321,757 | £321,757 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £888,412 | £507,385 | £413,051 | £413,051 | £344,747 |
| | 5 | £1,349,646 | £867,337 | £747,580 | £747,580 | £658,816 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,102,865 | £609,762 | £542,541 | £449,131 | £315,999 |
| | 5 | £1,651,996 | £1,035,349 | £947,081 | £827,995 | £656,873 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,424,149 | £1,288,931 | £1,123,506 | £894,751 | £701,375 |
| | 5 | £3,677,436 | £2,245,931 | £2,041,335 | £1,752,955 | £1,500,873 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £4,020,191 | £2,272,552 | £1,901,047 | £1,510,201 | £1,173,572 |
| | 5 | £6,278,050 | £4,093,728 | £3,619,886 | £3,126,701 | £2,712,287 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,318,544 | £0 | £0 | £0 | £0 |
| | 5 | £4,654,770 | £1,730,426 | £1,163,437 | £565,332 | £0 |

Source: Adams Integra, August 2012

Graph 98: Summary of Residual Land Values at 0%, 25%, 30% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 6 Medium Density

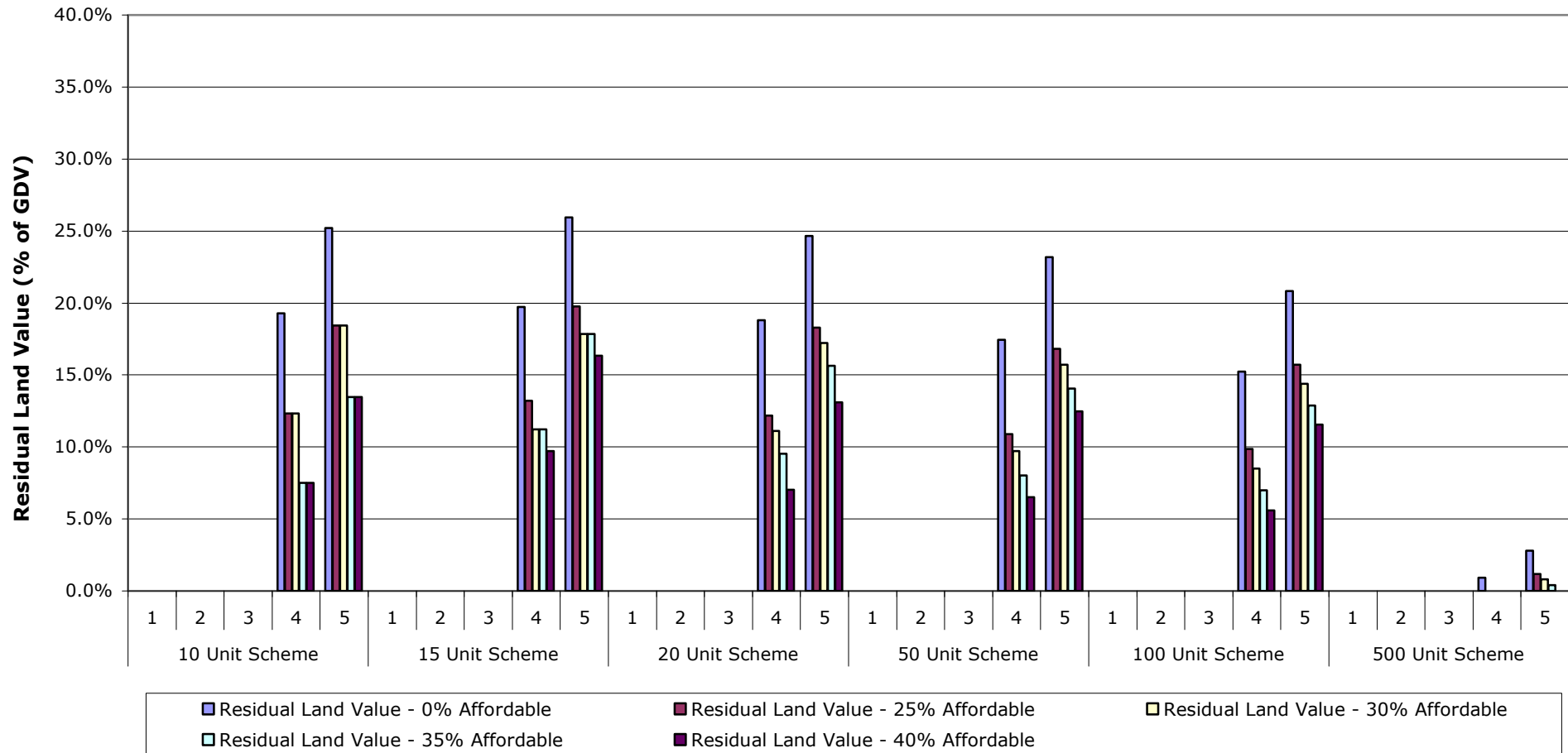


**Table 98a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.3% | 12.3% | 12.3% | 7.5% | 7.5% |
| | 5 | 25.2% | 18.4% | 18.4% | 13.5% | 13.5% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.7% | 13.2% | 11.2% | 11.2% | 9.7% |
| | 5 | 26.0% | 19.8% | 17.8% | 17.8% | 16.4% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.8% | 12.2% | 11.1% | 9.5% | 7.0% |
| | 5 | 24.7% | 18.3% | 17.2% | 15.6% | 13.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.5% | 10.9% | 9.7% | 8.0% | 6.5% |
| | 5 | 23.2% | 16.8% | 15.7% | 14.0% | 12.5% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.2% | 9.9% | 8.5% | 7.0% | 5.6% |
| | 5 | 20.8% | 15.7% | 14.4% | 12.9% | 11.5% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 0.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 2.8% | 1.2% | 0.8% | 0.4% | 0.0% |

Source: Adams Integra, August 2012

**Graph 98a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Medium Density**

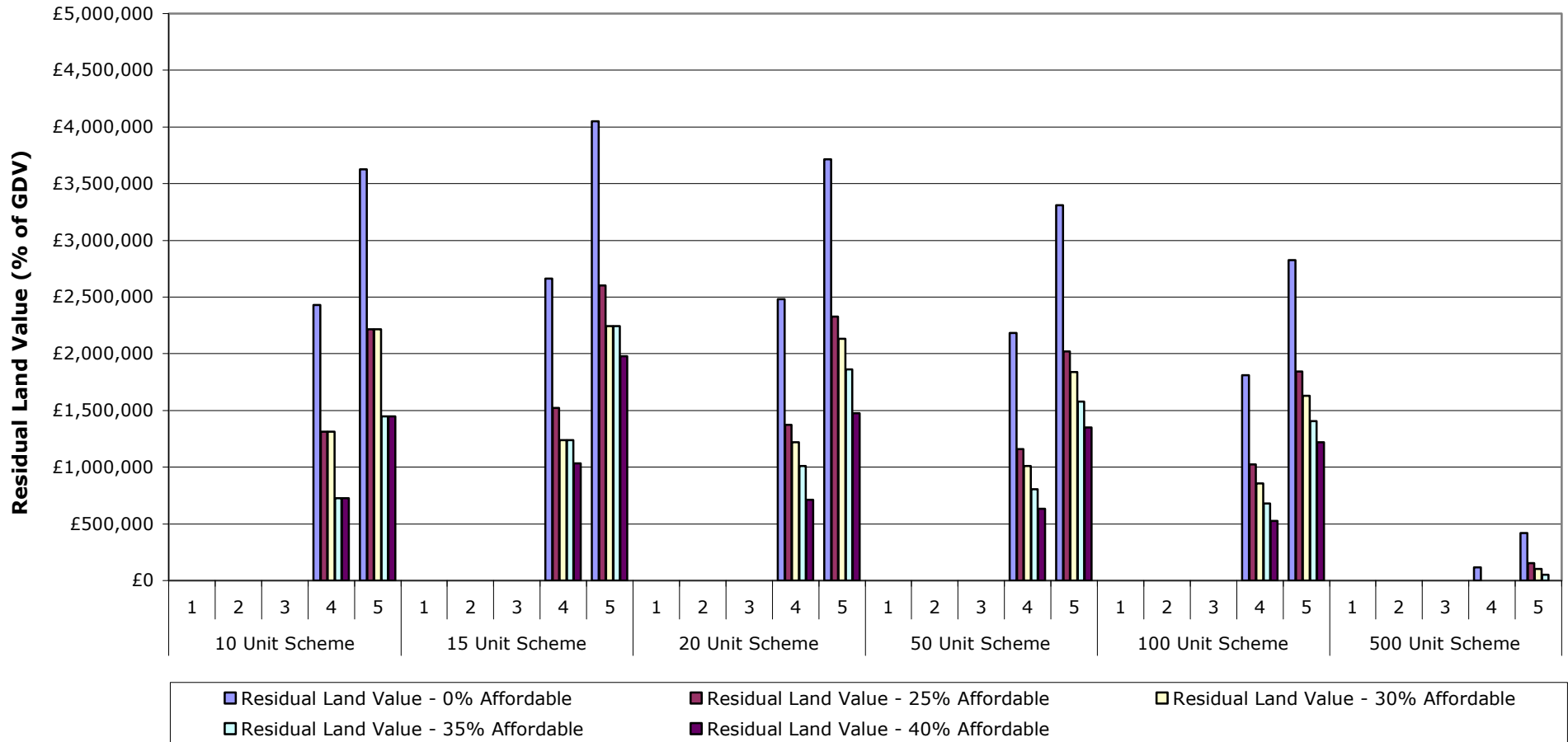


**Table 98b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,429,499 | £1,312,136 | £1,312,136 | £724,656 | £724,656 |
| | 5 | £3,627,688 | £2,216,043 | £2,216,043 | £1,447,906 | £1,447,906 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,665,235 | £1,522,156 | £1,239,153 | £1,239,153 | £1,034,240 |
| | 5 | £4,048,939 | £2,602,012 | £2,242,741 | £2,242,741 | £1,976,448 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,481,446 | £1,371,965 | £1,220,717 | £1,010,544 | £710,997 |
| | 5 | £3,716,992 | £2,329,534 | £2,130,933 | £1,862,989 | £1,477,965 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,181,734 | £1,160,038 | £1,011,156 | £805,276 | £631,238 |
| | 5 | £3,309,692 | £2,021,338 | £1,837,202 | £1,577,660 | £1,350,785 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,809,086 | £1,022,648 | £855,471 | £679,590 | £528,107 |
| | 5 | £2,825,122 | £1,842,178 | £1,628,949 | £1,407,015 | £1,220,529 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £118,669 | £0 | £0 | £0 | £0 |
| | 5 | £418,929 | £155,738 | £104,709 | £50,880 | £0 |

Source: Adams Integra, August 2012

**Graph 98b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Medium Density**

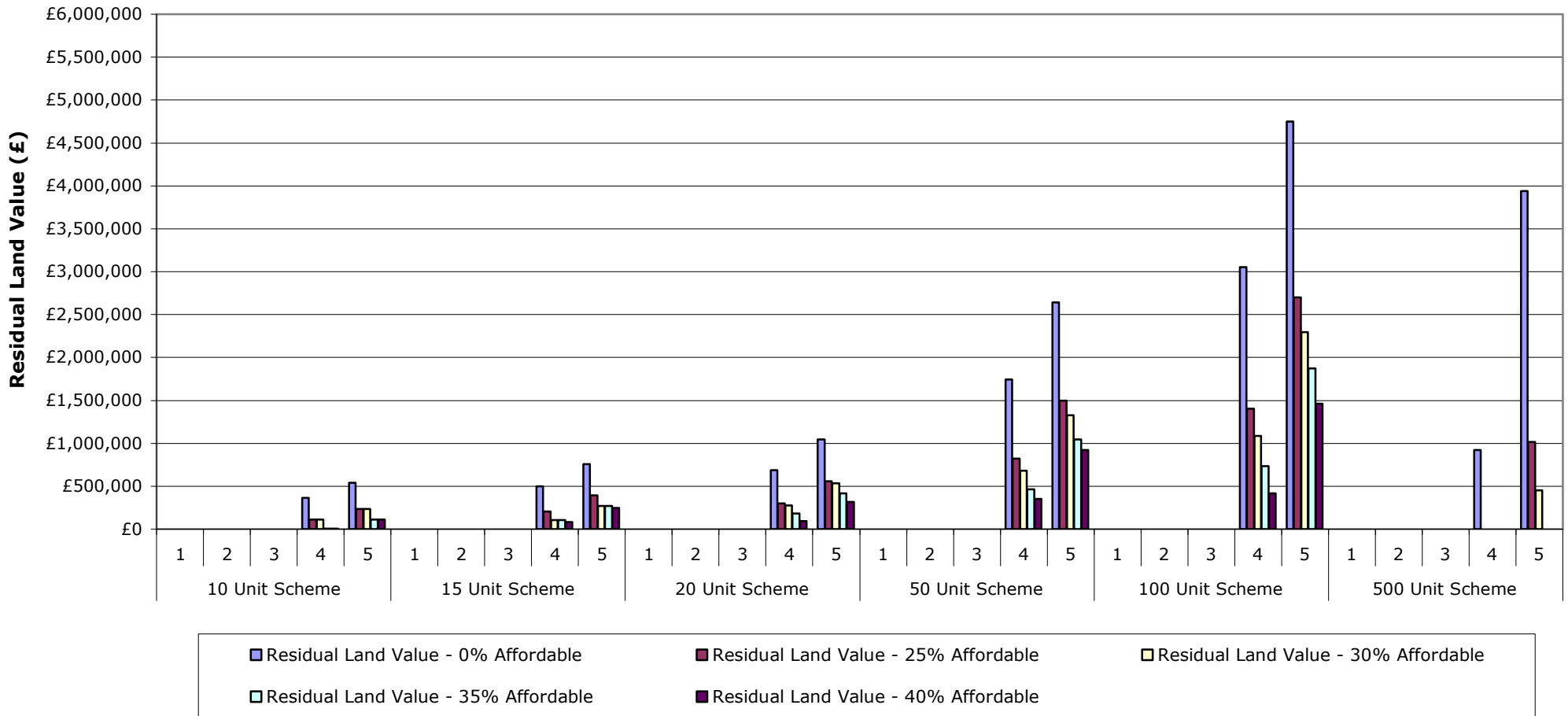


**Table 99: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £362,237 | £111,660 | £111,660 | £7,808 | £7,808 |
| | 5 | £539,905 | £233,275 | £233,275 | £109,487 | £109,487 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £498,082 | £207,543 | £106,939 | £106,939 | £83,338 |
| | 5 | £757,848 | £392,233 | £271,229 | £271,229 | £245,728 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £688,329 | £298,197 | £275,433 | £180,008 | £96,544 |
| | 5 | £1,044,730 | £558,057 | £532,960 | £418,185 | £316,000 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,744,256 | £824,626 | £682,667 | £462,984 | £353,755 |
| | 5 | £2,642,617 | £1,499,650 | £1,326,481 | £1,044,135 | £919,613 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,055,095 | £1,404,223 | £1,083,214 | £733,175 | £416,459 |
| | 5 | £4,747,658 | £2,702,775 | £2,296,197 | £1,870,006 | £1,463,428 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £923,076 | £0 | £0 | £0 | £0 |
| | 5 | £3,938,338 | £1,013,994 | £451,662 | £0 | £0 |

Source: Adams Integra, August 2012

**Graph 99: Summary of Residual Land Values at 0%, 25%, 30% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
High Density**

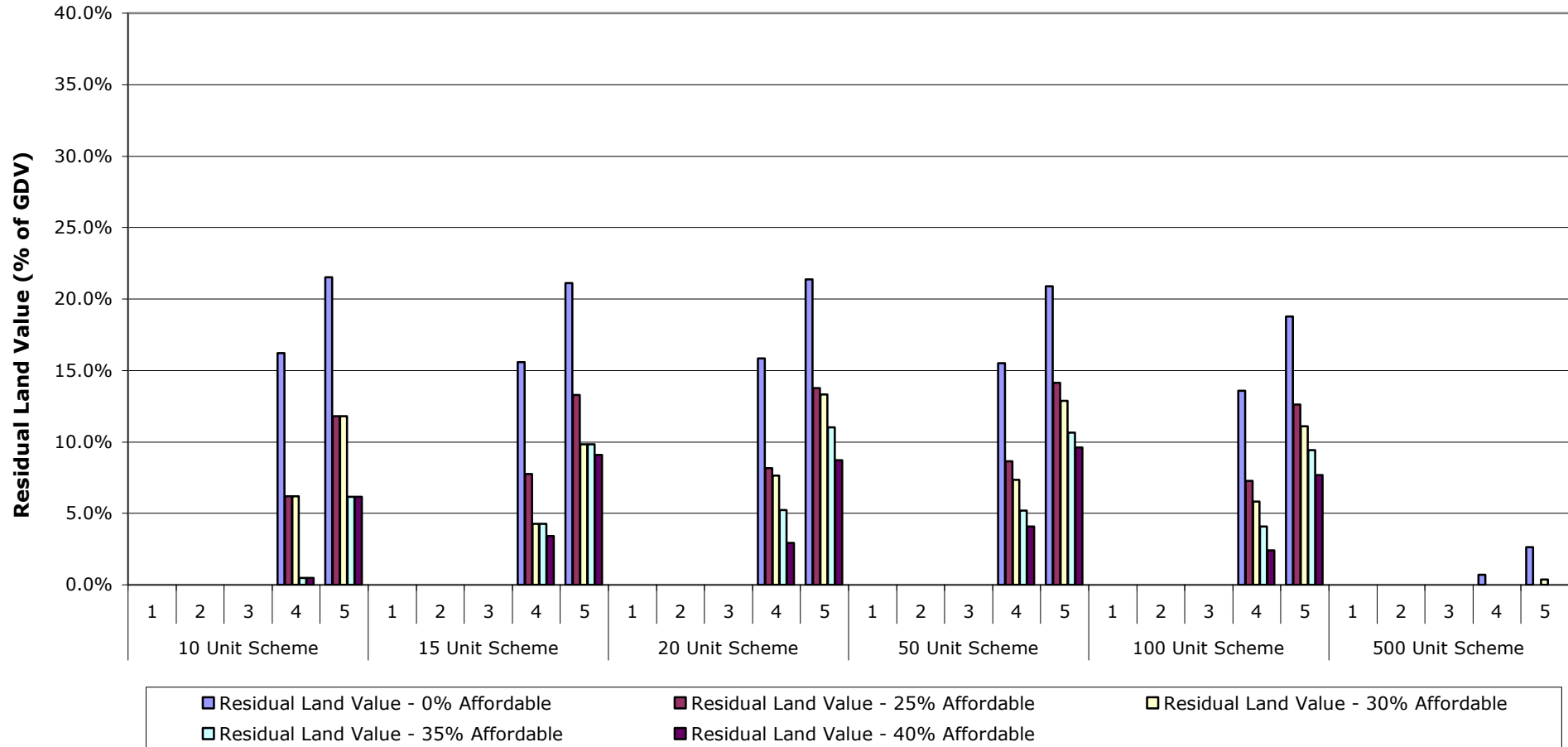


**Table 99a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.2% | 6.2% | 6.2% | 0.5% | 0.5% |
| | 5 | 21.5% | 11.8% | 11.8% | 6.2% | 6.2% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.6% | 7.8% | 4.3% | 4.3% | 3.4% |
| | 5 | 21.1% | 13.3% | 9.8% | 9.8% | 9.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.8% | 8.2% | 7.6% | 5.2% | 2.9% |
| | 5 | 21.4% | 13.8% | 13.3% | 11.0% | 8.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.5% | 8.6% | 7.3% | 5.2% | 4.1% |
| | 5 | 20.9% | 14.1% | 12.9% | 10.6% | 9.6% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 13.6% | 7.3% | 5.8% | 4.1% | 2.4% |
| | 5 | 18.8% | 12.6% | 11.1% | 9.4% | 7.7% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 0.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 2.6% | 0.8% | 0.4% | 0.0% | 0.0% |

Source: Adams Integra, August 2012

**Graph 99a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
High Density**

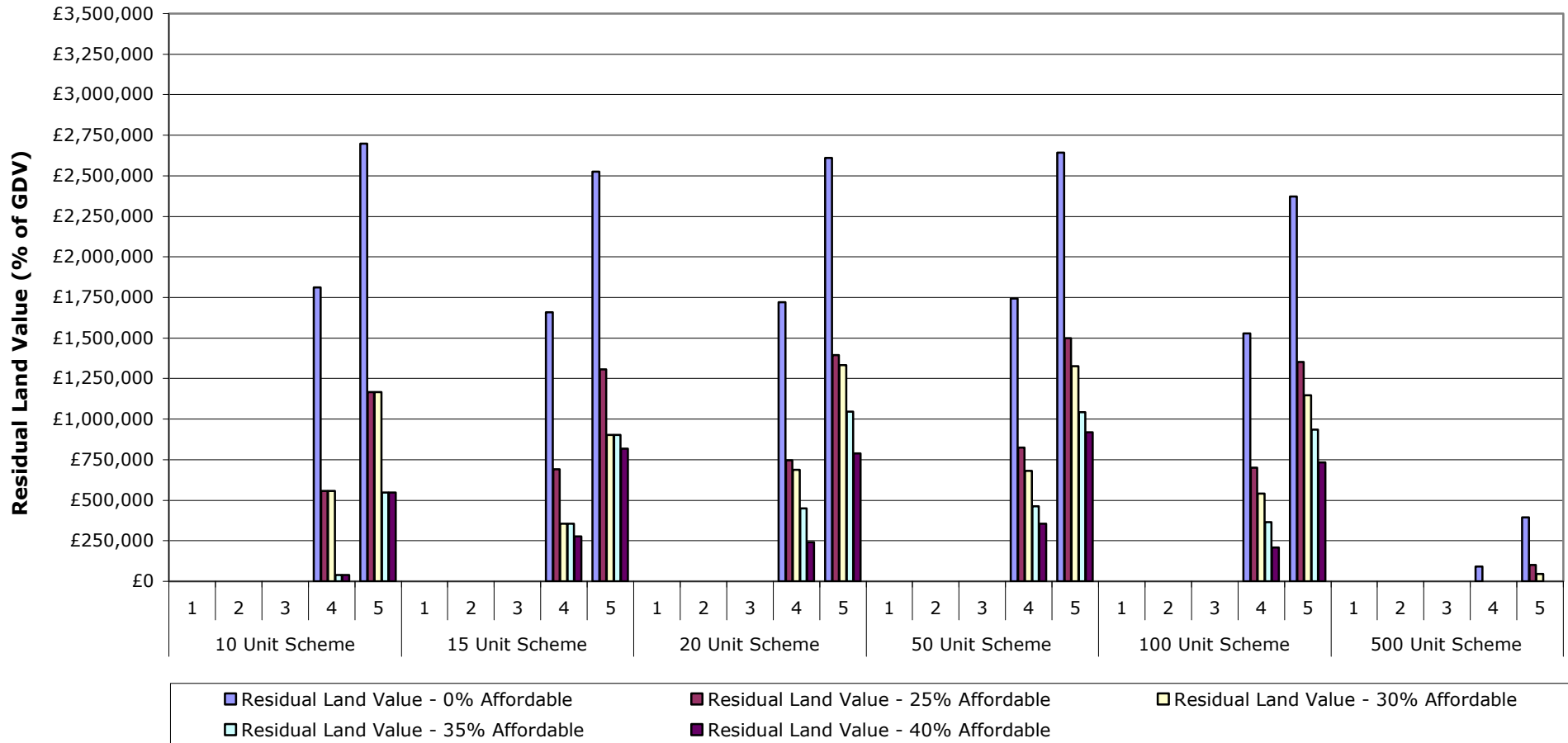


**Table 99b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,811,184 | £558,299 | £558,299 | £39,042 | £39,042 |
| | 5 | £2,699,526 | £1,166,377 | £1,166,377 | £547,435 | £547,435 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,660,274 | £691,811 | £356,463 | £356,463 | £277,794 |
| | 5 | £2,526,160 | £1,307,444 | £904,096 | £904,096 | £819,094 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,720,821 | £745,493 | £688,582 | £450,019 | £241,361 |
| | 5 | £2,611,825 | £1,395,142 | £1,332,401 | £1,045,464 | £790,001 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,744,256 | £824,626 | £682,667 | £462,984 | £353,755 |
| | 5 | £2,642,617 | £1,499,650 | £1,326,481 | £1,044,135 | £919,613 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,527,548 | £702,112 | £541,607 | £366,587 | £208,230 |
| | 5 | £2,373,829 | £1,351,388 | £1,148,098 | £935,003 | £731,714 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £92,308 | £0 | £0 | £0 | £0 |
| | 5 | £393,834 | £101,399 | £45,166 | £0 | £0 |

Source: Adams Integra, August 2012

**Graph 99b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
High Density**



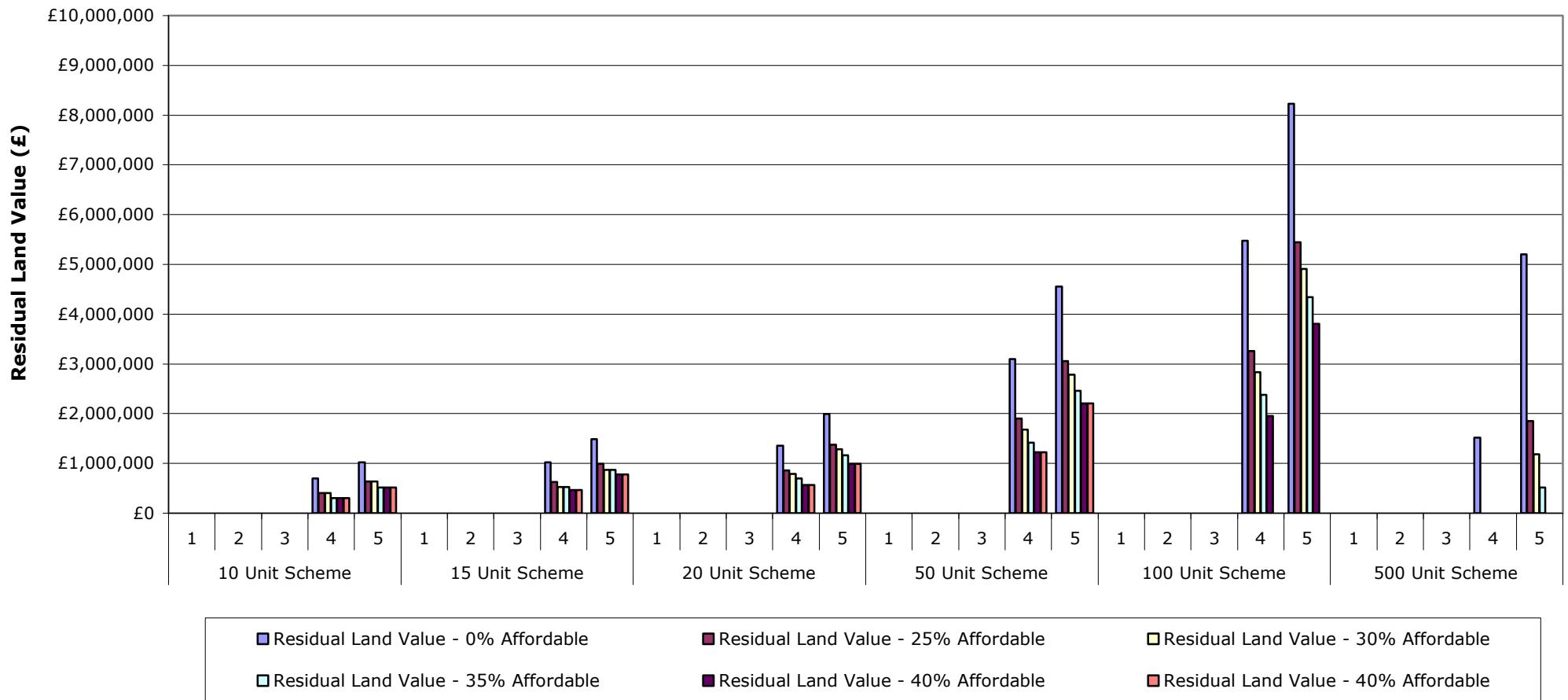
Appendix 5ii

**Table 100: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £700,241 | £402,348 | £402,348 | £301,612 | £301,612 |
| | 5 | £1,024,626 | £639,754 | £639,754 | £518,655 | £518,655 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,023,037 | £625,750 | £527,157 | £527,157 | £464,344 |
| | 5 | £1,491,714 | £991,349 | £871,592 | £871,592 | £782,827 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,352,745 | £859,642 | £792,421 | £694,381 | £562,621 |
| | 5 | £1,990,731 | £1,374,083 | £1,285,816 | £1,166,729 | £995,607 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,092,253 | £1,898,476 | £1,684,567 | £1,419,264 | £1,225,888 |
| | 5 | £4,553,285 | £3,058,019 | £2,785,404 | £2,458,741 | £2,206,659 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £5,471,639 | £3,262,037 | £2,829,947 | £2,378,515 | £1,955,298 |
| | 5 | £8,224,308 | £5,449,182 | £4,903,987 | £4,339,450 | £3,803,128 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,520,895 | £0 | £0 | £0 | £0 |
| | 5 | £5,201,594 | £1,857,006 | £1,182,460 | £517,295 | £0 |

Source: Adams Integra, August 2012

**Graph 100: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Low Density**

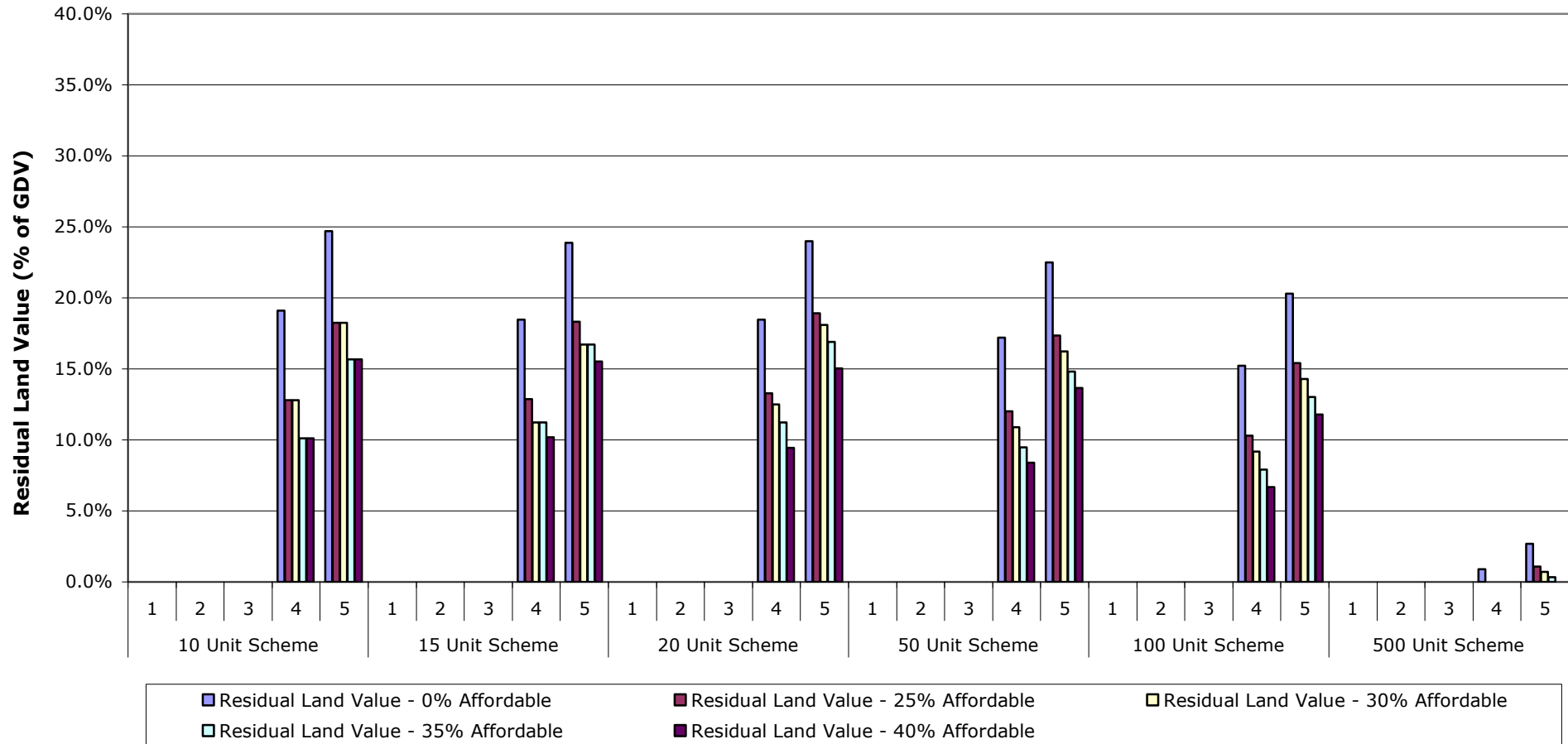


**Table 100a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.1% | 12.8% | 12.8% | 10.1% | 10.1% |
| | 5 | 24.7% | 18.2% | 18.2% | 15.7% | 15.7% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.5% | 12.9% | 11.2% | 11.2% | 10.2% |
| | 5 | 23.9% | 18.3% | 16.7% | 16.7% | 15.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.5% | 13.3% | 12.5% | 11.2% | 9.4% |
| | 5 | 24.0% | 18.9% | 18.1% | 16.9% | 15.0% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.2% | 12.0% | 10.9% | 9.5% | 8.4% |
| | 5 | 22.5% | 17.3% | 16.2% | 14.8% | 13.7% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.2% | 10.3% | 9.2% | 7.9% | 6.7% |
| | 5 | 20.3% | 15.4% | 14.3% | 13.0% | 11.8% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 0.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 2.7% | 1.1% | 0.7% | 0.3% | 0.0% |

Source: Adams Integra, August 2012

**Graph 100a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Low Density**

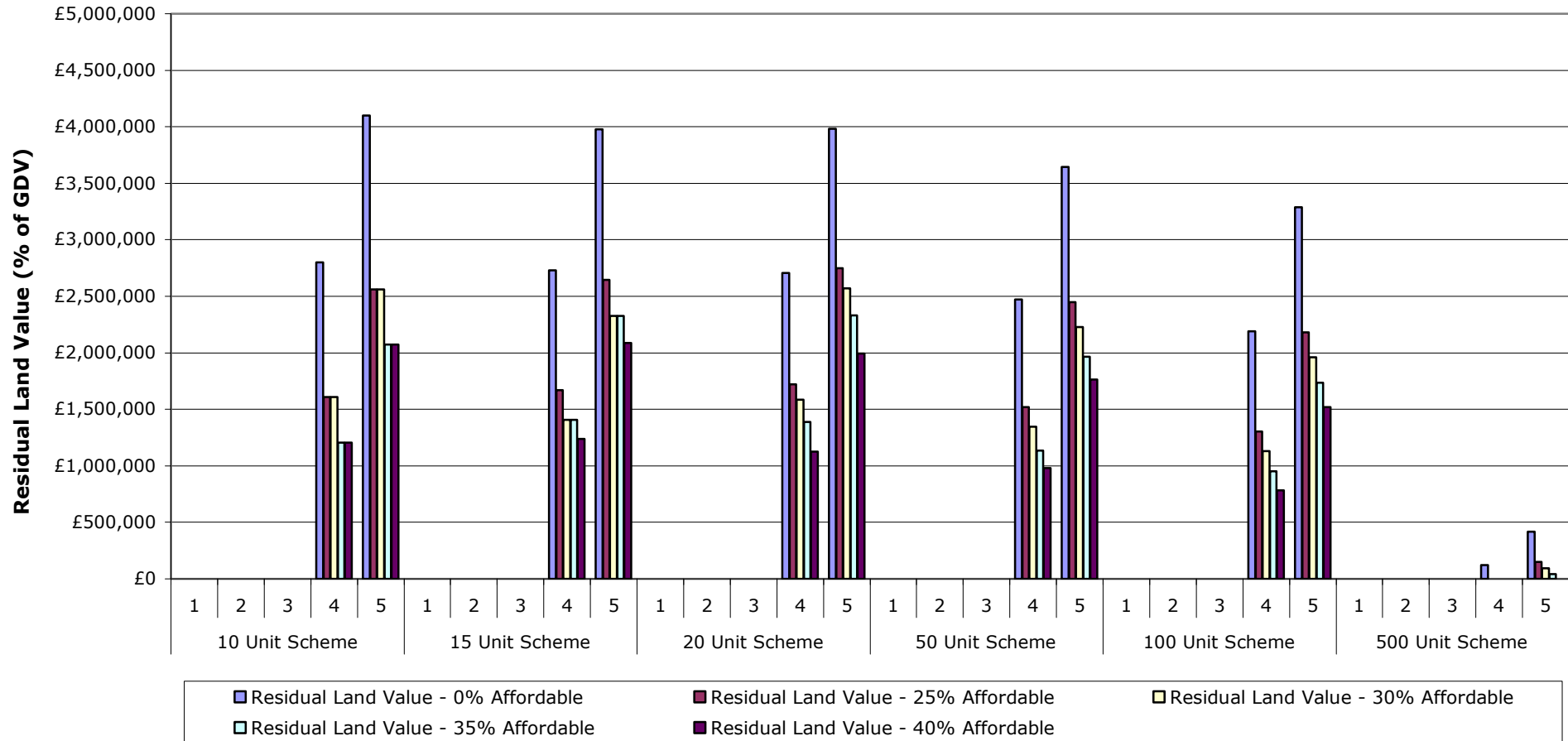


**Table 100b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,800,966 | £1,609,391 | £1,609,391 | £1,206,447 | £1,206,447 |
| | 5 | £4,098,503 | £2,559,014 | £2,559,014 | £2,074,619 | £2,074,619 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,728,100 | £1,668,666 | £1,405,752 | £1,405,752 | £1,238,250 |
| | 5 | £3,977,904 | £2,643,597 | £2,324,245 | £2,324,245 | £2,087,540 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,705,490 | £1,719,285 | £1,584,842 | £1,388,761 | £1,125,242 |
| | 5 | £3,981,461 | £2,748,166 | £2,571,631 | £2,333,459 | £1,991,215 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,473,802 | £1,518,781 | £1,347,654 | £1,135,411 | £980,710 |
| | 5 | £3,642,628 | £2,446,415 | £2,228,323 | £1,966,993 | £1,765,327 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,188,655 | £1,304,815 | £1,131,979 | £951,406 | £782,119 |
| | 5 | £3,289,723 | £2,179,673 | £1,961,595 | £1,735,780 | £1,521,251 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £121,672 | £0 | £0 | £0 | £0 |
| | 5 | £416,127 | £148,560 | £94,597 | £41,384 | £0 |

Source: Adams Integra, August 2012

**Graph 100b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Low Density**

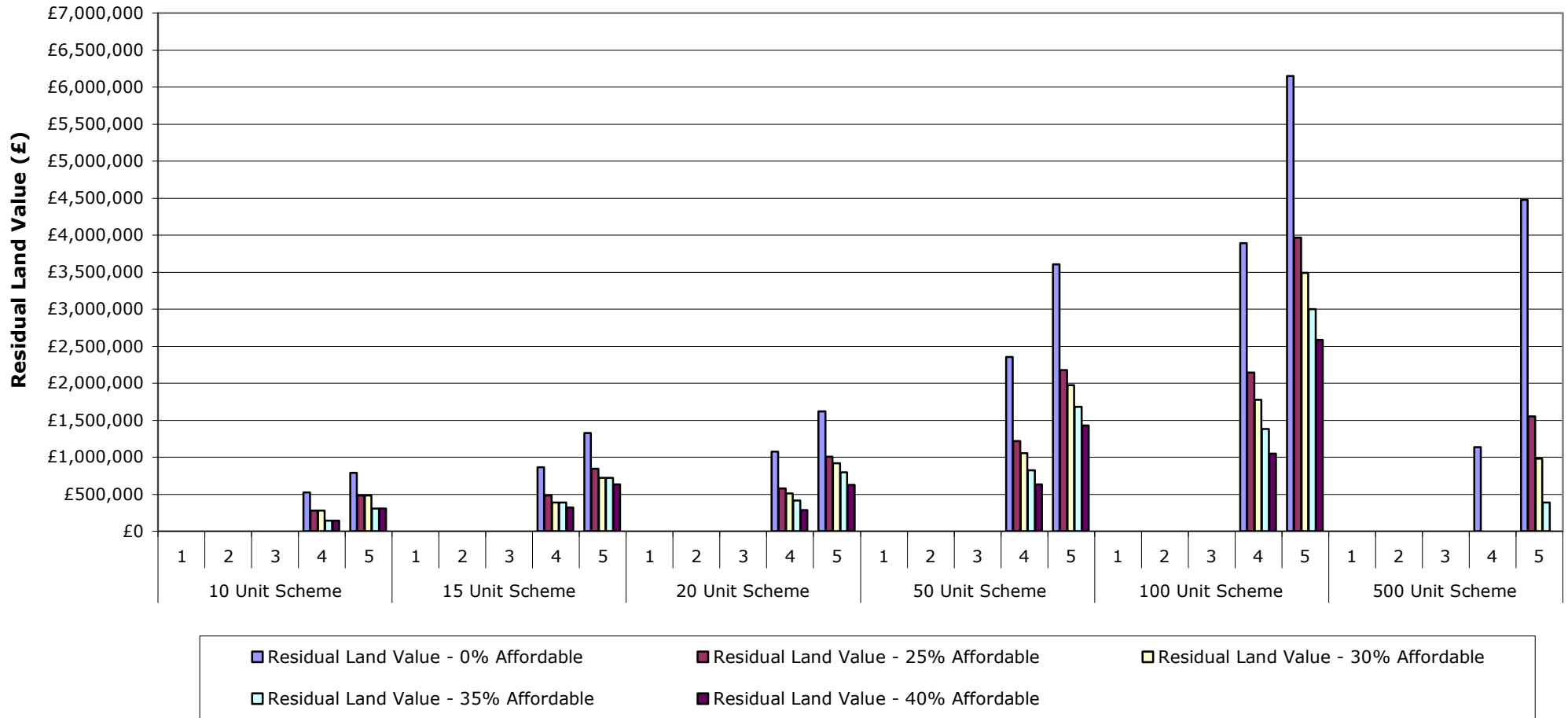


**Table 101: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £524,900 | £276,441 | £276,441 | £145,421 | £145,421 |
| | 5 | £791,164 | £482,439 | £482,439 | £306,612 | £306,612 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £865,021 | £483,995 | £389,417 | £389,417 | £321,112 |
| | 5 | £1,326,256 | £843,947 | £724,190 | £724,190 | £635,425 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,072,107 | £579,005 | £511,784 | £418,053 | £284,921 |
| | 5 | £1,621,239 | £1,004,591 | £916,324 | £797,238 | £626,116 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,353,123 | £1,217,905 | £1,052,481 | £823,725 | £630,349 |
| | 5 | £3,606,410 | £2,174,905 | £1,970,309 | £1,681,929 | £1,429,847 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,893,176 | £2,145,537 | £1,774,032 | £1,383,185 | £1,046,557 |
| | 5 | £6,151,035 | £3,966,713 | £3,492,871 | £2,999,686 | £2,585,272 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,137,107 | £0 | £0 | £0 | £0 |
| | 5 | £4,473,332 | £1,548,988 | £982,000 | £387,893 | £0 |

Source: Adams Integra, August 2012

**Graph 101: Summary of Residual Land Values at 0%, 25%, 30% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Medium Density**

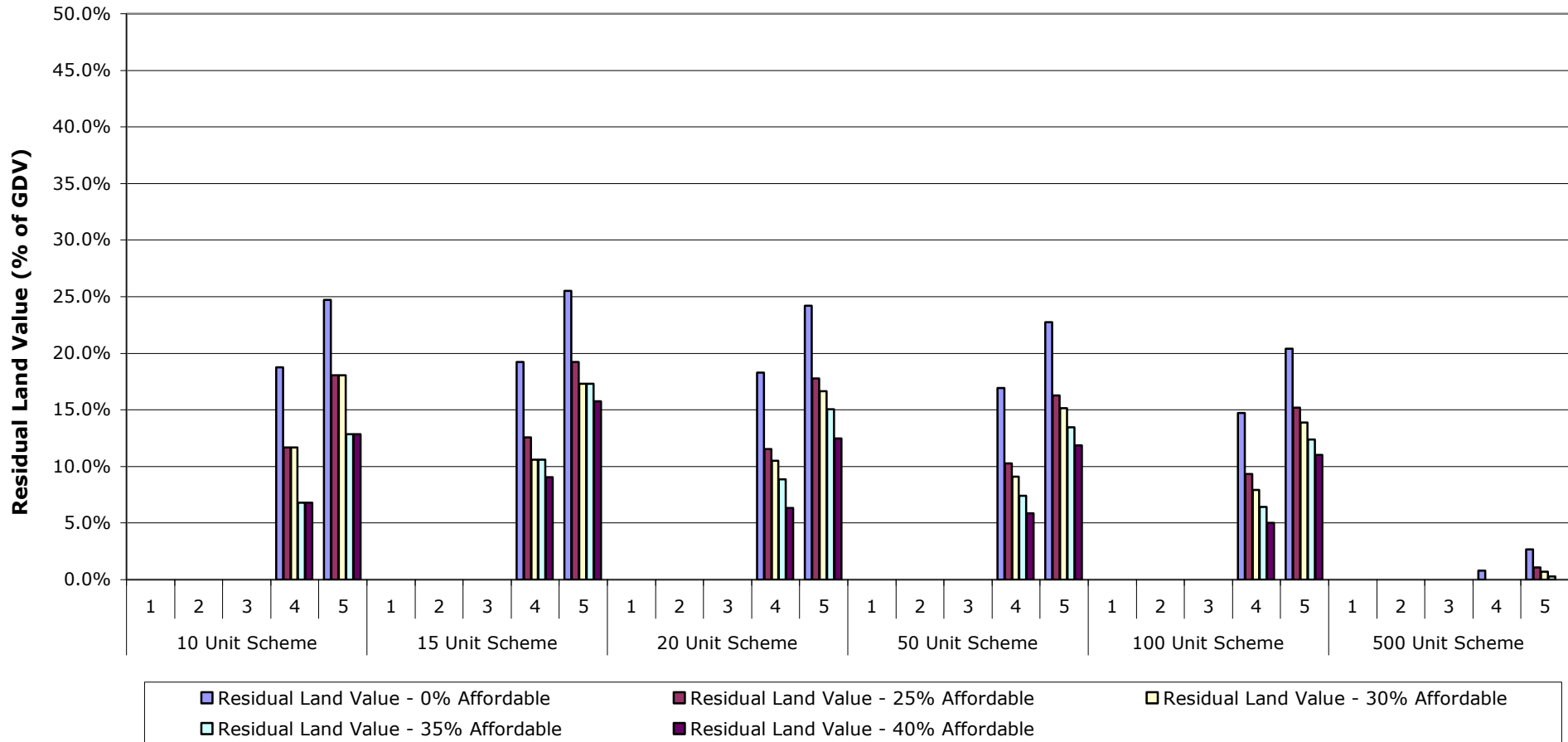


**Table 101a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.7% | 11.7% | 11.7% | 6.8% | 6.8% |
| | 5 | 24.7% | 18.1% | 18.1% | 12.8% | 12.8% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.2% | 12.6% | 10.6% | 10.6% | 9.1% |
| | 5 | 25.5% | 19.2% | 17.3% | 17.3% | 15.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.3% | 11.6% | 10.5% | 8.9% | 6.3% |
| | 5 | 24.2% | 17.8% | 16.7% | 15.0% | 12.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.9% | 10.3% | 9.1% | 7.4% | 5.8% |
| | 5 | 22.7% | 16.3% | 15.2% | 13.5% | 11.9% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.7% | 9.3% | 7.9% | 6.4% | 5.0% |
| | 5 | 20.4% | 15.2% | 13.9% | 12.4% | 11.0% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 2.7% | 1.1% | 0.7% | 0.3% | 0.0% |

Source: Adams Integra, August 2012

**Graph 101a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Medium Density**

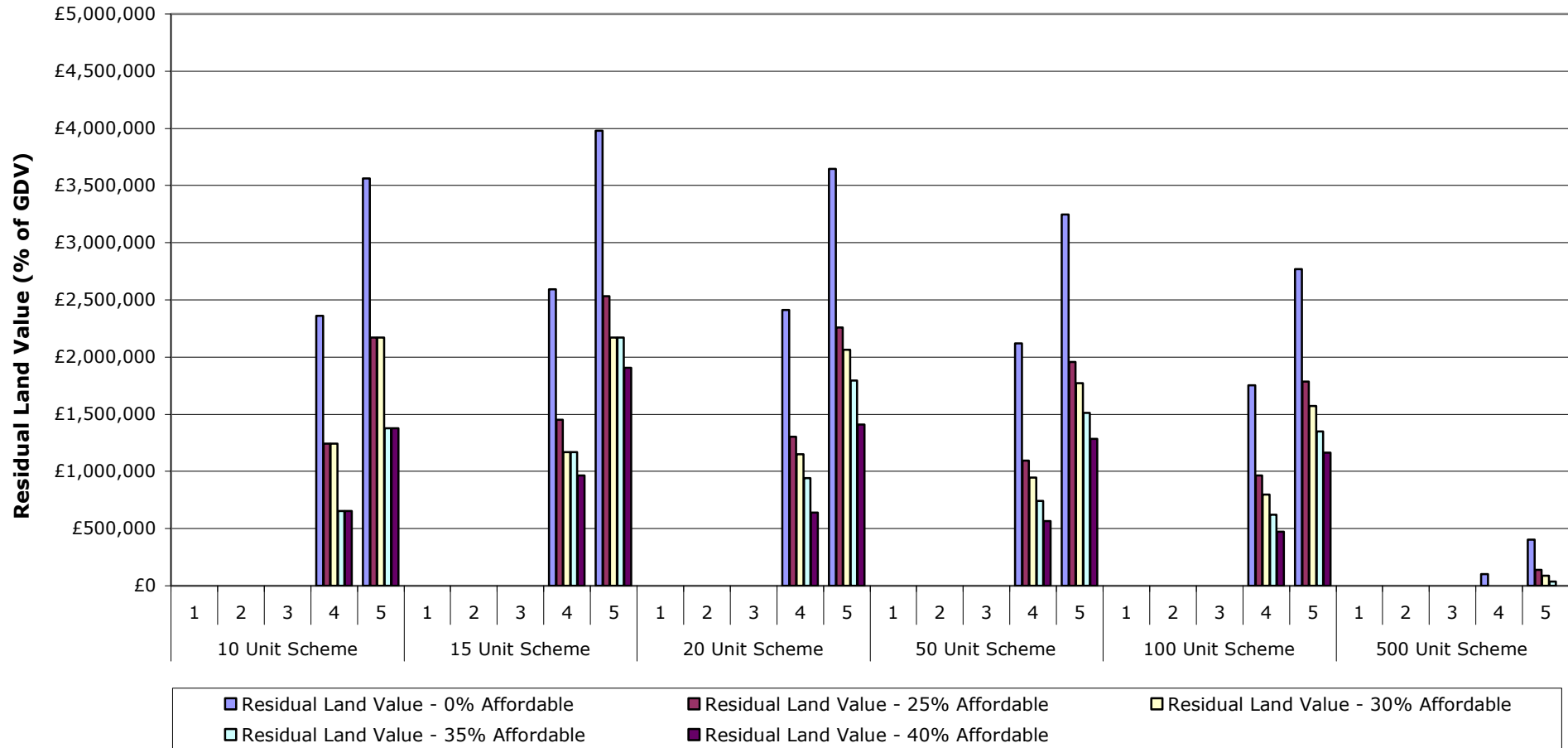


**Table 101b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,362,050 | £1,243,984 | £1,243,984 | £654,396 | £654,396 |
| | 5 | £3,560,239 | £2,170,975 | £2,170,975 | £1,379,754 | £1,379,754 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,595,063 | £1,451,984 | £1,168,250 | £1,168,250 | £963,337 |
| | 5 | £3,978,767 | £2,531,840 | £2,172,569 | £2,172,569 | £1,906,276 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,412,242 | £1,302,762 | £1,151,513 | £940,620 | £641,072 |
| | 5 | £3,647,788 | £2,260,331 | £2,061,730 | £1,793,786 | £1,408,761 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,117,810 | £1,096,114 | £947,233 | £741,353 | £567,314 |
| | 5 | £3,245,769 | £1,957,415 | £1,773,278 | £1,513,736 | £1,286,862 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,751,929 | £965,492 | £798,314 | £622,433 | £470,950 |
| | 5 | £2,767,966 | £1,785,021 | £1,571,792 | £1,349,859 | £1,163,372 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £102,340 | £0 | £0 | £0 | £0 |
| | 5 | £402,600 | £139,409 | £88,380 | £34,910 | £0 |

Source: Adams Integra, August 2012

**Graph 101b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Medium Density**

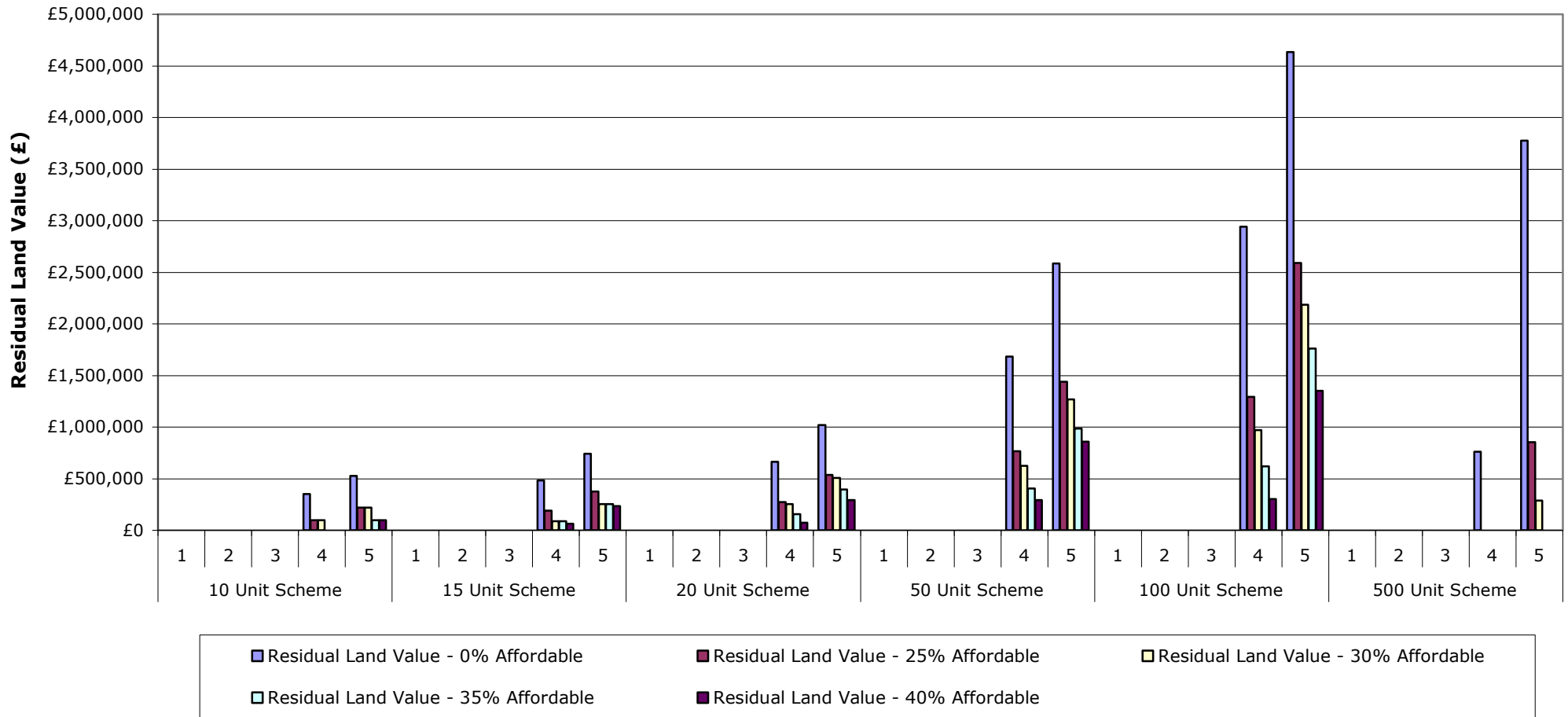


**Table 102: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £349,823 | £98,862 | £98,862 | £0 | £0 |
| | 5 | £527,620 | £220,606 | £220,606 | £96,690 | £96,690 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £480,723 | £189,642 | £88,857 | £88,857 | £65,256 |
| | 5 | £740,489 | £374,694 | £253,689 | £253,689 | £232,894 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £664,847 | £274,471 | £251,707 | £157,366 | £72,085 |
| | 5 | £1,021,249 | £534,575 | £509,479 | £394,460 | £292,275 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,685,220 | £765,590 | £623,631 | £403,333 | £294,103 |
| | 5 | £2,583,580 | £1,440,614 | £1,267,445 | £985,098 | £860,577 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,943,867 | £1,292,995 | £971,986 | £621,947 | £304,073 |
| | 5 | £4,636,430 | £2,591,547 | £2,184,969 | £1,758,778 | £1,352,200 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £760,324 | £0 | £0 | £0 | £0 |
| | 5 | £3,775,587 | £851,243 | £287,215 | £0 | £0 |

Source: Adams Integra, August 2012

**Graph 102: Summary of Residual Land Values at 0%, 25%, 30% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
High Density**

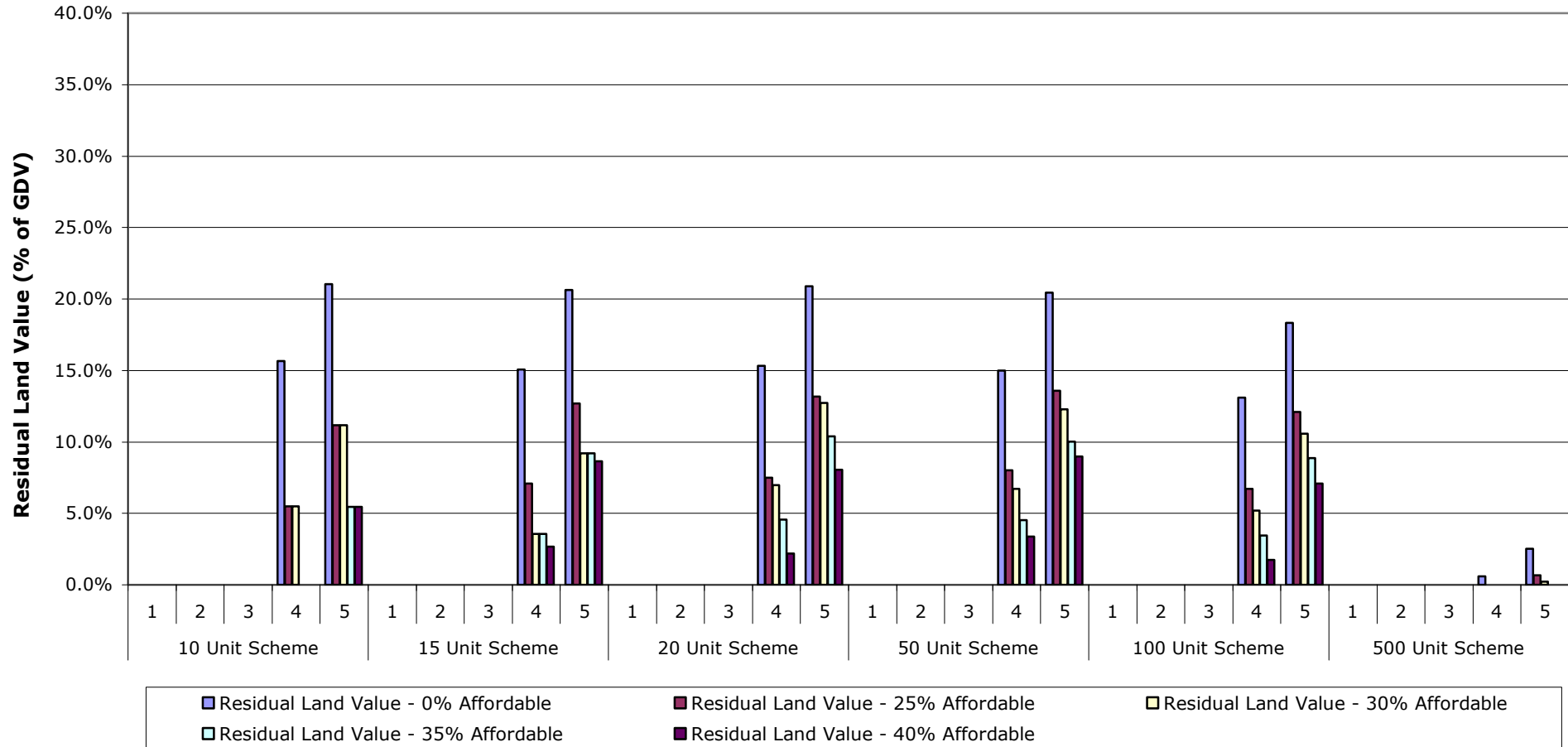


**Table 102a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.7% | 5.5% | 5.5% | 0.0% | 0.0% |
| | 5 | 21.0% | 11.2% | 11.2% | 5.4% | 5.4% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.1% | 7.1% | 3.5% | 3.5% | 2.7% |
| | 5 | 20.6% | 12.7% | 9.2% | 9.2% | 8.6% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.3% | 7.5% | 7.0% | 4.6% | 2.2% |
| | 5 | 20.9% | 13.2% | 12.7% | 10.4% | 8.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.0% | 8.0% | 6.7% | 4.5% | 3.4% |
| | 5 | 20.4% | 13.6% | 12.3% | 10.0% | 9.0% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 13.1% | 6.7% | 5.2% | 3.5% | 1.8% |
| | 5 | 18.3% | 12.1% | 10.6% | 8.9% | 7.1% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 0.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 2.5% | 0.7% | 0.2% | 0.0% | 0.0% |

Source: Adams Integra, August 2012

**Graph 102a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
High Density**

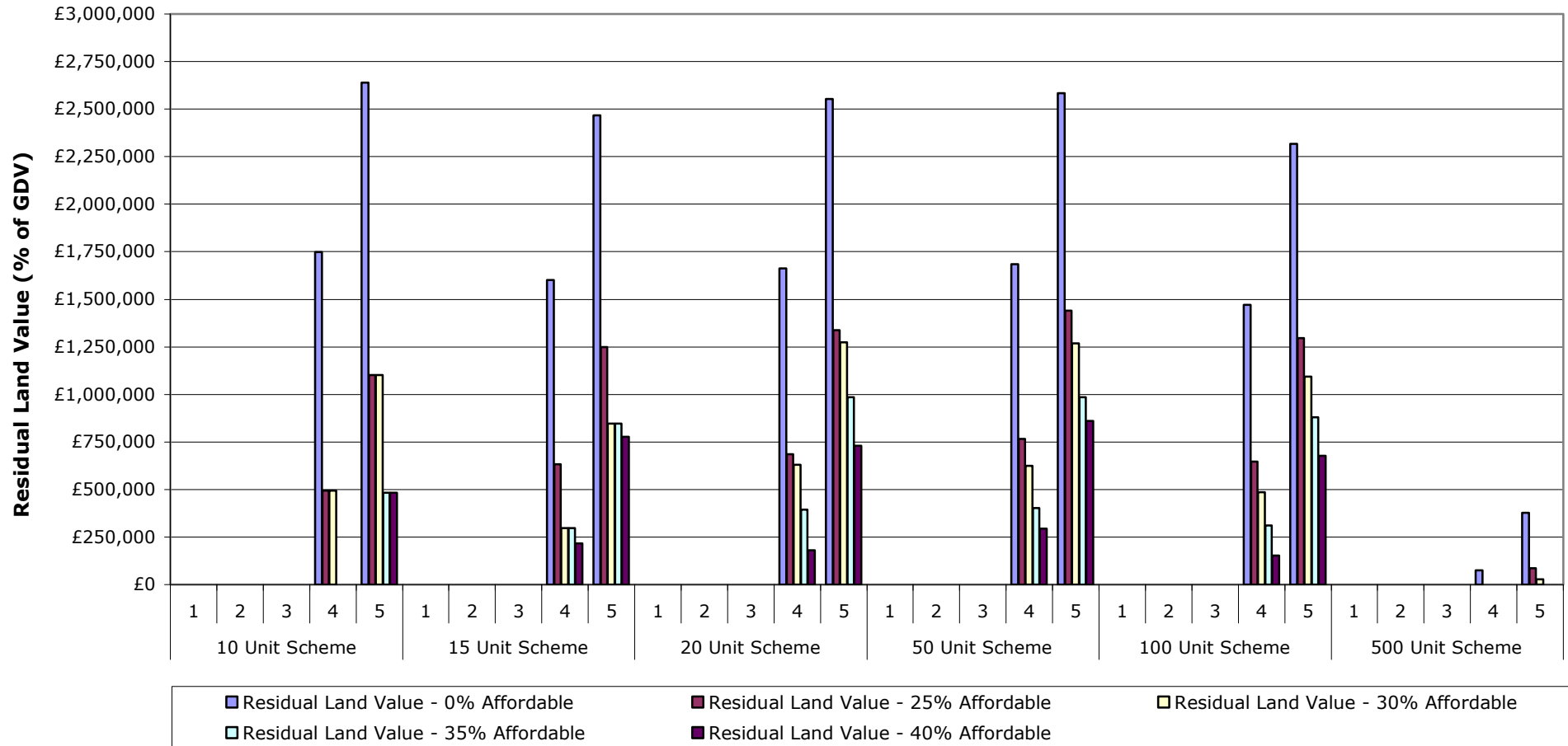


**Table 102b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,749,116 | £494,312 | £494,312 | £0 | £0 |
| | 5 | £2,638,098 | £1,103,030 | £1,103,030 | £483,448 | £483,448 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,602,411 | £632,140 | £296,189 | £296,189 | £217,520 |
| | 5 | £2,468,297 | £1,248,979 | £845,630 | £845,630 | £776,312 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,662,119 | £686,179 | £629,268 | £393,416 | £180,212 |
| | 5 | £2,553,123 | £1,336,439 | £1,273,698 | £986,149 | £730,687 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,685,220 | £765,590 | £623,631 | £403,333 | £294,103 |
| | 5 | £2,583,580 | £1,440,614 | £1,267,445 | £985,098 | £860,577 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,471,934 | £646,498 | £485,993 | £310,973 | £152,036 |
| | 5 | £2,318,215 | £1,295,774 | £1,092,484 | £879,389 | £676,100 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £76,032 | £0 | £0 | £0 | £0 |
| | 5 | £377,559 | £85,124 | £28,722 | £0 | £0 |

Source: Adams Integra, August 2012

**Graph 102b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
High Density**

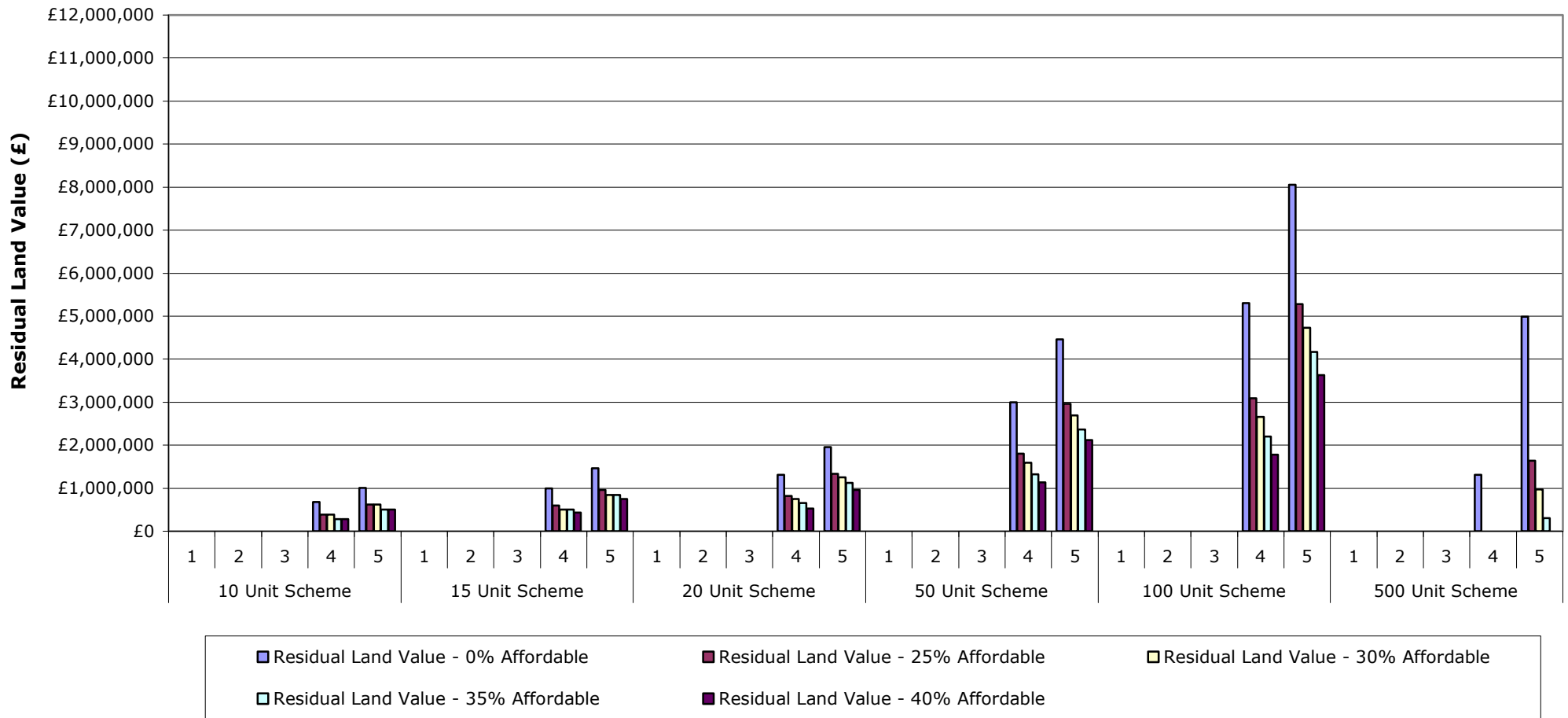


**Table 103: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £680,678 | £382,581 | £382,581 | £281,845 | £281,845 |
| | 5 | £1,005,062 | £620,190 | £620,190 | £499,091 | £499,091 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £993,649 | £596,362 | £497,769 | £497,769 | £434,650 |
| | 5 | £1,462,326 | £961,961 | £842,204 | £842,204 | £753,439 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,314,268 | £821,166 | £753,945 | £655,904 | £524,145 |
| | 5 | £1,952,254 | £1,335,606 | £1,247,339 | £1,128,253 | £957,131 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,000,014 | £1,806,237 | £1,592,328 | £1,327,024 | £1,133,648 |
| | 5 | £4,461,046 | £2,965,780 | £2,693,165 | £2,366,502 | £2,114,420 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £5,297,855 | £3,088,253 | £2,656,163 | £2,204,731 | £1,781,514 |
| | 5 | £8,050,524 | £5,275,398 | £4,730,203 | £4,165,666 | £3,629,344 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,306,165 | £0 | £0 | £0 | £0 |
| | 5 | £4,986,863 | £1,642,275 | £967,730 | £305,716 | £0 |

Source: Adams Integra, August 2012

Graph 103: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 6 Low Density

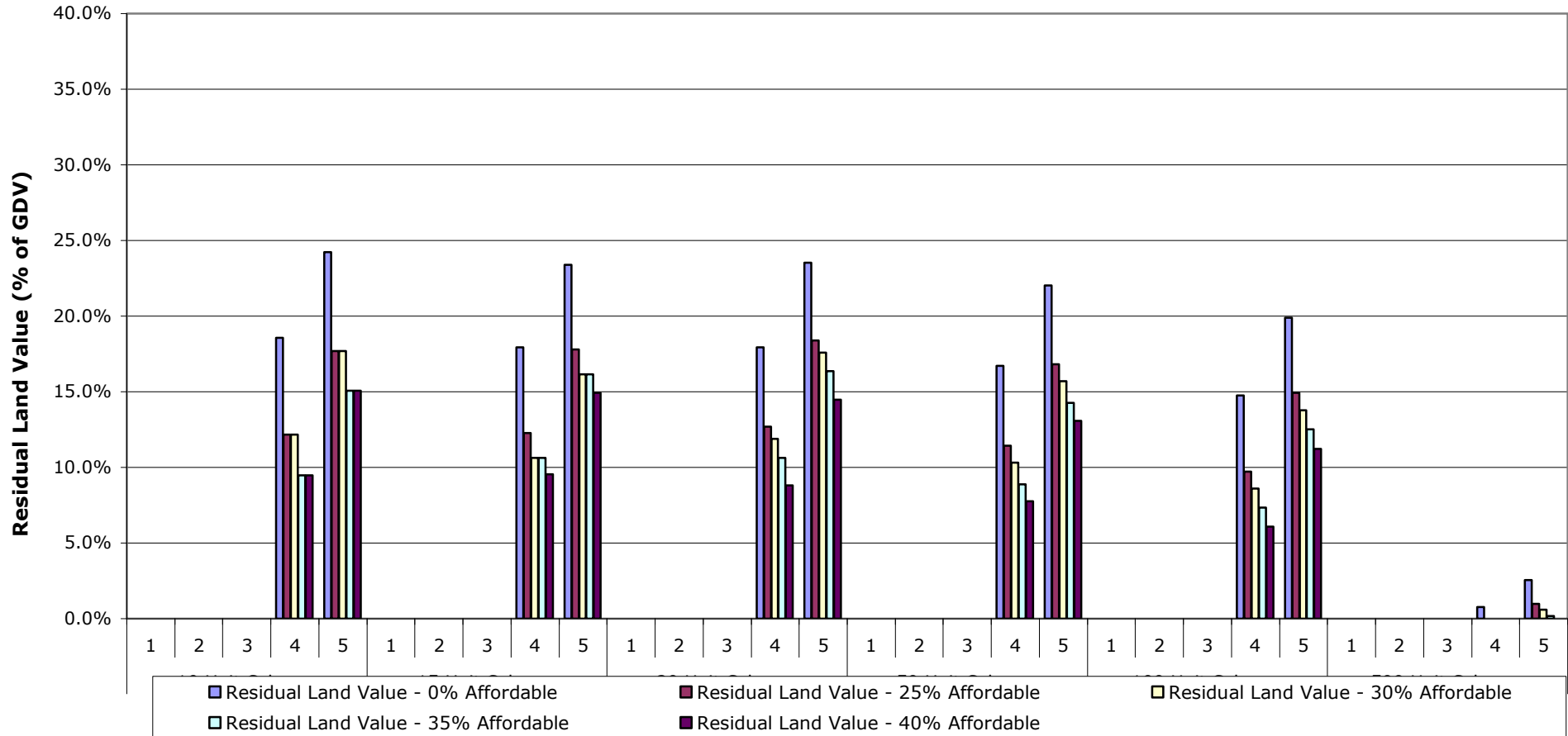


**Table 103a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.6% | 12.2% | 12.2% | 9.5% | 9.5% |
| | 5 | 24.2% | 17.7% | 17.7% | 15.1% | 15.1% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.9% | 12.3% | 10.6% | 10.6% | 9.5% |
| | 5 | 23.4% | 17.8% | 16.2% | 16.2% | 14.9% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.9% | 12.7% | 11.9% | 10.6% | 8.8% |
| | 5 | 23.5% | 18.4% | 17.6% | 16.4% | 14.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.7% | 11.4% | 10.3% | 8.9% | 7.8% |
| | 5 | 22.0% | 16.8% | 15.7% | 14.3% | 13.1% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.8% | 9.7% | 8.6% | 7.3% | 6.1% |
| | 5 | 19.9% | 14.9% | 13.8% | 12.5% | 11.2% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 0.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 2.6% | 1.0% | 0.6% | 0.2% | 0.0% |

Source: Adams Integra, August 2012

**Graph 103a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
Low Density**

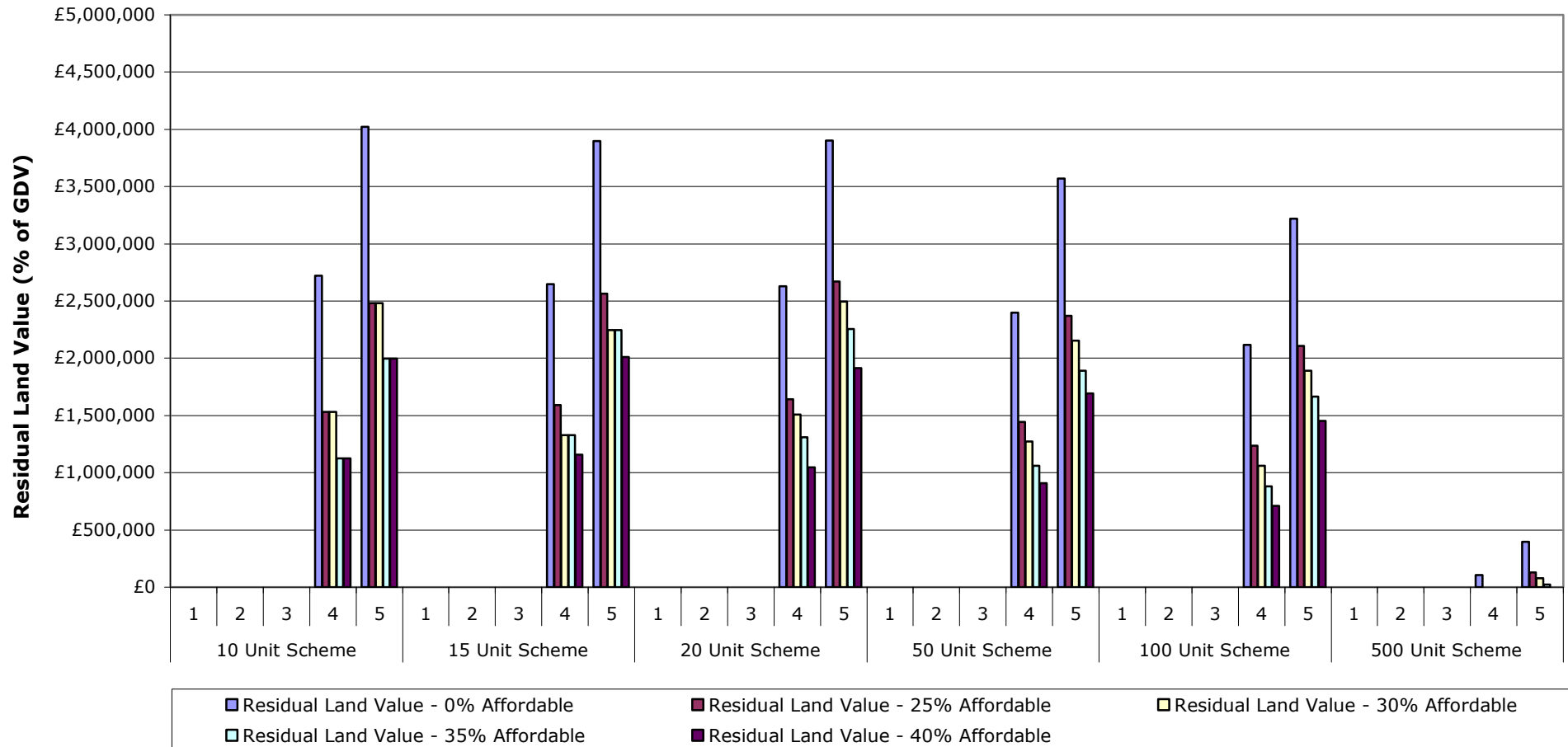


**Table 103b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100
Code for Sustainable Homes Level 6
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,722,713 | £1,530,323 | £1,530,323 | £1,127,379 | £1,127,379 |
| | 5 | £4,020,250 | £2,480,761 | £2,480,761 | £1,996,365 | £1,996,365 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,649,731 | £1,590,297 | £1,327,383 | £1,327,383 | £1,159,065 |
| | 5 | £3,899,535 | £2,565,229 | £2,245,877 | £2,245,877 | £2,009,171 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,628,537 | £1,642,332 | £1,507,889 | £1,311,809 | £1,048,289 |
| | 5 | £3,904,508 | £2,671,213 | £2,494,678 | £2,256,506 | £1,914,262 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,400,011 | £1,444,989 | £1,273,863 | £1,061,620 | £906,919 |
| | 5 | £3,568,837 | £2,372,624 | £2,154,532 | £1,893,202 | £1,691,536 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,119,142 | £1,235,301 | £1,062,465 | £881,892 | £712,606 |
| | 5 | £3,220,210 | £2,110,159 | £1,892,081 | £1,666,266 | £1,451,738 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £104,493 | £0 | £0 | £0 | £0 |
| | 5 | £398,949 | £131,382 | £77,418 | £24,457 | £0 |

Source: Adams Integra, August 2012

**Graph 103b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
Low Density**

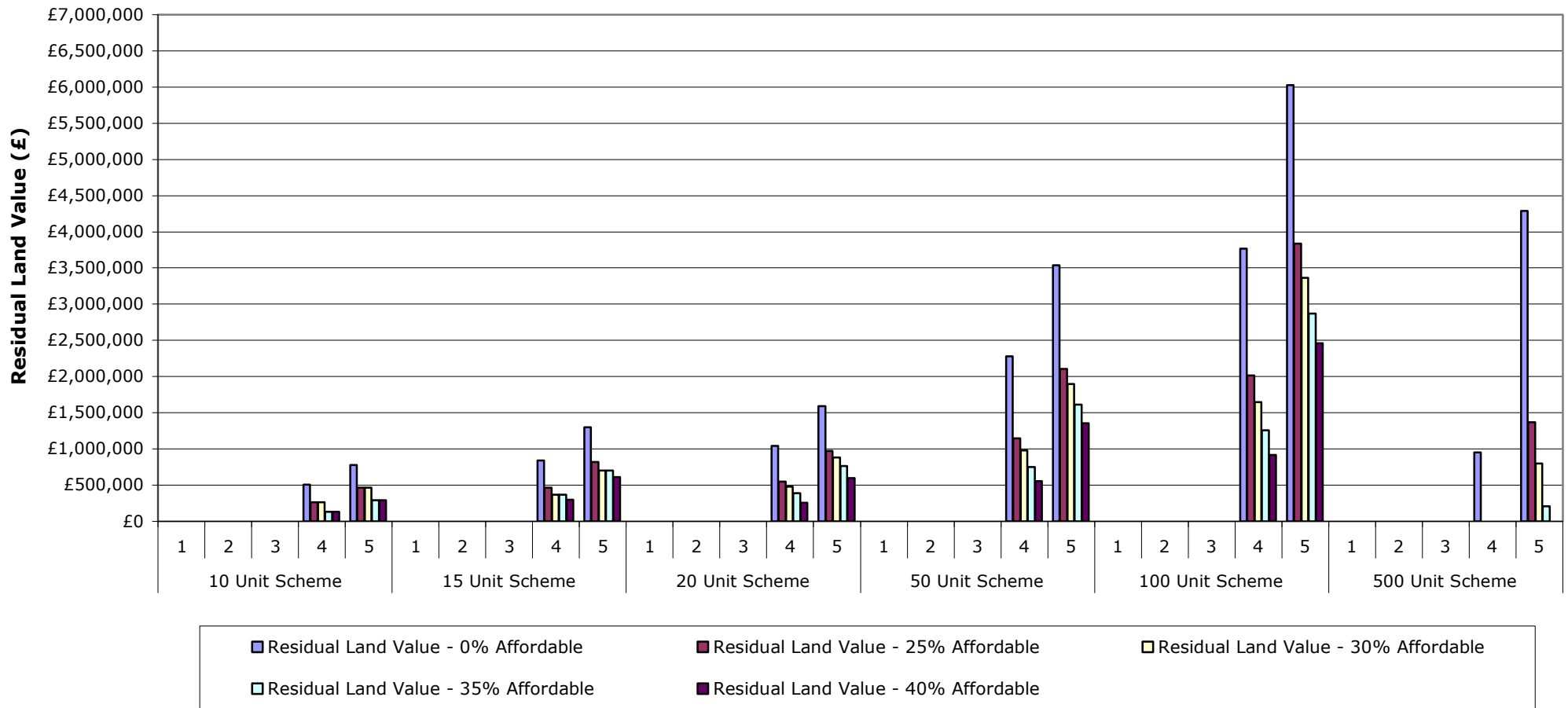


**Table 104: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £509,911 | £261,296 | £261,296 | £129,808 | £129,808 |
| | 5 | £776,175 | £467,294 | £467,294 | £291,467 | £291,467 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £841,631 | £465,402 | £365,782 | £365,782 | £297,478 |
| | 5 | £1,302,865 | £820,556 | £700,799 | £700,799 | £612,035 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,041,350 | £548,248 | £481,027 | £386,976 | £253,843 |
| | 5 | £1,590,482 | £973,834 | £885,567 | £766,481 | £595,359 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,282,097 | £1,146,879 | £981,455 | £752,699 | £559,323 |
| | 5 | £3,535,384 | £2,103,879 | £1,899,284 | £1,610,904 | £1,358,821 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,766,161 | £2,018,521 | £1,647,017 | £1,256,170 | £919,541 |
| | 5 | £6,024,019 | £3,839,698 | £3,365,855 | £2,872,671 | £2,458,257 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £955,669 | £0 | £0 | £0 | £0 |
| | 5 | £4,291,895 | £1,367,551 | £800,562 | £208,783 | £0 |

Source: Adams Integra, August 2012

Graph 104: Summary of Residual Land Values at 0%, 25%, 30% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 6 Medium Density

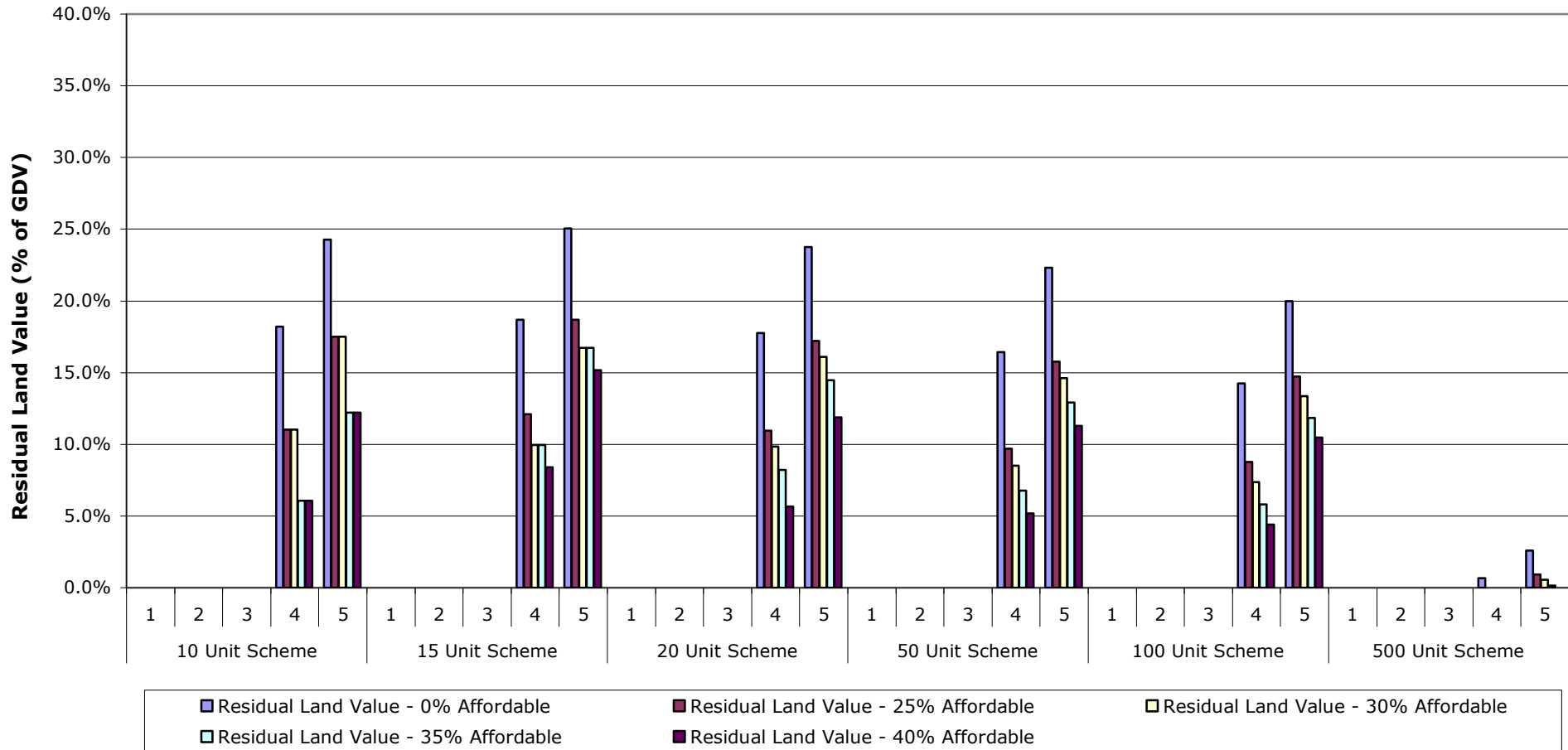


**Table 104a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.2% | 11.0% | 11.0% | 6.1% | 6.1% |
| | 5 | 24.3% | 17.5% | 17.5% | 12.2% | 12.2% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.7% | 12.1% | 10.0% | 10.0% | 8.4% |
| | 5 | 25.1% | 18.7% | 16.7% | 16.7% | 15.2% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.8% | 10.9% | 9.9% | 8.2% | 5.7% |
| | 5 | 23.7% | 17.2% | 16.1% | 14.5% | 11.9% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.4% | 9.7% | 8.5% | 6.8% | 5.2% |
| | 5 | 22.3% | 15.8% | 14.6% | 12.9% | 11.3% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.3% | 8.8% | 7.4% | 5.8% | 4.4% |
| | 5 | 20.0% | 14.7% | 13.4% | 11.8% | 10.5% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 0.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 2.6% | 0.9% | 0.6% | 0.2% | 0.0% |

Source: Adams Integra, August 2012

**Graph 104a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
Medium Density**

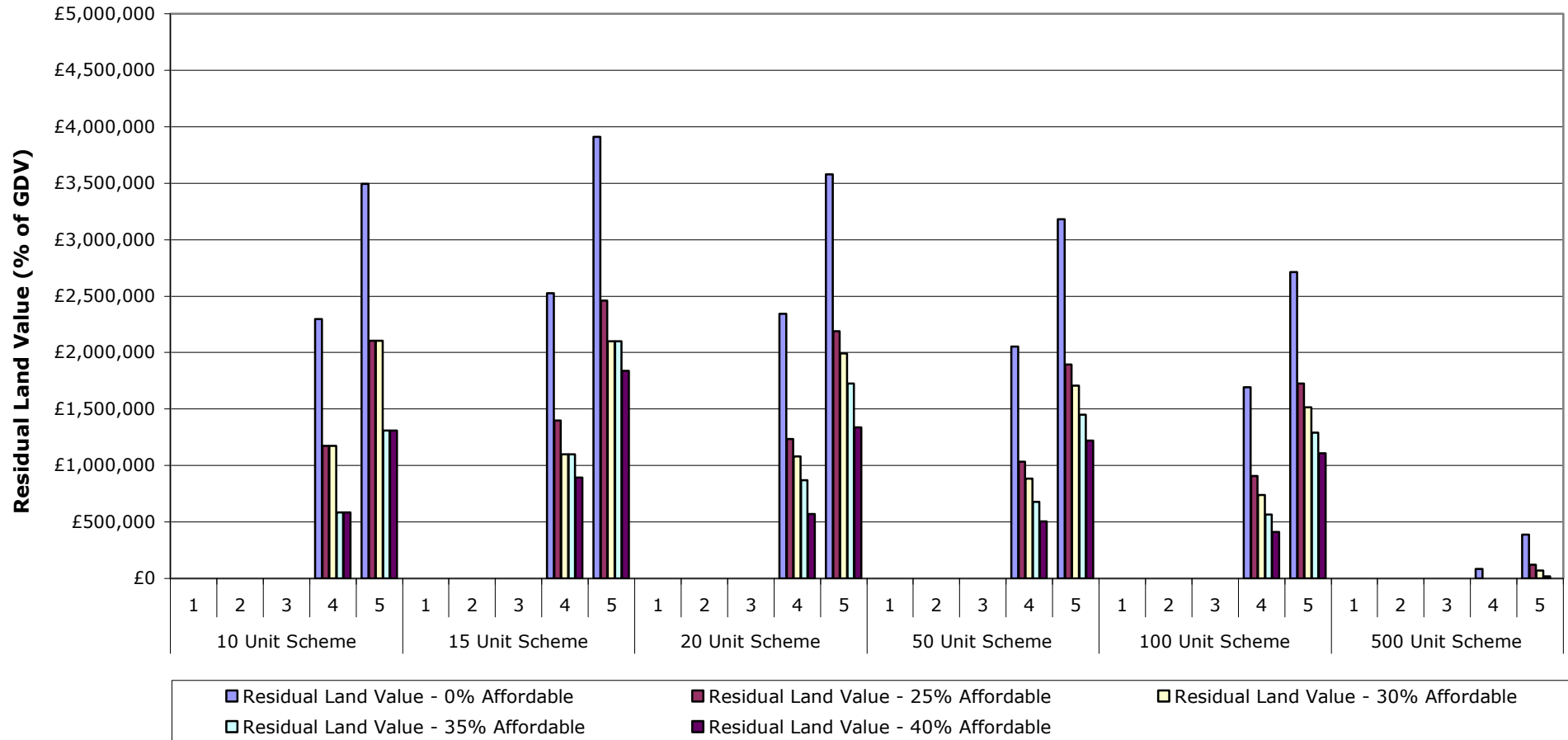


**Table 104b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,294,601 | £1,175,833 | £1,175,833 | £584,136 | £584,136 |
| | 5 | £3,492,789 | £2,102,824 | £2,102,824 | £1,311,602 | £1,311,602 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,524,892 | £1,396,206 | £1,097,347 | £1,097,347 | £892,434 |
| | 5 | £3,908,595 | £2,461,668 | £2,102,397 | £2,102,397 | £1,836,104 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,343,038 | £1,233,558 | £1,082,310 | £870,695 | £571,148 |
| | 5 | £3,578,585 | £2,191,127 | £1,992,526 | £1,724,582 | £1,339,557 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,053,887 | £1,032,191 | £883,309 | £677,429 | £503,391 |
| | 5 | £3,181,846 | £1,893,492 | £1,709,355 | £1,449,813 | £1,222,939 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,694,772 | £908,335 | £741,158 | £565,277 | £413,794 |
| | 5 | £2,710,809 | £1,727,864 | £1,514,635 | £1,292,702 | £1,106,216 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £86,010 | £0 | £0 | £0 | £0 |
| | 5 | £386,271 | £123,080 | £72,051 | £18,790 | £0 |

Source: Adams Integra, August 2012

**Graph 104b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
Medium Density**

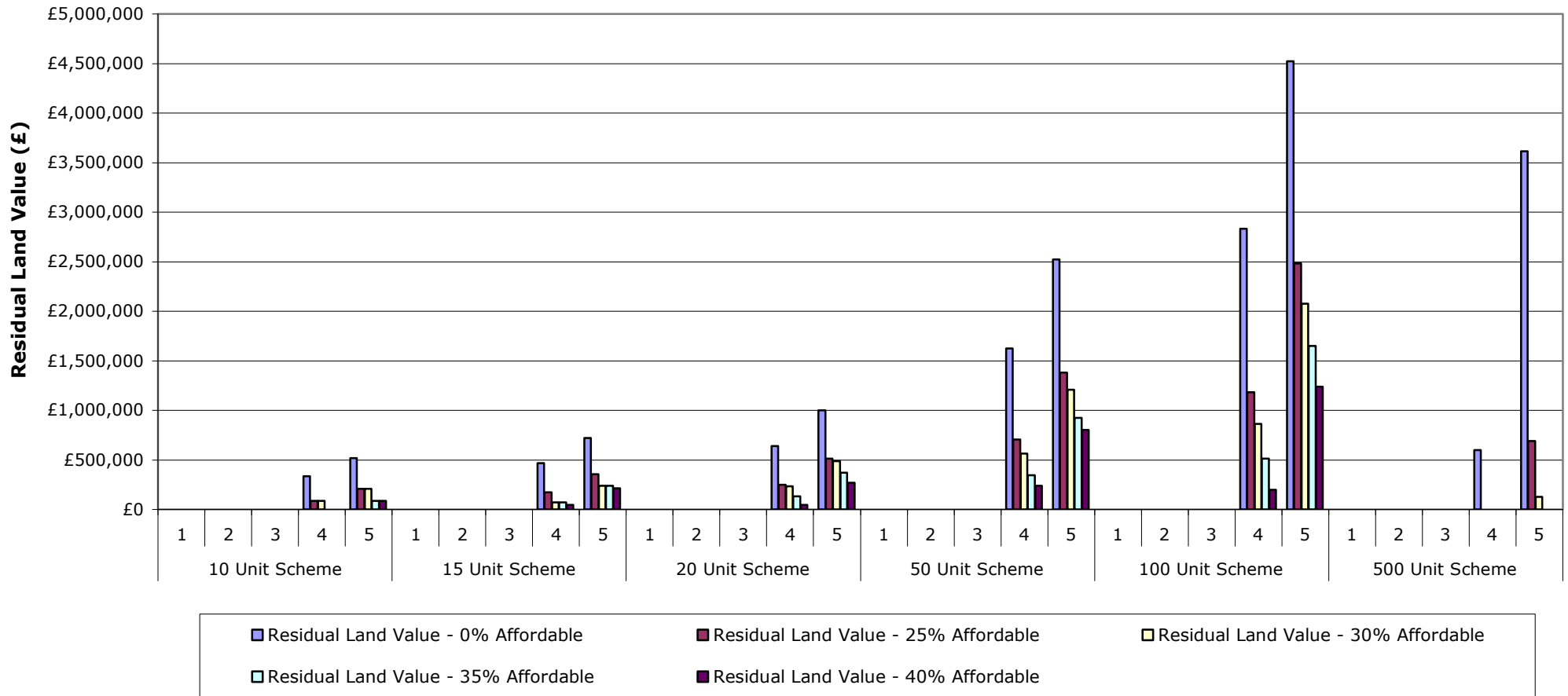


**Table 105: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £337,410 | £86,065 | £86,065 | £0 | £0 |
| | 5 | £515,334 | £207,936 | £207,936 | £83,892 | £83,892 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £468,191 | £173,476 | £70,775 | £70,775 | £47,174 |
| | 5 | £723,130 | £357,154 | £241,019 | £241,019 | £214,992 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £641,366 | £250,746 | £232,682 | £132,907 | £47,625 |
| | 5 | £997,768 | £511,094 | £485,998 | £370,734 | £268,549 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,626,184 | £706,553 | £564,594 | £343,682 | £239,286 |
| | 5 | £2,524,544 | £1,381,578 | £1,208,408 | £926,062 | £801,541 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,832,639 | £1,181,767 | £860,758 | £510,719 | £195,638 |
| | 5 | £4,525,202 | £2,480,319 | £2,073,741 | £1,647,550 | £1,240,972 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £597,573 | £0 | £0 | £0 | £0 |
| | 5 | £3,612,835 | £688,491 | £126,566 | £0 | £0 |

Source: Adams Integra, August 2012

Graph 105: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 6 High Density

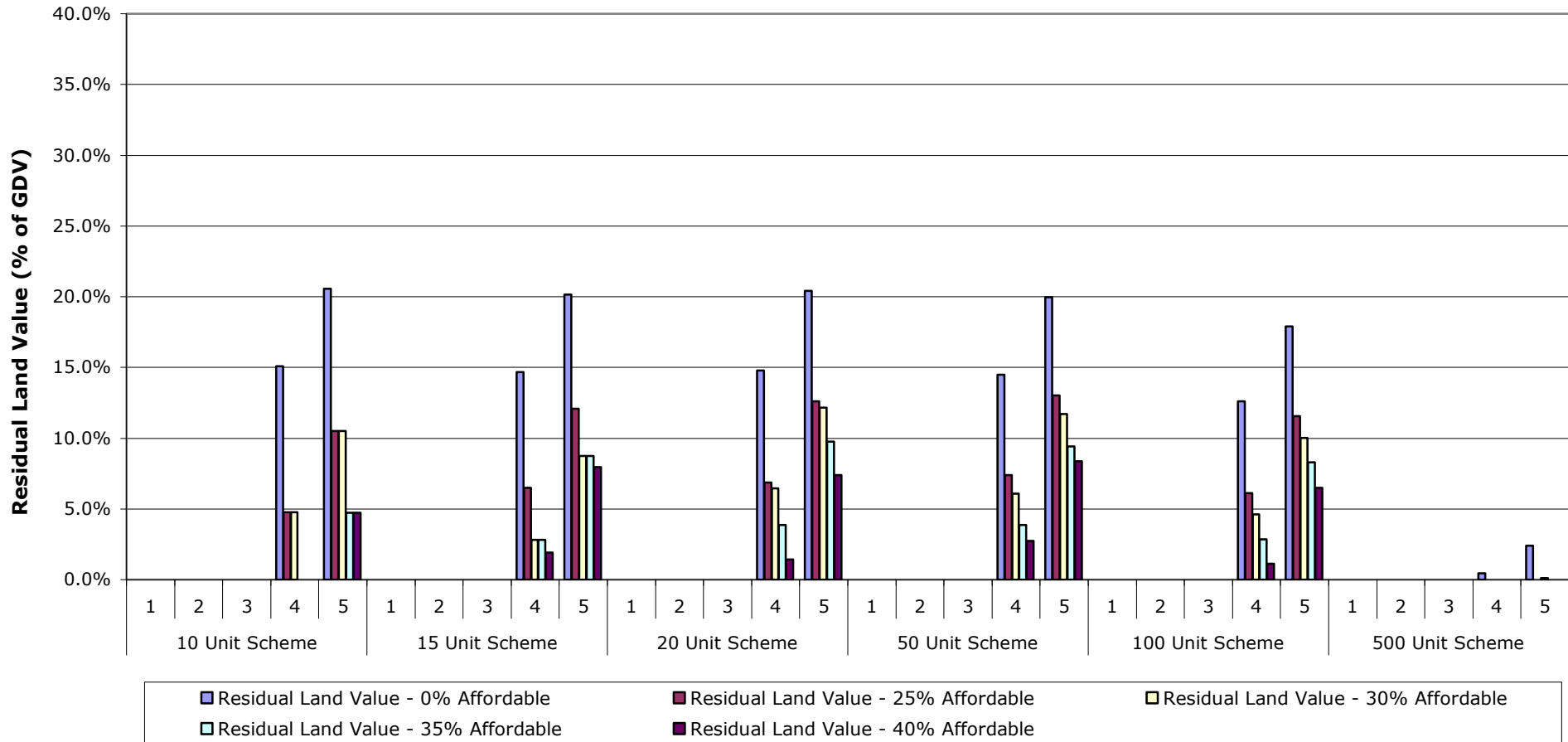


**Table 105a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.1% | 4.8% | 4.8% | 0.0% | 0.0% |
| | 5 | 20.6% | 10.5% | 10.5% | 4.7% | 4.7% |
| 15 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.7% | 6.5% | 2.8% | 2.8% | 1.9% |
| | 5 | 20.2% | 12.1% | 8.7% | 8.7% | 8.0% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.8% | 6.9% | 6.5% | 3.9% | 1.4% |
| | 5 | 20.4% | 12.6% | 12.2% | 9.8% | 7.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.5% | 7.4% | 6.1% | 3.9% | 2.8% |
| | 5 | 20.0% | 13.0% | 11.7% | 9.4% | 8.4% |
| 100 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 12.6% | 6.1% | 4.6% | 2.8% | 1.1% |
| | 5 | 17.9% | 11.6% | 10.0% | 8.3% | 6.5% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 5 | 2.4% | 0.5% | 0.1% | 0.0% | 0.0% |

Source: Adams Integra, August 2012

**Graph 105a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
High Density**

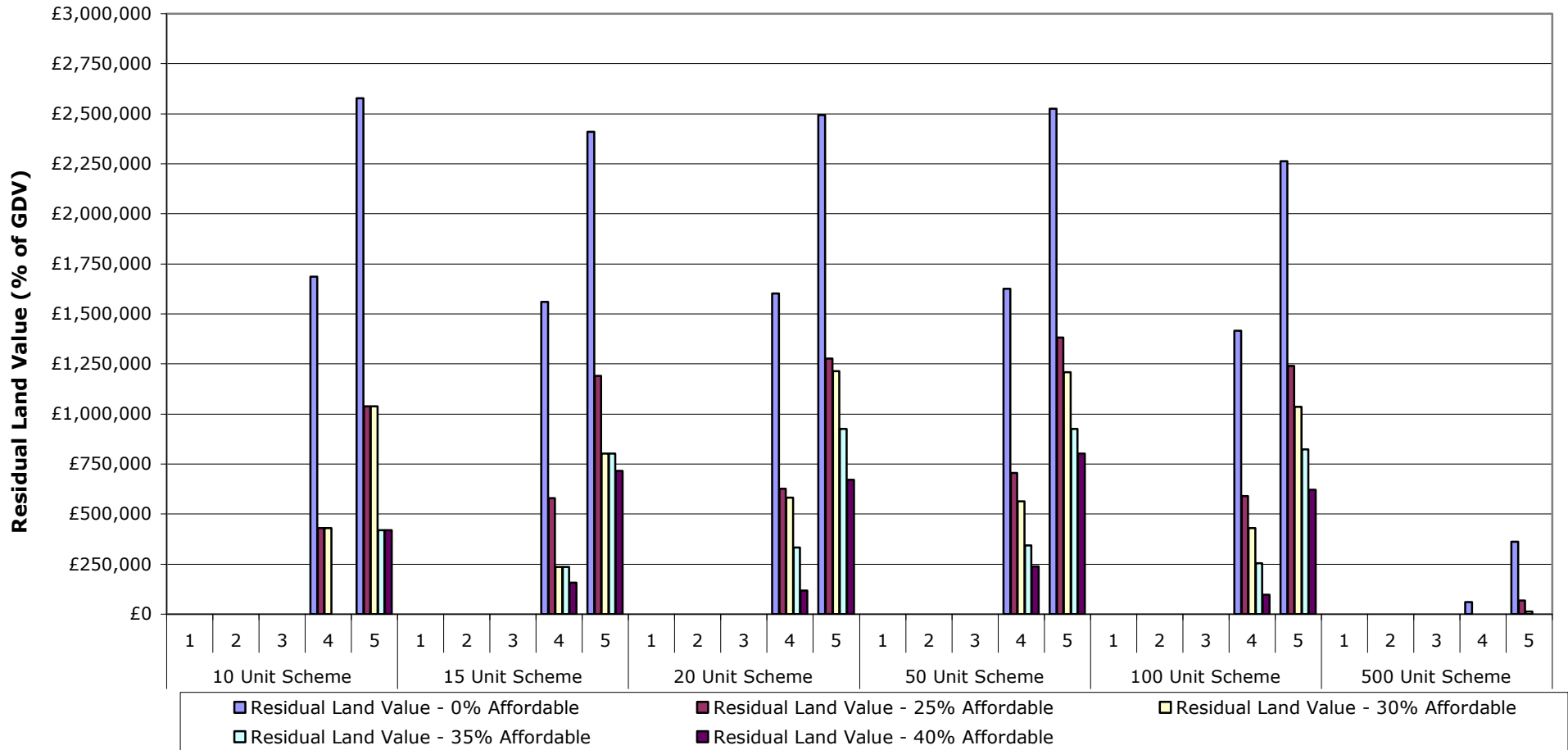


**Table 105b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,687,049 | £430,325 | £430,325 | £0 | £0 |
| | 5 | £2,576,670 | £1,039,682 | £1,039,682 | £419,461 | £419,461 |
| 15 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,560,638 | £578,252 | £235,916 | £235,916 | £157,247 |
| | 5 | £2,410,434 | £1,190,513 | £803,395 | £803,395 | £716,641 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,603,416 | £626,864 | £581,705 | £332,267 | £119,064 |
| | 5 | £2,494,420 | £1,277,736 | £1,214,996 | £926,835 | £671,373 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,626,184 | £706,553 | £564,594 | £343,682 | £239,286 |
| | 5 | £2,524,544 | £1,381,578 | £1,208,408 | £926,062 | £801,541 |
| 100 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,416,320 | £590,884 | £430,379 | £255,359 | £97,819 |
| | 5 | £2,262,601 | £1,240,160 | £1,036,870 | £823,775 | £620,486 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £59,757 | £0 | £0 | £0 | £0 |
| | 5 | £361,284 | £68,849 | £12,657 | £0 | £0 |

Source: Adams Integra, August 2012

**Graph 105b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
High Density**



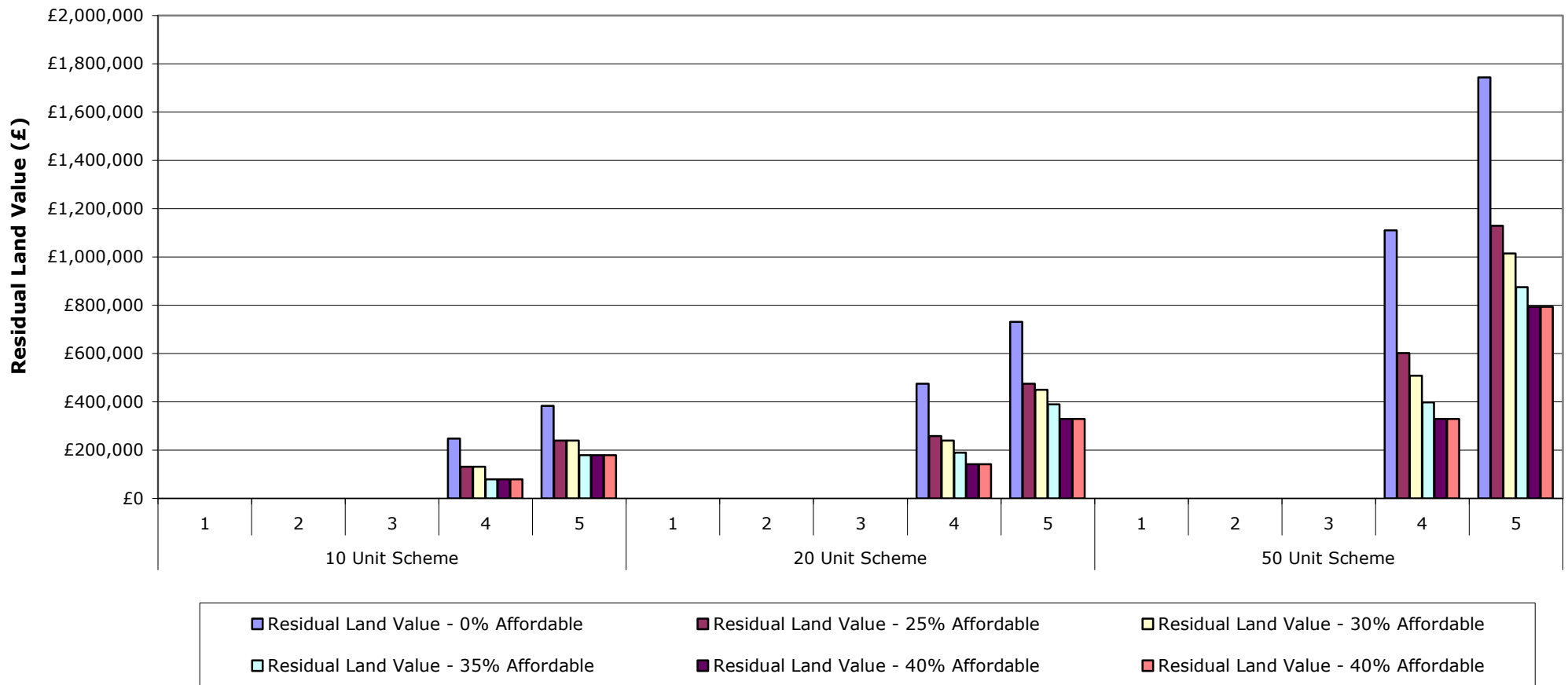
Appendix 5a

**Table 106: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £248,556 | £130,618 | £130,618 | £79,738 | £79,738 |
| | 5 | £382,620 | £240,233 | £240,233 | £178,253 | £178,253 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £474,939 | £258,041 | £240,127 | £190,593 | £142,484 |
| | 5 | £730,997 | £474,382 | £449,024 | £389,306 | £329,588 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,110,043 | £602,342 | £508,982 | £397,828 | £328,539 |
| | 5 | £1,744,052 | £1,129,556 | £1,014,681 | £875,417 | £793,590 |

Source: Adams Integra, August 2012

**Graph 106: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Low Density
Flats Only Schemes**

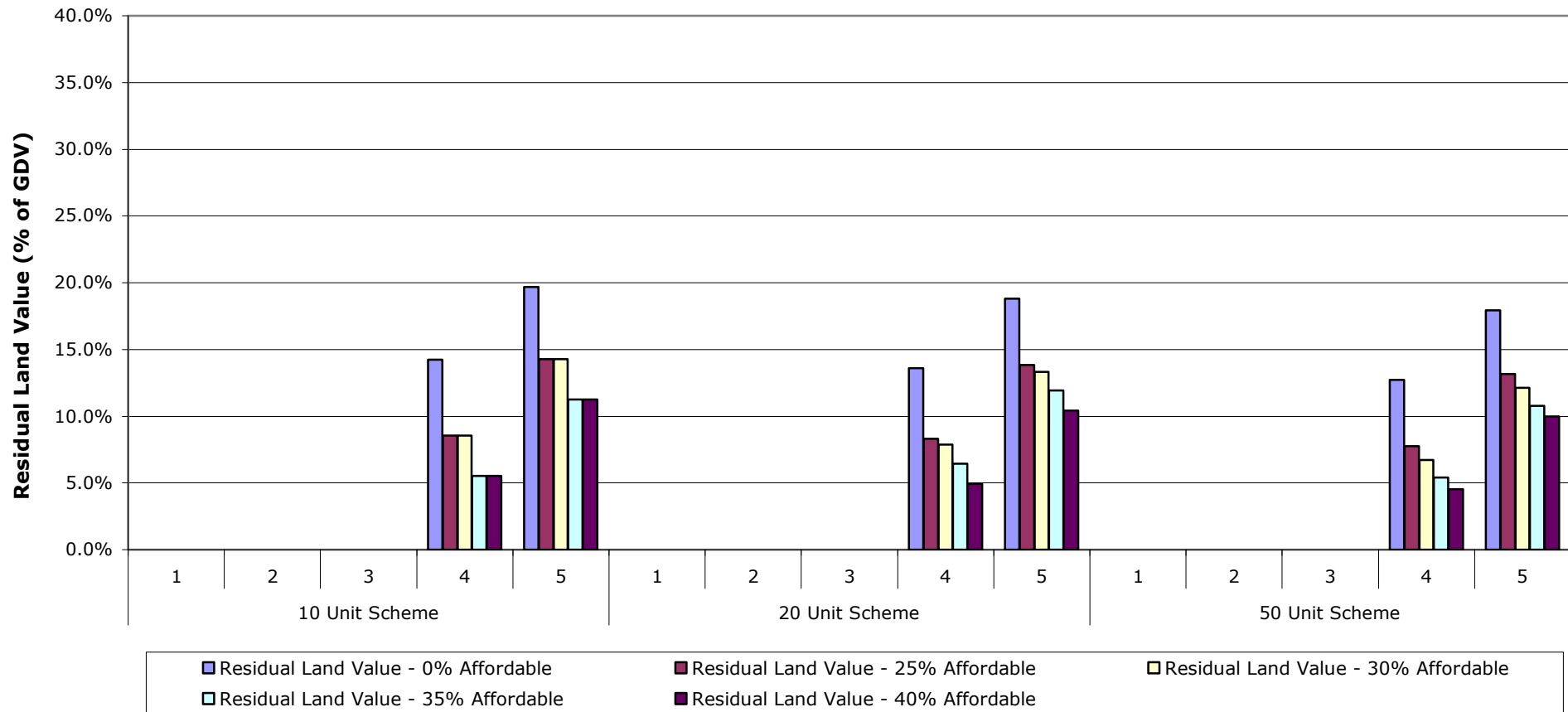


**Table 106a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.2% | 8.6% | 8.6% | 5.5% | 5.5% |
| | 5 | 19.7% | 14.3% | 14.3% | 11.3% | 11.3% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 13.6% | 8.3% | 7.9% | 6.4% | 4.9% |
| | 5 | 18.8% | 13.8% | 13.3% | 11.9% | 10.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 12.7% | 7.8% | 6.7% | 5.4% | 4.5% |
| | 5 | 17.9% | 13.2% | 12.1% | 10.8% | 10.0% |

Source: Adams Integra, August 2012

**Graph 106a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Low Density
Flats Only Schemes**

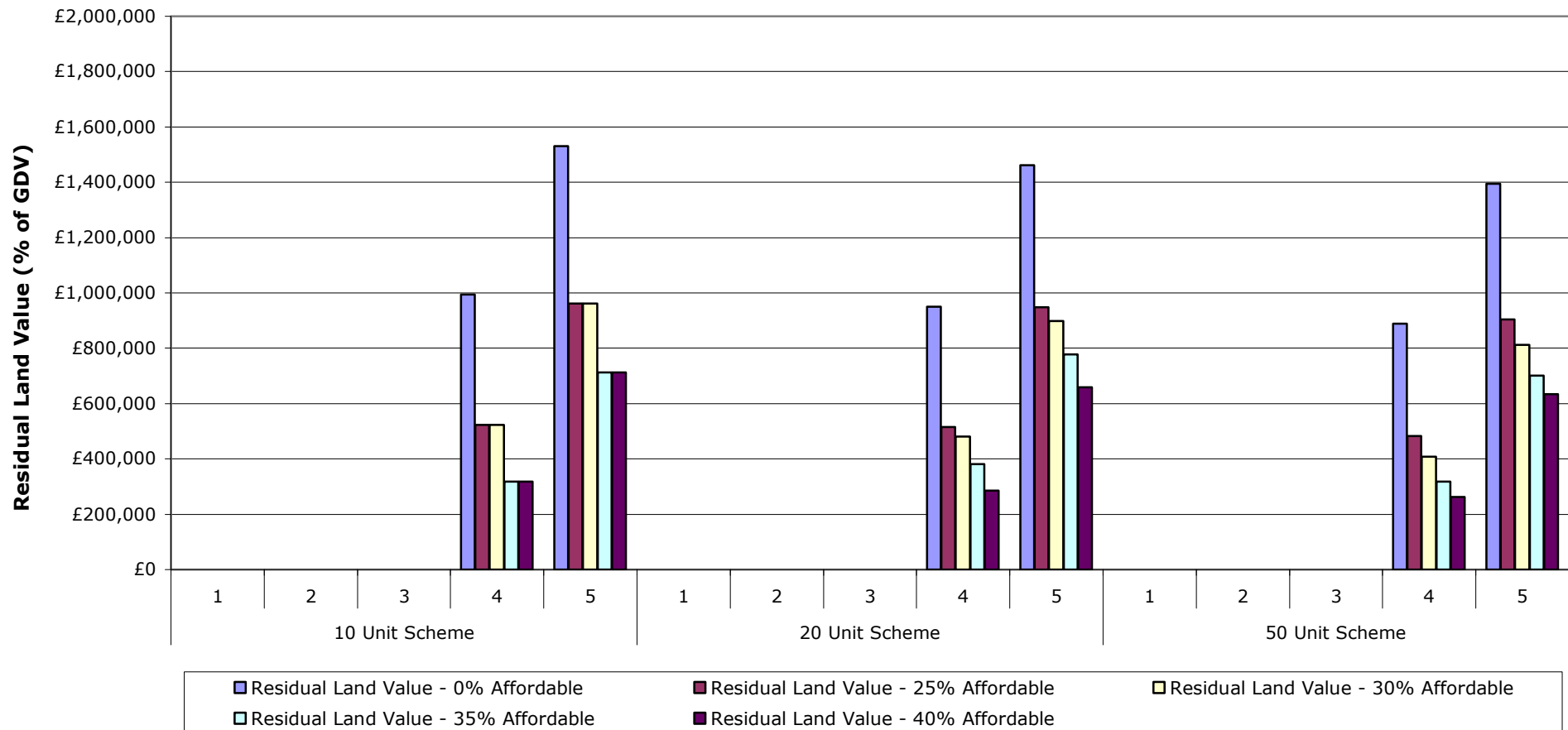


**Table 106b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £994,224 | £522,471 | £522,471 | £318,951 | £318,951 |
| | 5 | £1,530,482 | £960,930 | £960,930 | £713,012 | £713,012 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £949,878 | £516,082 | £480,255 | £381,187 | £284,968 |
| | 5 | £1,461,994 | £948,763 | £898,048 | £778,612 | £659,176 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £888,034 | £481,874 | £407,186 | £318,262 | £262,831 |
| | 5 | £1,395,241 | £903,645 | £811,745 | £700,333 | £634,872 |

Source: Adams Integra, August 2012

**Graph 106b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Low Density
Flats Only Schemes**

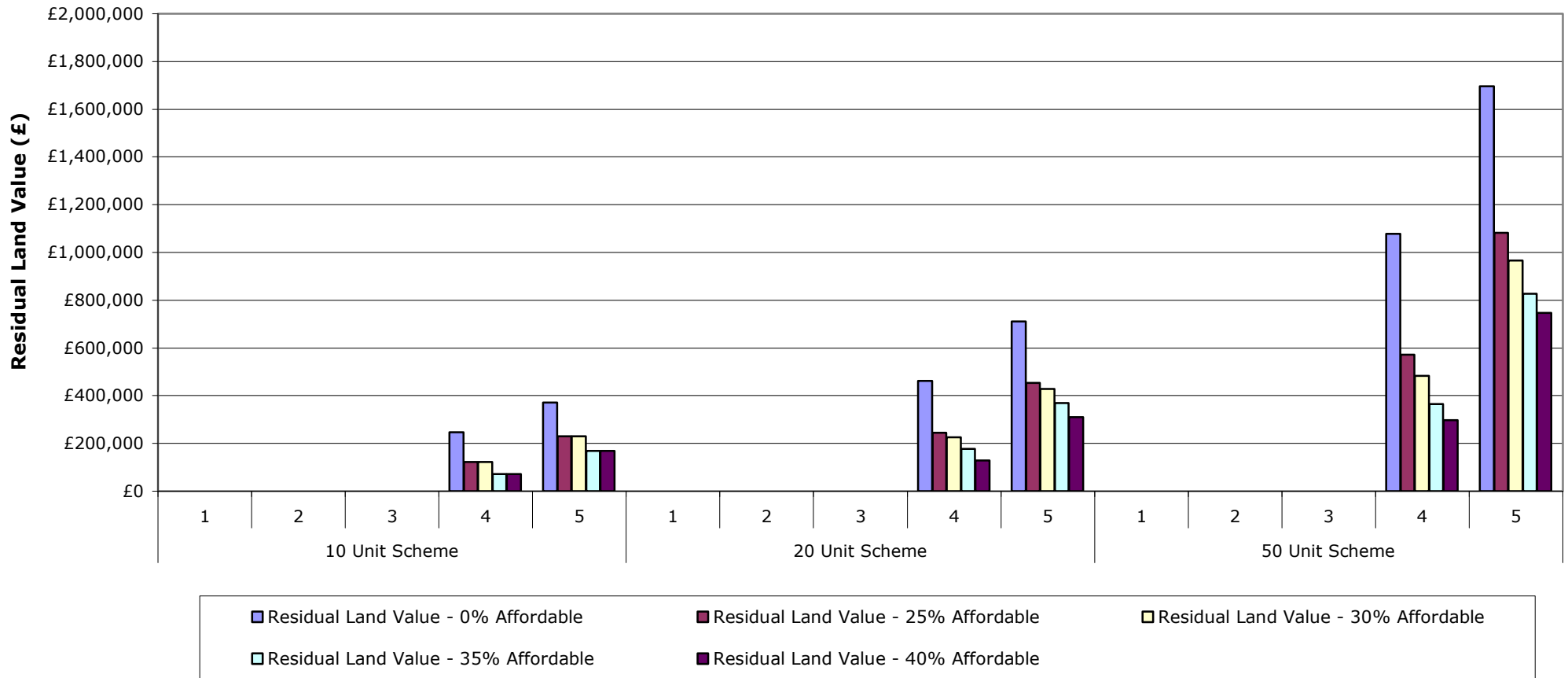


**Table 107: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £246,435 | £123,299 | £123,299 | £72,419 | £72,419 |
| | 5 | £372,134 | £229,530 | £229,530 | £169,242 | £169,242 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £461,302 | £244,403 | £226,209 | £176,675 | £128,425 |
| | 5 | £710,906 | £454,081 | £428,723 | £369,005 | £309,287 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,078,551 | £570,850 | £482,464 | £366,008 | £296,719 |
| | 5 | £1,696,538 | £1,082,042 | £967,167 | £827,903 | £746,076 |

Source: Adams Integra, August 2012

Graph 107: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Medium Density CfSH Level 6 Flats Only Schemes

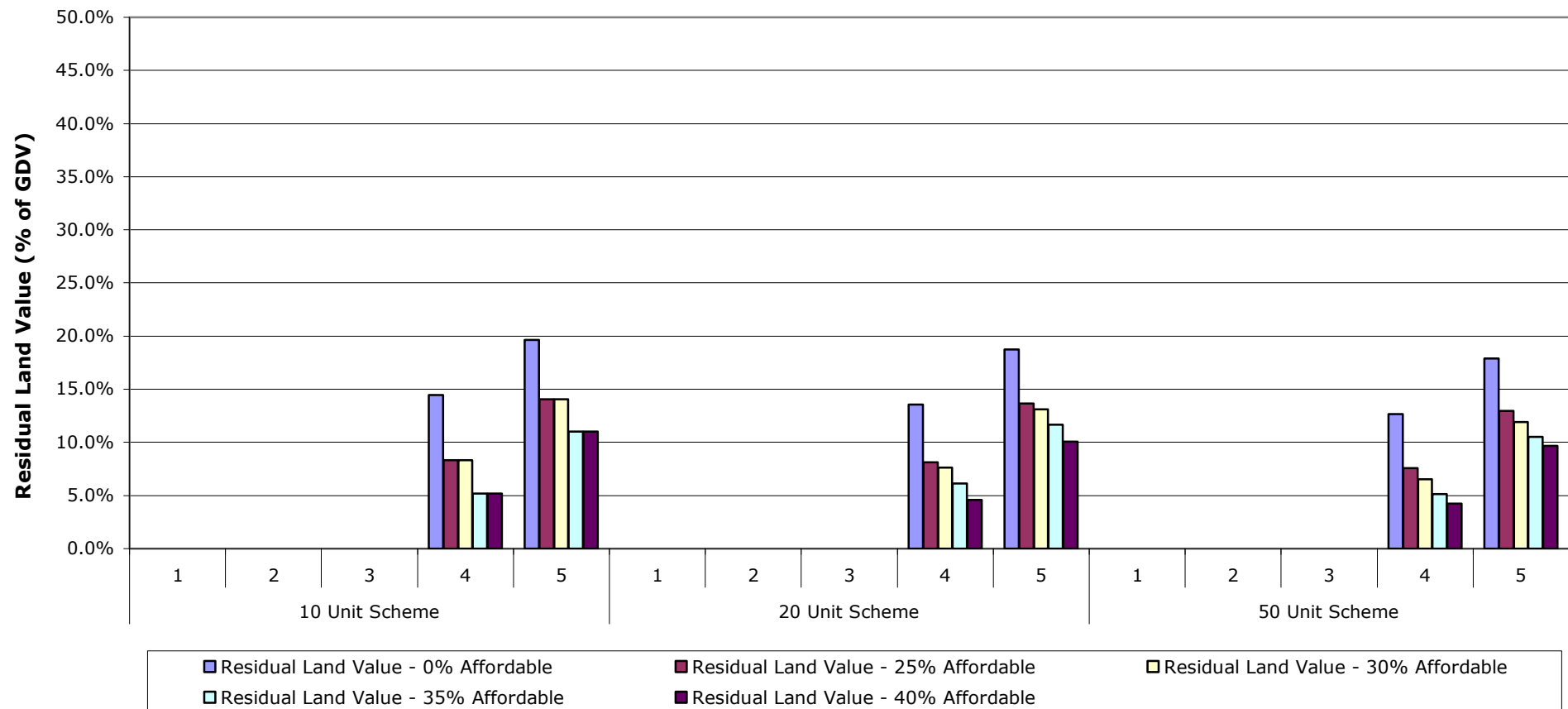


**Table 107a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.5% | 8.3% | 8.3% | 5.2% | 5.2% |
| | 5 | 19.6% | 14.0% | 14.0% | 11.0% | 11.0% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 13.6% | 8.1% | 7.6% | 6.1% | 4.6% |
| | 5 | 18.7% | 13.6% | 13.1% | 11.6% | 10.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 12.7% | 7.6% | 6.5% | 5.1% | 4.2% |
| | 5 | 17.9% | 13.0% | 11.9% | 10.5% | 9.7% |

Source: Adams Integra, August 2012

**Graph 107a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Medium Density
Flats Only Schemes**

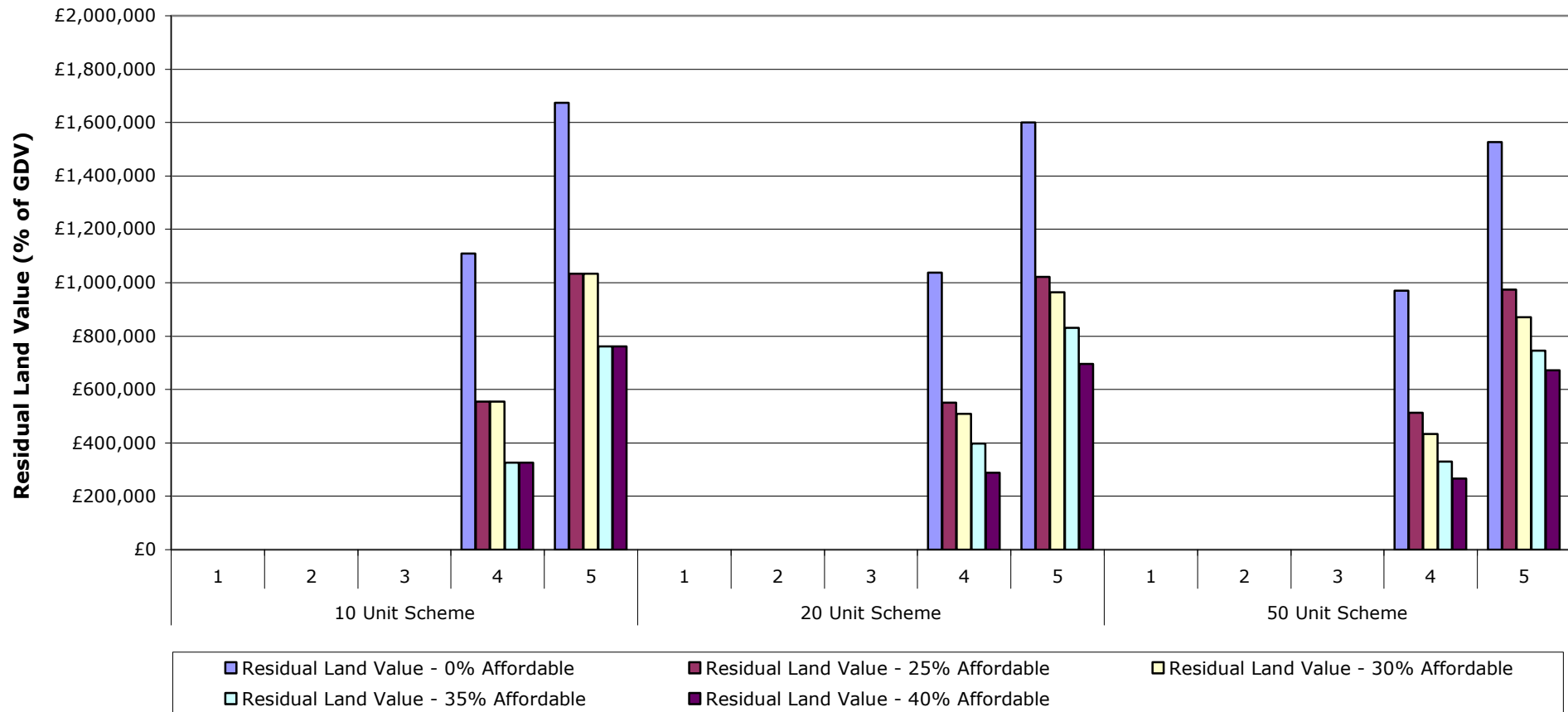


**Table 107b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,108,960 | £554,847 | £554,847 | £325,887 | £325,887 |
| | 5 | £1,674,601 | £1,032,883 | £1,032,883 | £761,591 | £761,591 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,037,928 | £549,907 | £508,970 | £397,518 | £288,956 |
| | 5 | £1,599,538 | £1,021,682 | £964,627 | £830,262 | £695,896 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £970,696 | £513,765 | £434,217 | £329,407 | £267,047 |
| | 5 | £1,526,884 | £973,838 | £870,451 | £745,113 | £671,468 |

Source: Adams Integra, August 2012

**Graph 107b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Medium Density
Flats Only Schemes**

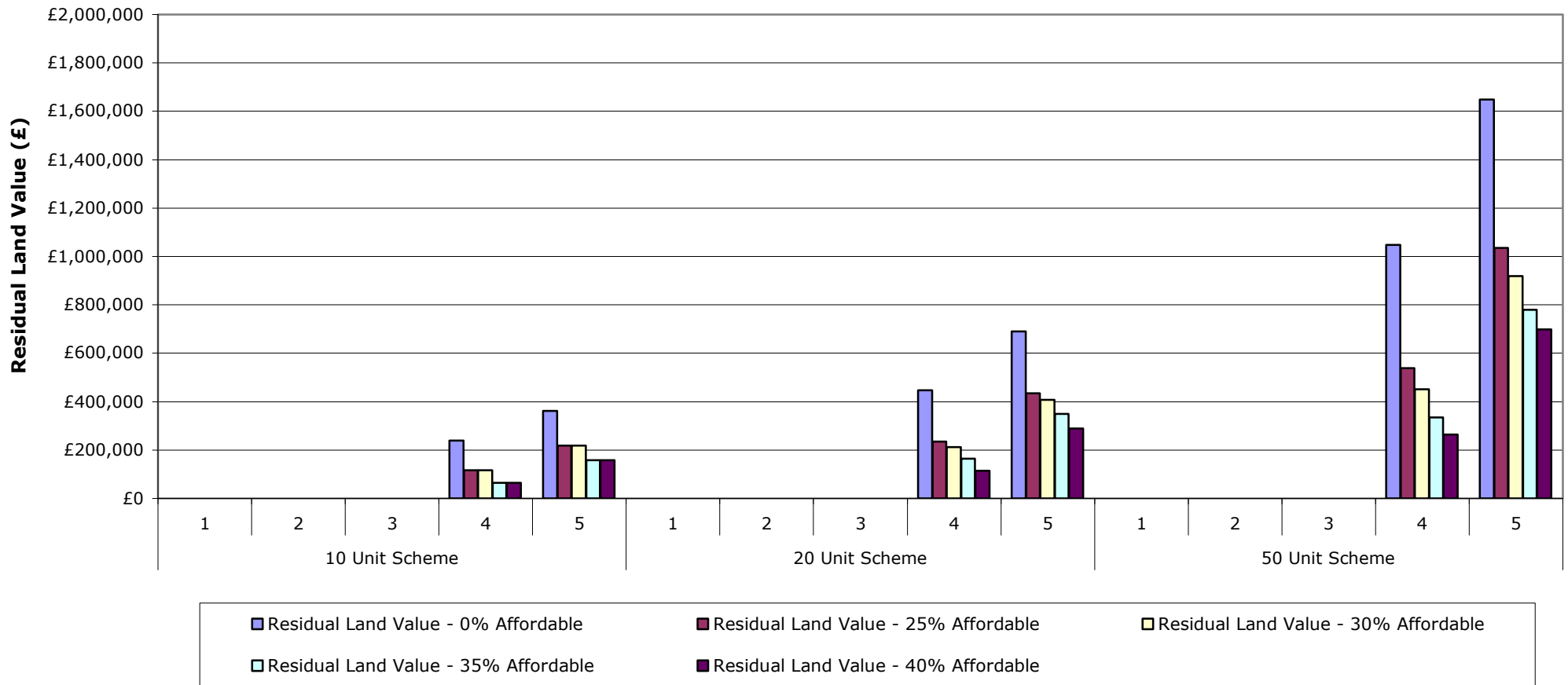


**Table 108: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £239,190 | £115,981 | £115,981 | £65,101 | £65,101 |
| | 5 | £361,647 | £218,827 | £218,827 | £158,431 | £158,431 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £447,664 | £235,524 | £212,290 | £164,400 | £114,365 |
| | 5 | £690,814 | £433,780 | £408,423 | £348,705 | £288,986 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,047,059 | £539,358 | £450,644 | £334,188 | £264,899 |
| | 5 | £1,649,024 | £1,034,529 | £919,653 | £780,389 | £698,562 |

Source: Adams Integra, August 2012

Graph 108: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL CfSH Level 6 High Density Flats Only Schemes

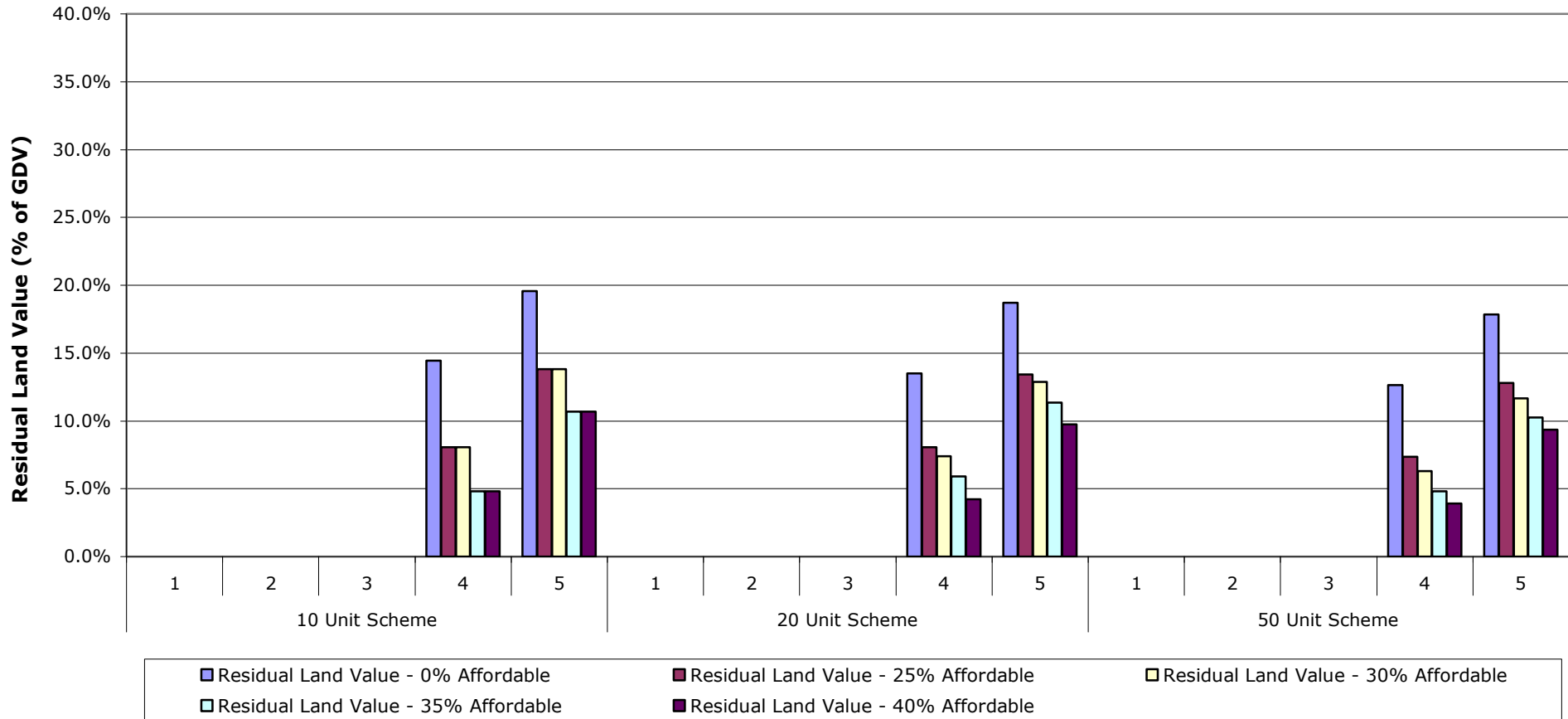


**Table 108a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 14.4% | 8.1% | 8.1% | 4.8% | 4.8% |
| | 5 | 19.6% | 13.8% | 13.8% | 10.7% | 10.7% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 13.5% | 8.1% | 7.4% | 5.9% | 4.2% |
| | 5 | 18.7% | 13.4% | 12.9% | 11.4% | 9.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 12.6% | 7.4% | 6.3% | 4.8% | 3.9% |
| | 5 | 17.9% | 12.8% | 11.7% | 10.2% | 9.4% |

Source: Adams Integra, August 2012

**Graph 108a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
High Density
Flats Only Schemes**

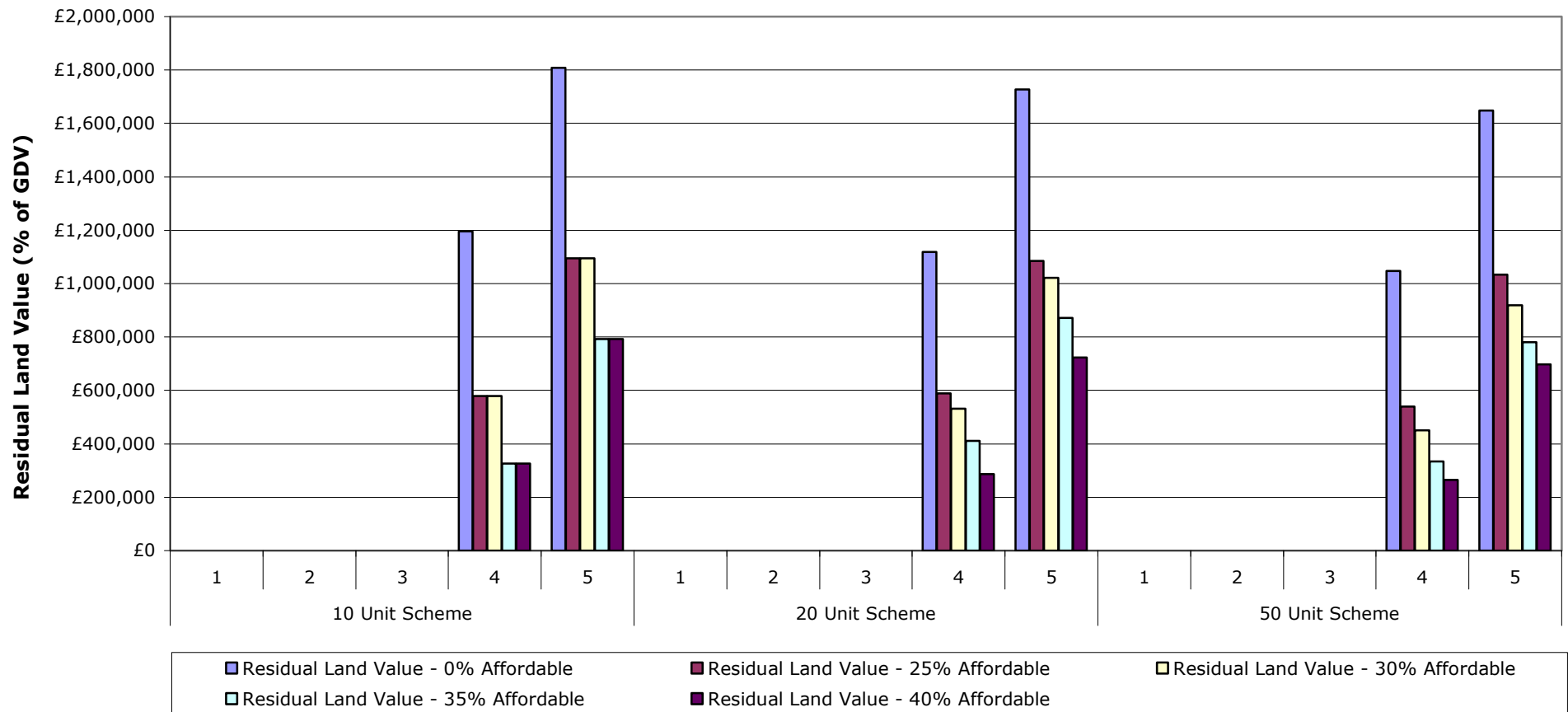


**Table 108b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,195,951 | £579,905 | £579,905 | £325,504 | £325,504 |
| | 5 | £1,808,234 | £1,094,133 | £1,094,133 | £792,156 | £792,156 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,119,160 | £588,810 | £530,725 | £411,000 | £285,914 |
| | 5 | £1,727,036 | £1,084,450 | £1,021,057 | £871,761 | £722,466 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,047,059 | £539,358 | £450,644 | £334,188 | £264,899 |
| | 5 | £1,649,024 | £1,034,529 | £919,653 | £780,389 | £698,562 |

Source: Adams Integra, August 2012

**Graph 108b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
High Density
Flats Only Schemes**



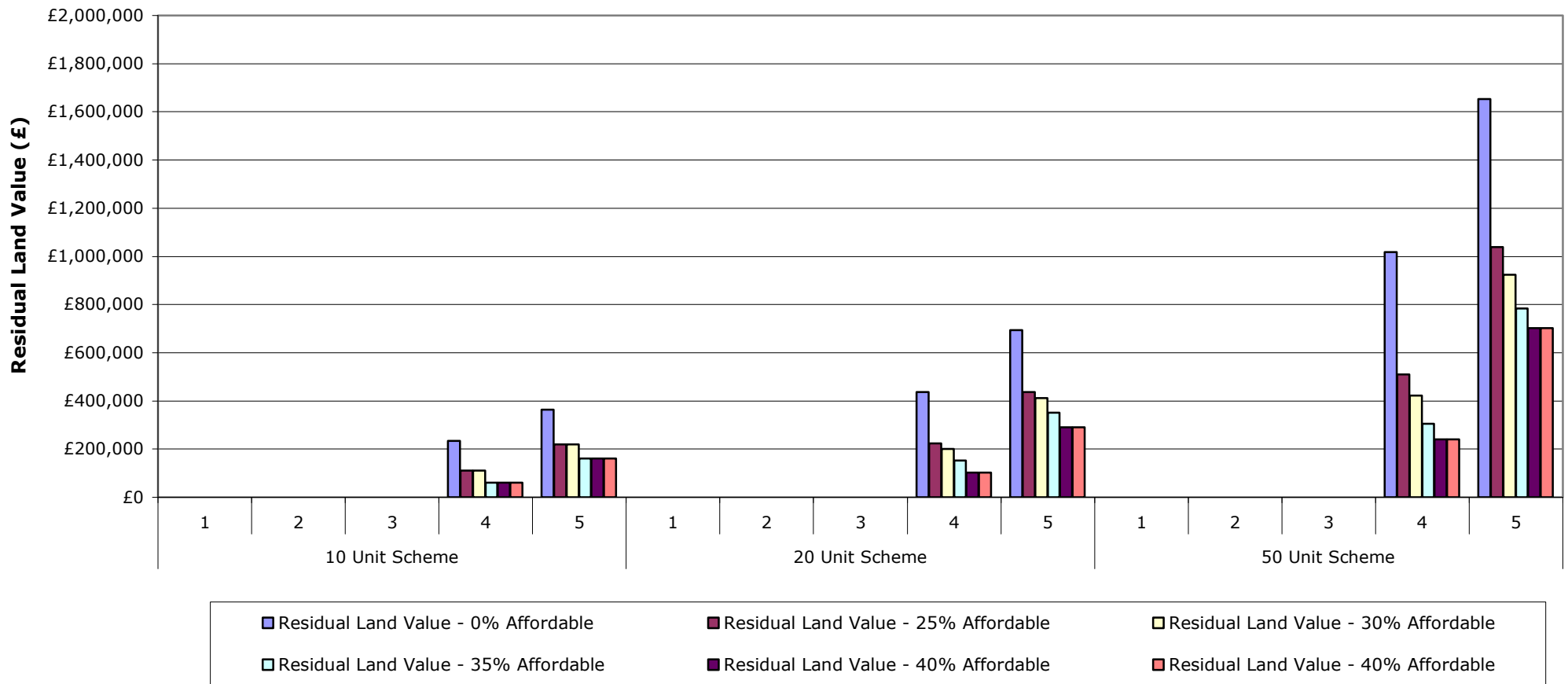
Appendix 5a-i

**Table 109: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £233,881 | £110,618 | £110,618 | £59,738 | £59,738 |
| | 5 | £363,221 | £220,433 | £220,433 | £160,054 | £160,054 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £436,785 | £224,421 | £201,187 | £153,184 | £103,150 |
| | 5 | £693,236 | £436,228 | £410,870 | £351,152 | £291,434 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,018,300 | £510,600 | £421,586 | £305,130 | £240,703 |
| | 5 | £1,652,309 | £1,037,814 | £922,939 | £783,674 | £701,847 |

Source: Adams Integra, August 2012

Graph 109: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 6 Low Density Flats Only Schemes

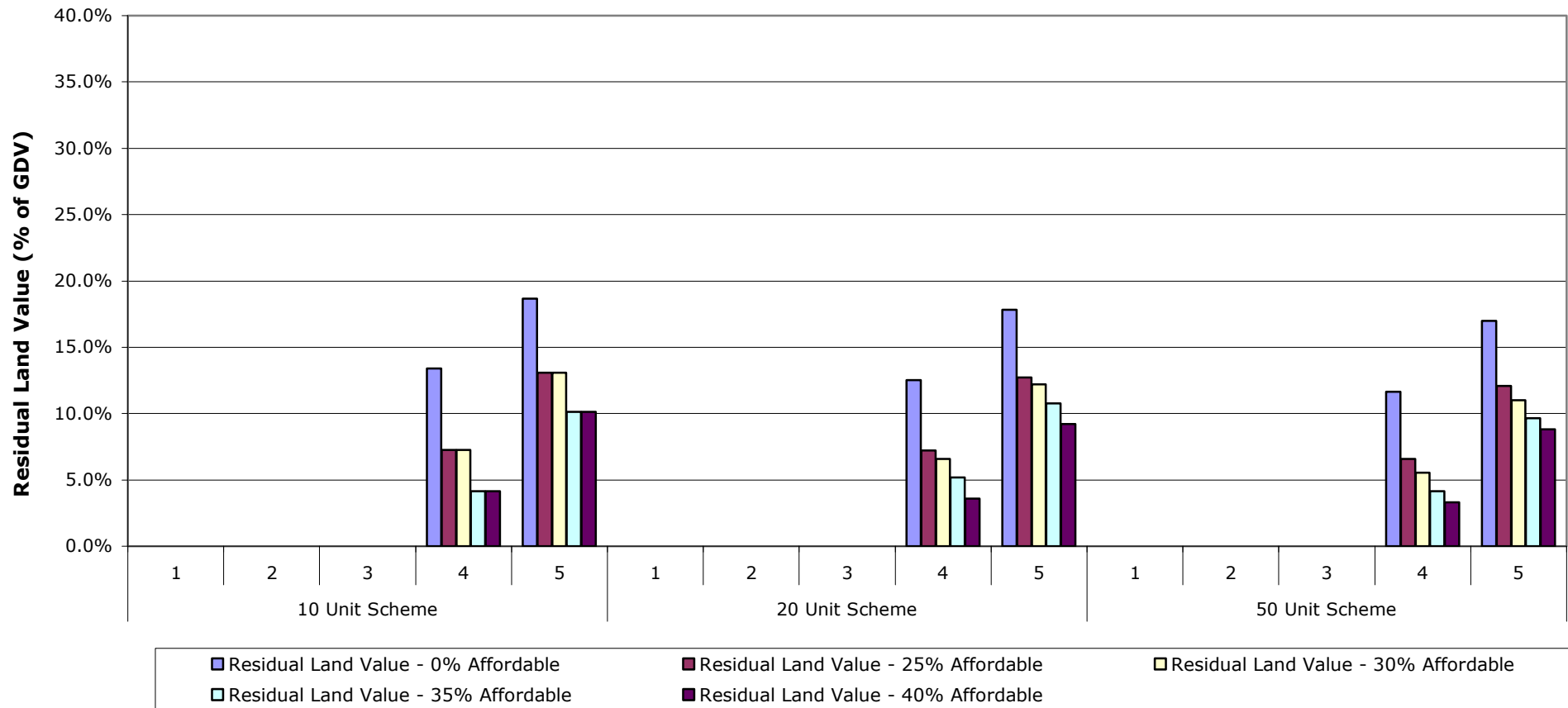


**Table 109a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 13.4% | 7.3% | 7.3% | 4.1% | 4.1% |
| | 5 | 18.7% | 13.1% | 13.1% | 10.1% | 10.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 12.5% | 7.2% | 6.6% | 5.2% | 3.6% |
| | 5 | 17.8% | 12.7% | 12.2% | 10.7% | 9.2% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 11.7% | 6.6% | 5.6% | 4.1% | 3.3% |
| | 5 | 17.0% | 12.1% | 11.0% | 9.7% | 8.8% |

Source: Adams Integra, August 2012

**Graph 109a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
Low Density
Flats Only Schemes**

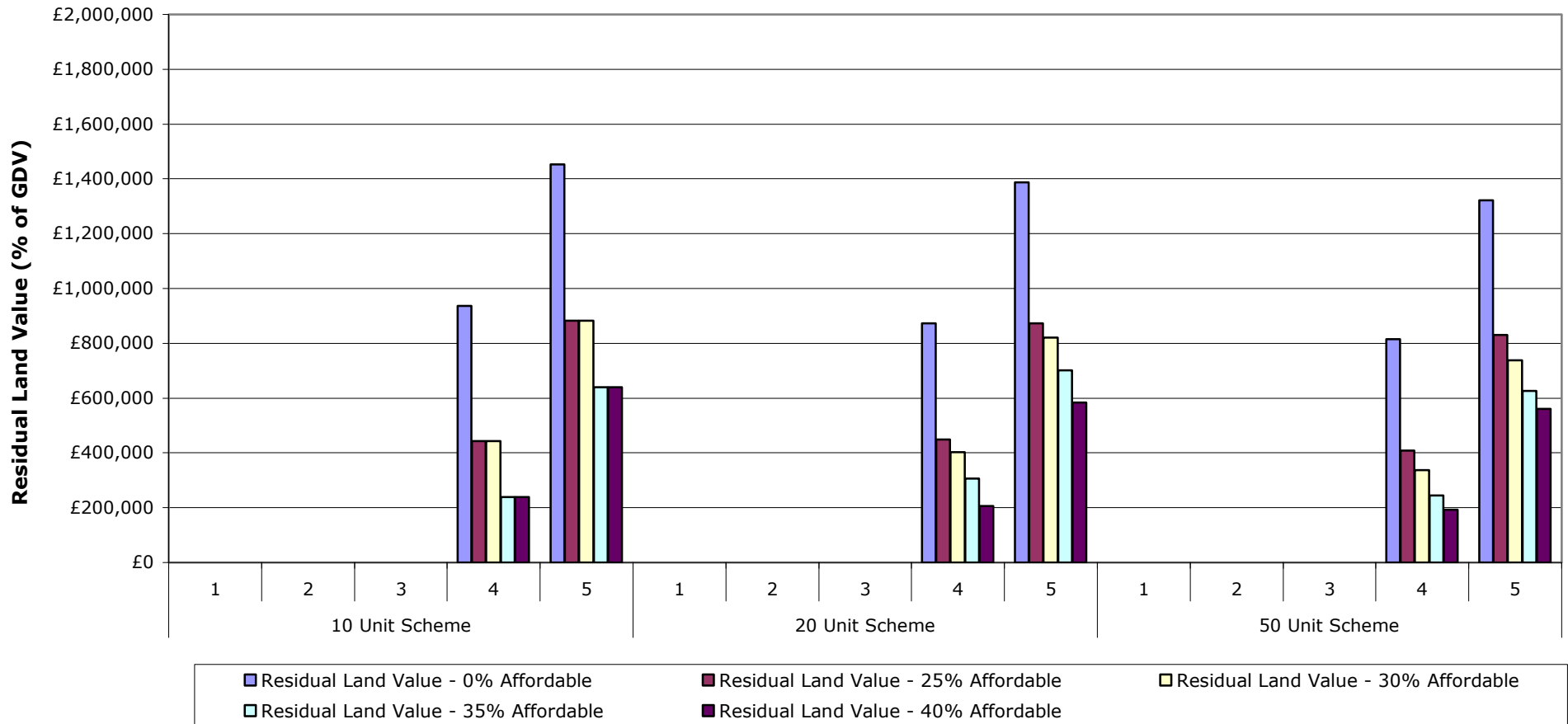


**Table 109b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £935,525 | £442,474 | £442,474 | £238,953 | £238,953 |
| | 5 | £1,452,884 | £881,733 | £881,733 | £640,217 | £640,217 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £873,570 | £448,841 | £402,374 | £306,369 | £206,300 |
| | 5 | £1,386,473 | £872,455 | £821,740 | £702,304 | £582,868 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £814,640 | £408,480 | £337,269 | £244,104 | £192,563 |
| | 5 | £1,321,847 | £830,251 | £738,351 | £626,939 | £561,478 |

Source: Adams Integra, August 2012

**Graph 109b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
Low Density
Flats Only Schemes**

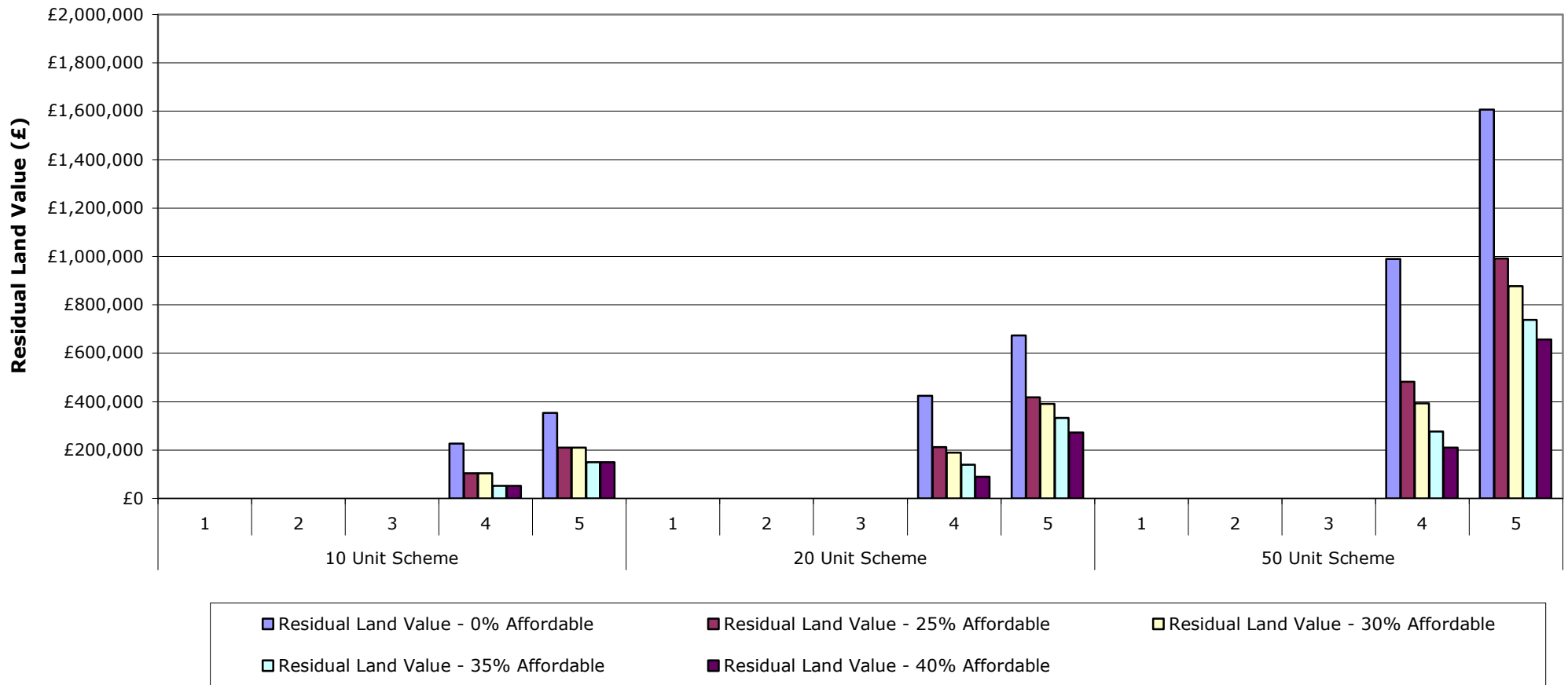


**Table 110: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £227,136 | £103,805 | £103,805 | £52,925 | £52,925 |
| | 5 | £353,224 | £210,230 | £210,230 | £149,748 | £149,748 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £424,112 | £211,486 | £188,252 | £140,119 | £90,085 |
| | 5 | £674,099 | £416,891 | £391,534 | £331,815 | £272,097 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £989,127 | £481,426 | £392,108 | £275,653 | £210,618 |
| | 5 | £1,607,114 | £992,618 | £877,743 | £738,479 | £656,652 |

Source: Adams Integra, August 2012

Graph 110: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 6 Medium Density Flats Only Schemes

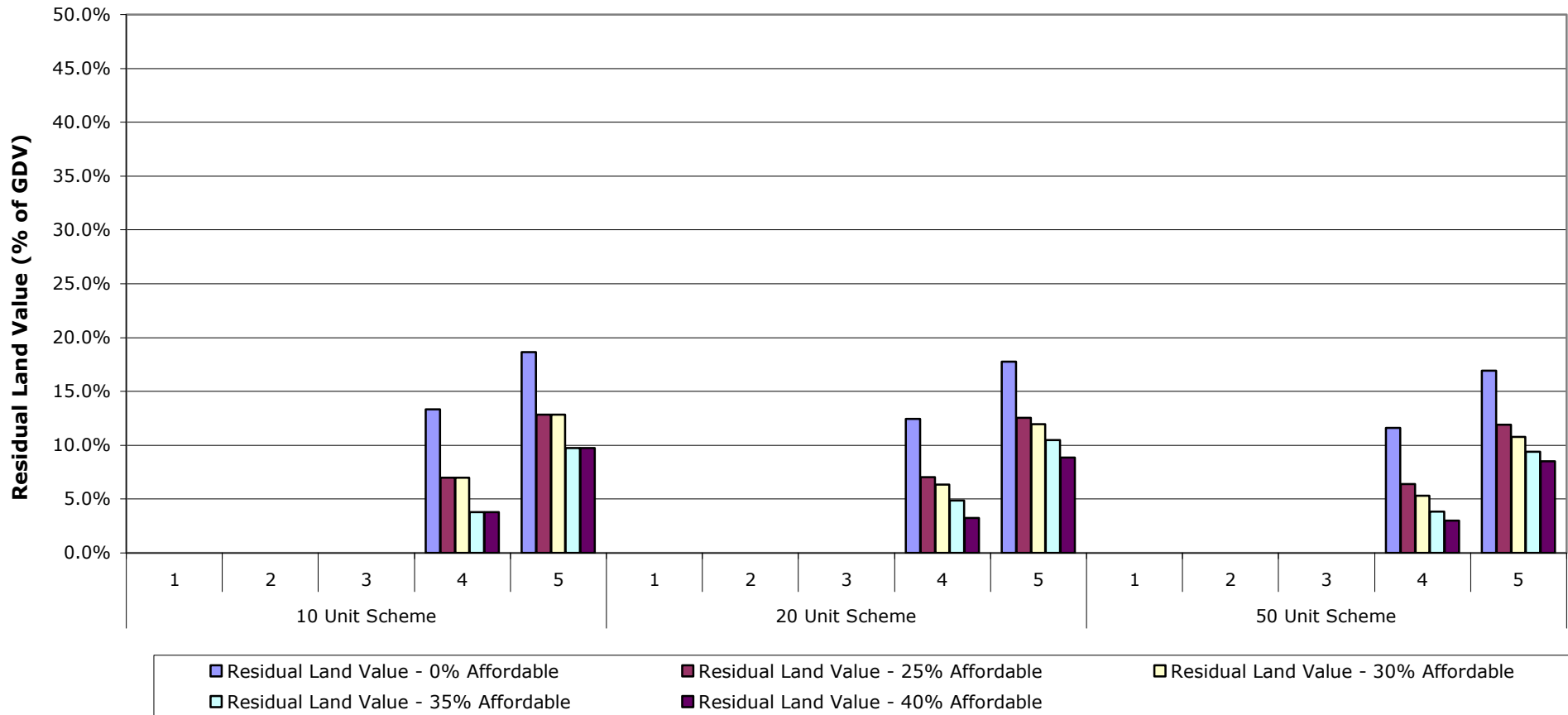


**Table 110a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 13.3% | 7.0% | 7.0% | 3.8% | 3.8% |
| | 5 | 18.6% | 12.9% | 12.9% | 9.8% | 9.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 12.5% | 7.0% | 6.4% | 4.9% | 3.2% |
| | 5 | 17.8% | 12.5% | 12.0% | 10.5% | 8.9% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 11.6% | 6.4% | 5.3% | 3.9% | 3.0% |
| | 5 | 17.0% | 11.9% | 10.8% | 9.4% | 8.5% |

Source: Adams Integra, August 2012

**Graph 110a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
Medium Density
Flats Only Schemes**

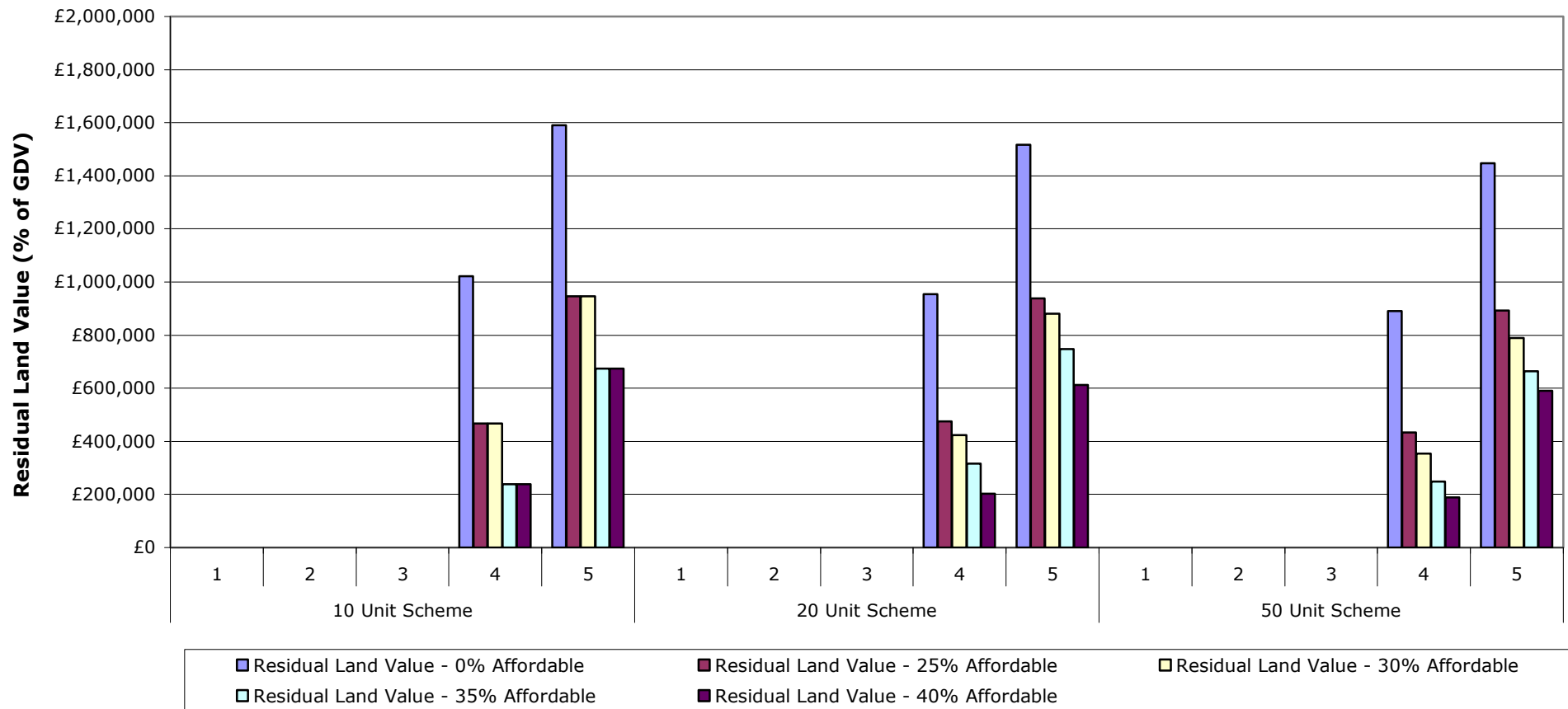


**Table 110b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,022,114 | £467,124 | £467,124 | £238,164 | £238,164 |
| | 5 | £1,589,510 | £946,037 | £946,037 | £673,868 | £673,868 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £954,251 | £475,843 | £423,567 | £315,268 | £202,691 |
| | 5 | £1,516,723 | £938,005 | £880,950 | £746,585 | £612,219 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £890,214 | £433,283 | £352,897 | £248,087 | £189,556 |
| | 5 | £1,446,402 | £893,357 | £789,969 | £664,631 | £590,987 |

Source: Adams Integra, August 2012

**Graph 110b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure £0, £40 CIL
CfSH Level 6
Medium Density
Flats Only Schemes**

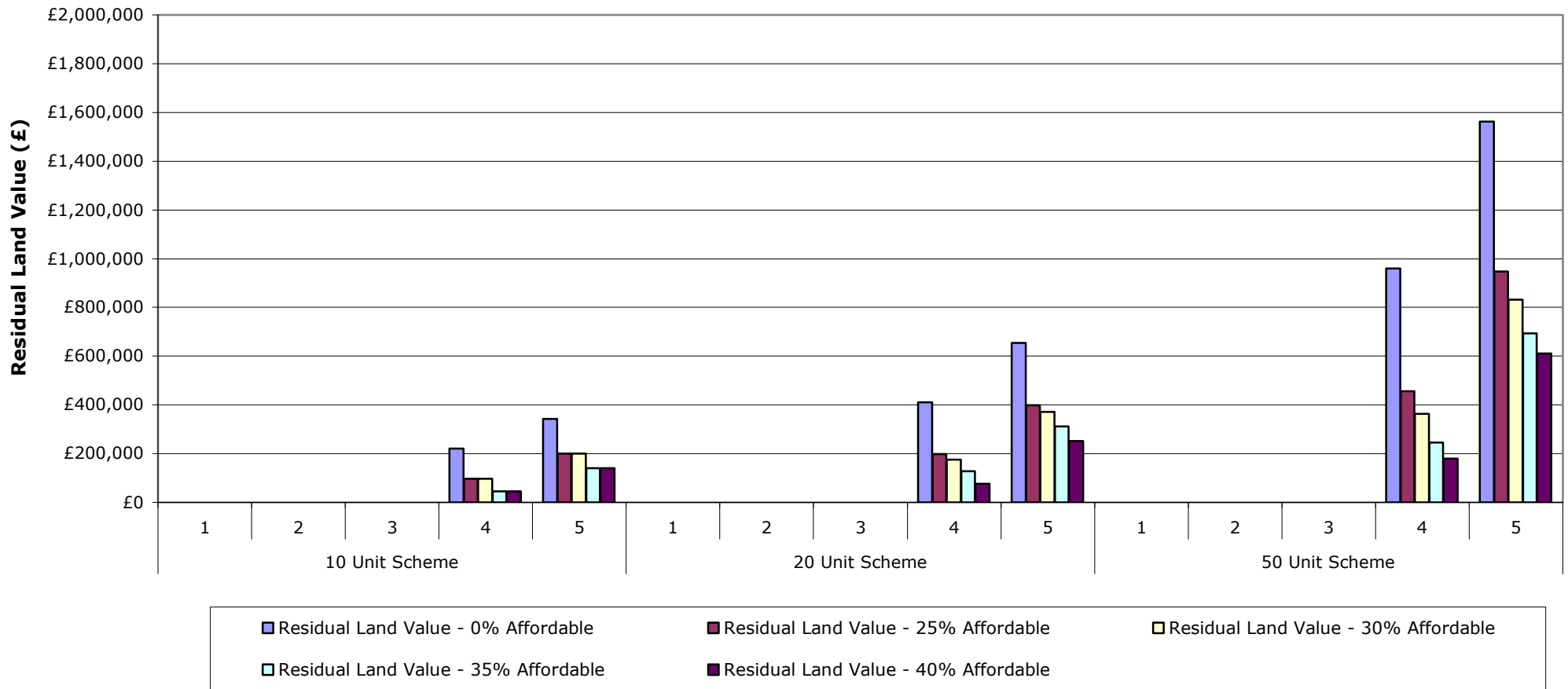


**Table 111: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £220,392 | £96,992 | £96,992 | £46,112 | £46,112 |
| | 5 | £343,228 | £200,028 | £200,028 | £139,443 | £139,443 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £411,438 | £198,551 | £175,318 | £127,054 | £77,019 |
| | 5 | £654,962 | £397,555 | £372,197 | £312,479 | £252,761 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £959,953 | £456,963 | £362,631 | £246,175 | £180,533 |
| | 5 | £1,561,918 | £947,423 | £832,548 | £693,283 | £611,457 |

Source: Adams Integra, August 2012

Graph 111: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 6 High Density Flats Only Schemes

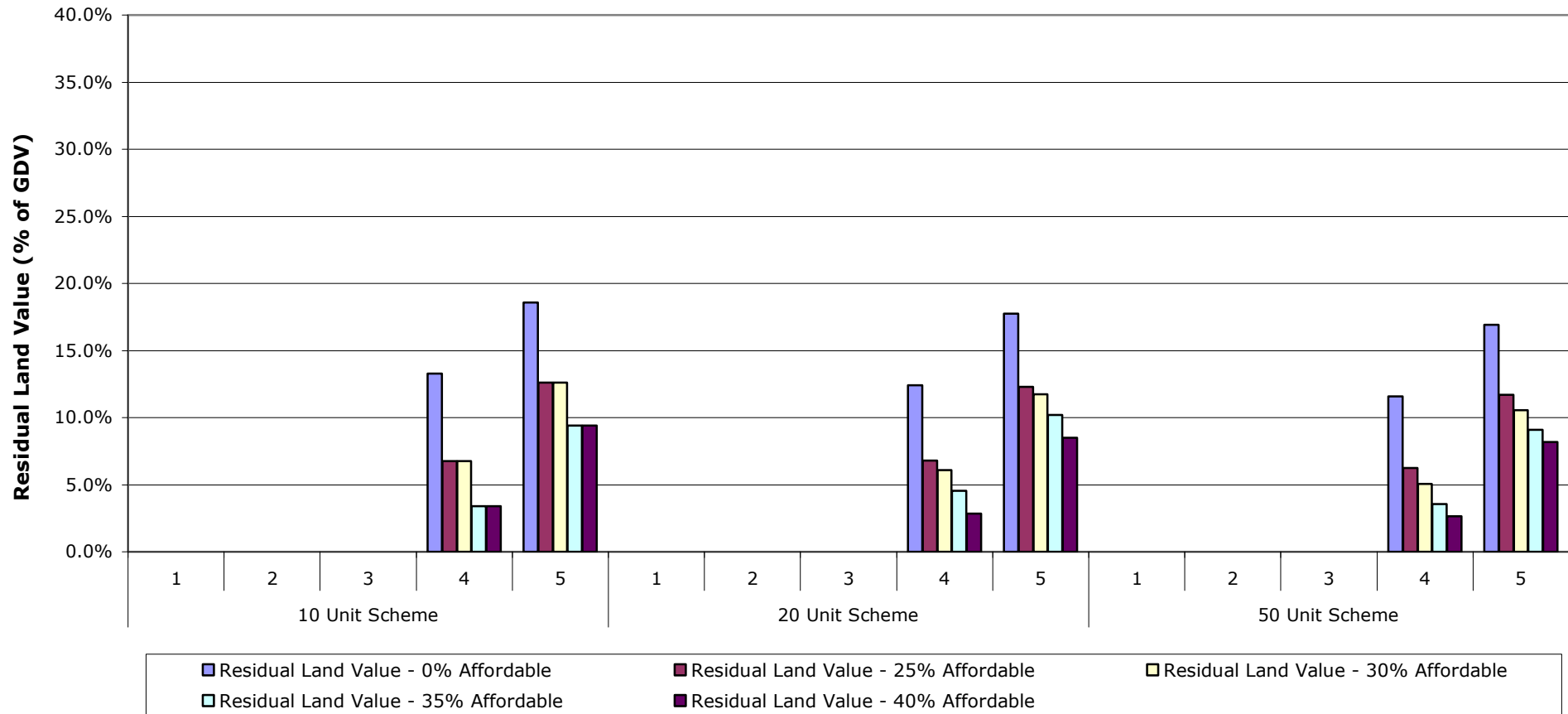


**Table 111a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 13.3% | 6.8% | 6.8% | 3.4% | 3.4% |
| | 5 | 18.6% | 12.6% | 12.6% | 9.4% | 9.4% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 12.4% | 6.8% | 6.1% | 4.6% | 2.8% |
| | 5 | 17.7% | 12.3% | 11.7% | 10.2% | 8.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 11.6% | 6.2% | 5.1% | 3.6% | 2.7% |
| | 5 | 16.9% | 11.7% | 10.6% | 9.1% | 8.2% |

Source: Adams Integra, August 2012

**Graph 111a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
High Density
Flats Only Schemes**

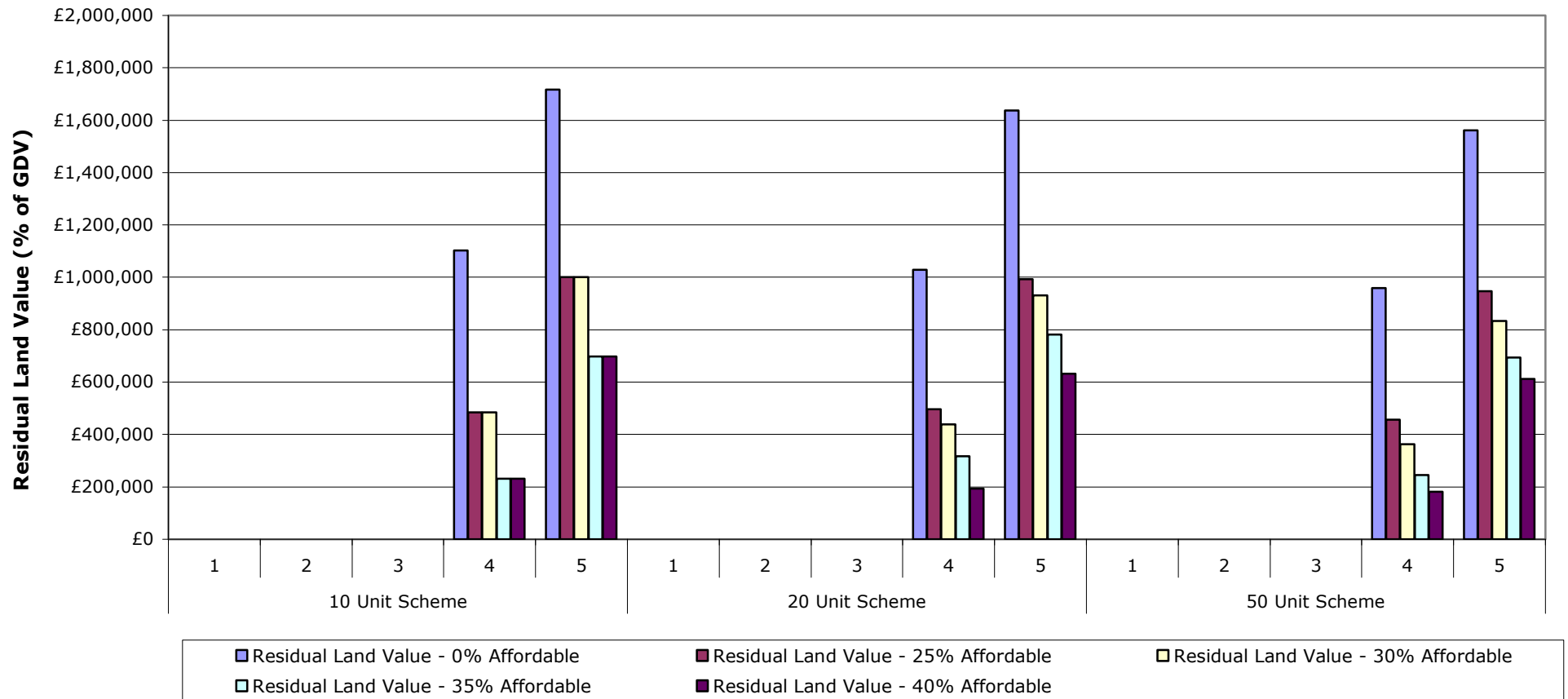


**Table 111b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,101,958 | £484,962 | £484,962 | £230,561 | £230,561 |
| | 5 | £1,716,139 | £1,000,139 | £1,000,139 | £697,213 | £697,213 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,028,596 | £496,378 | £438,294 | £317,635 | £192,549 |
| | 5 | £1,637,405 | £993,886 | £930,493 | £781,197 | £631,902 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £959,953 | £456,963 | £362,631 | £246,175 | £180,533 |
| | 5 | £1,561,918 | £947,423 | £832,548 | £693,283 | £611,457 |

Source: Adams Integra, August 2012

**Graph 111b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
High Density
Flats Only Schemes**

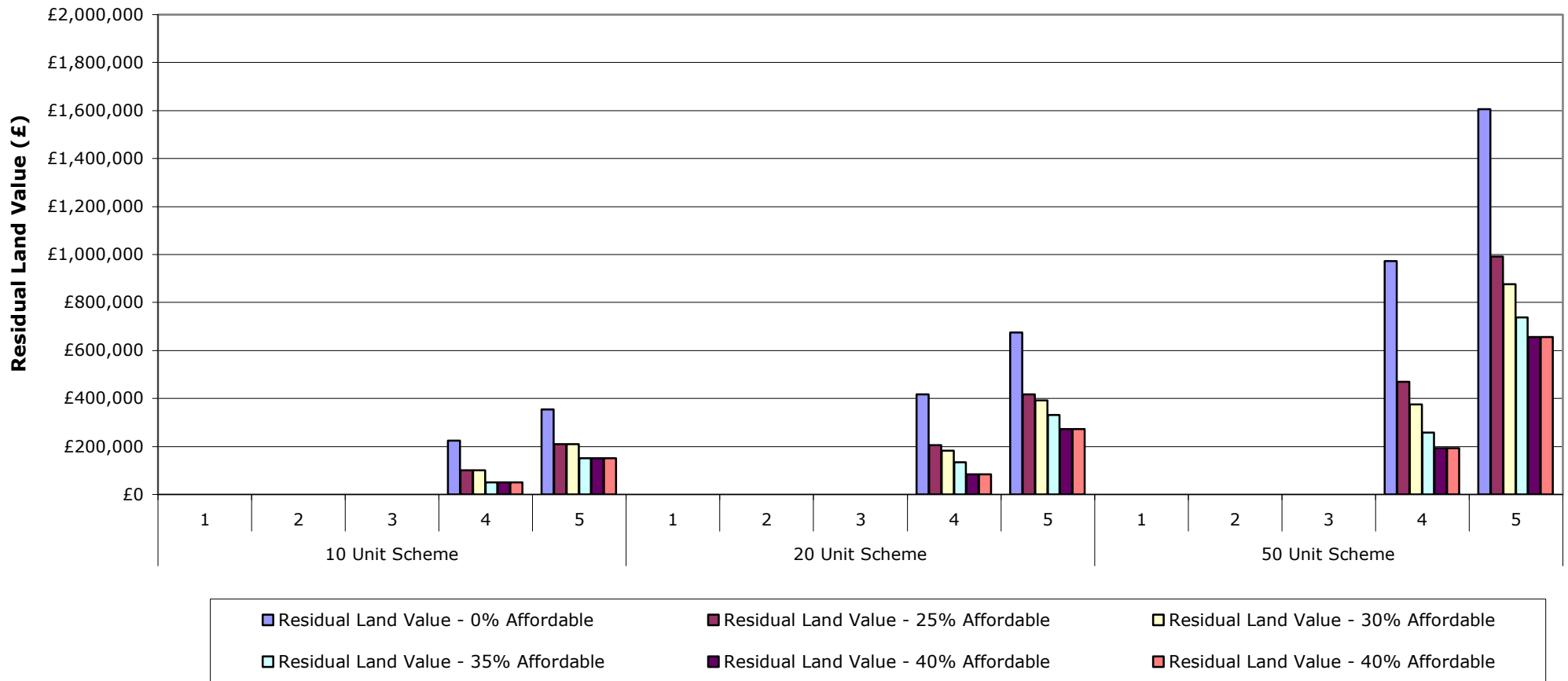


**Table 112: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £223,982 | £100,619 | £100,619 | £49,739 | £49,739 |
| | 5 | £353,521 | £210,533 | £210,533 | £150,054 | £150,054 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £417,708 | £204,950 | £181,716 | £133,517 | £83,483 |
| | 5 | £674,356 | £417,151 | £391,793 | £332,075 | £272,357 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £972,429 | £469,569 | £375,237 | £258,781 | £193,399 |
| | 5 | £1,606,438 | £991,943 | £877,068 | £737,803 | £655,976 |

Source: Adams Integra, August 2012

Graph 112: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 6 Low Density Flats Only Schemes

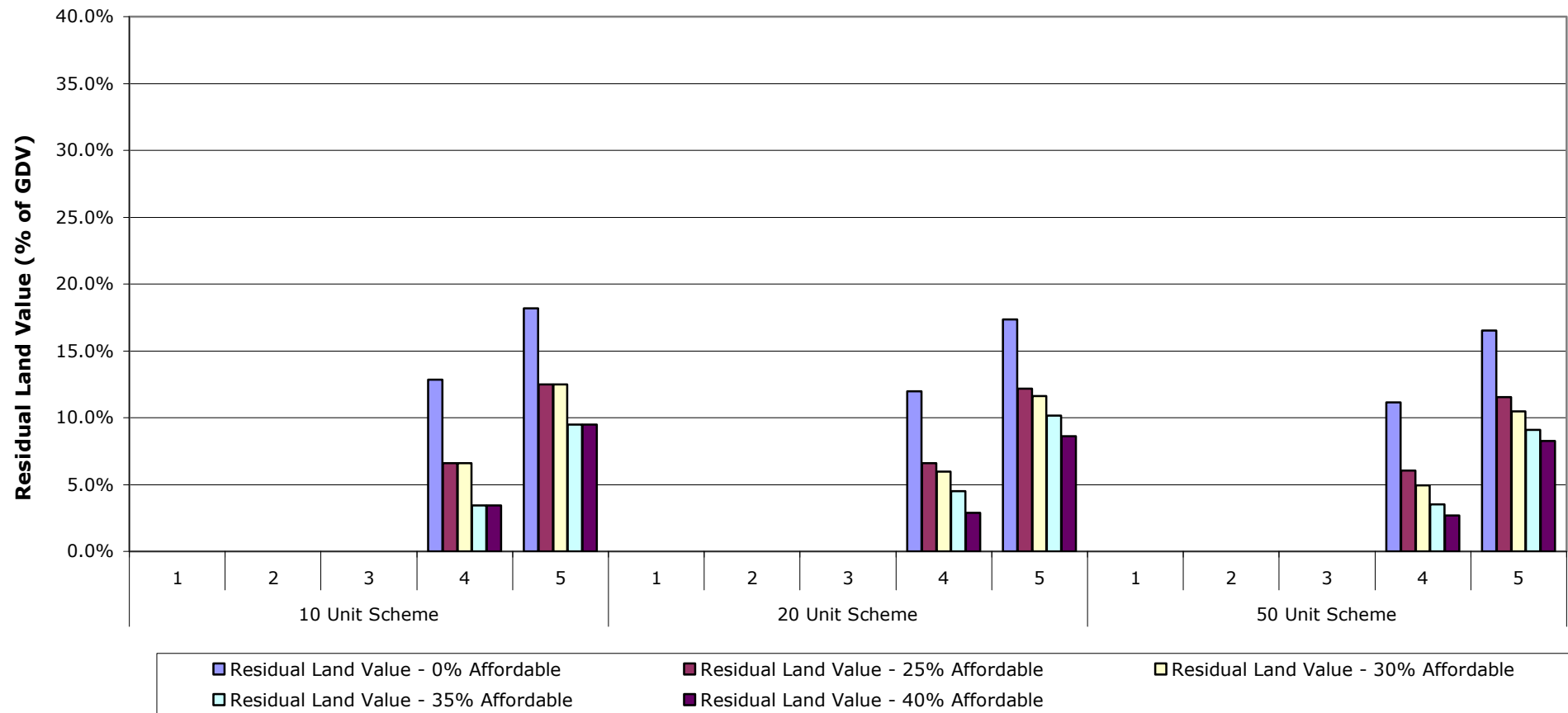


**Table 112a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 12.8% | 6.6% | 6.6% | 3.5% | 3.5% |
| | 5 | 18.2% | 12.5% | 12.5% | 9.5% | 9.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 12.0% | 6.6% | 6.0% | 4.5% | 2.9% |
| | 5 | 17.3% | 12.2% | 11.6% | 10.2% | 8.6% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 11.1% | 6.1% | 4.9% | 3.5% | 2.7% |
| | 5 | 16.5% | 11.6% | 10.5% | 9.1% | 8.2% |

Source: Adams Integra, August 2012

**Graph 112a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Low Density
Flats Only Schemes**

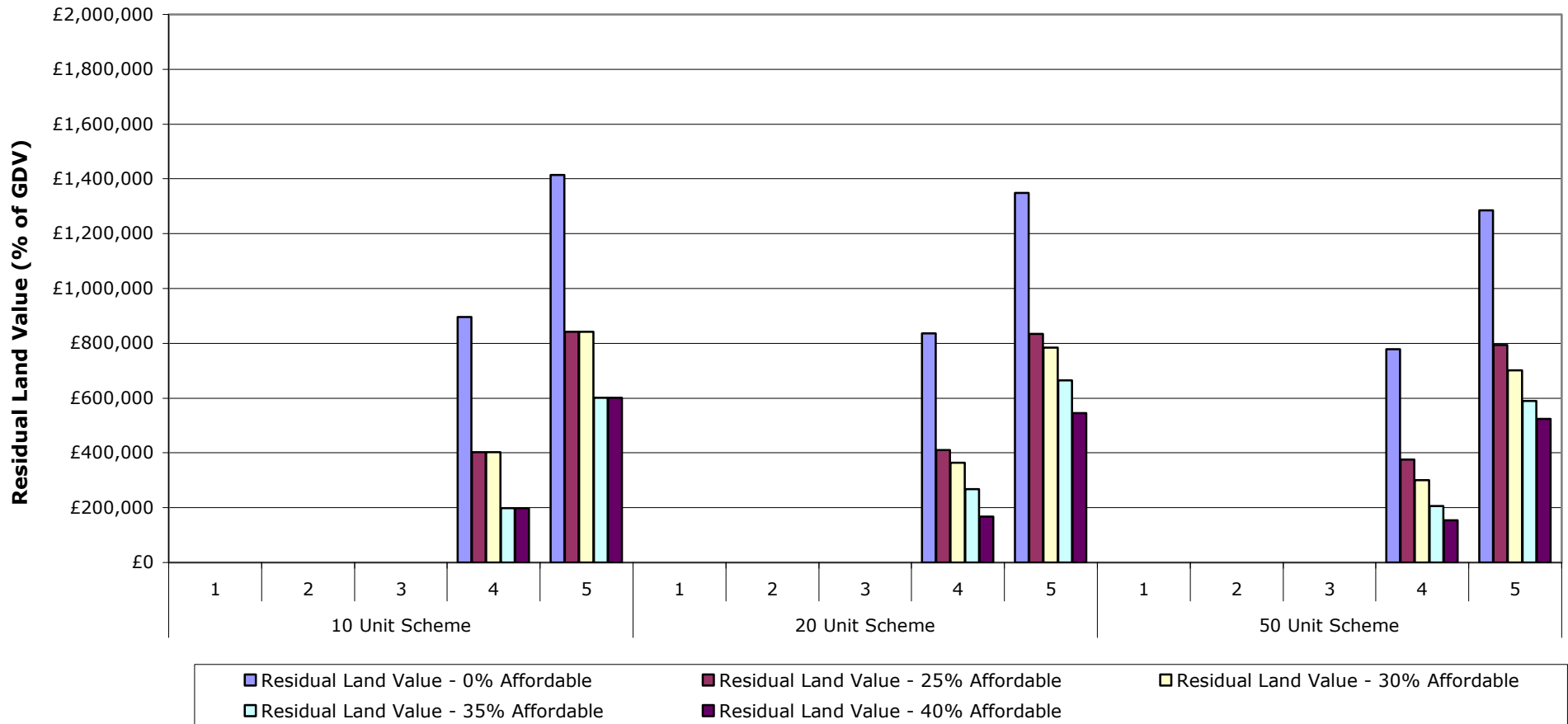


**Table 112b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £895,927 | £402,475 | £402,475 | £198,954 | £198,954 |
| | 5 | £1,414,085 | £842,134 | £842,134 | £600,218 | £600,218 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £835,416 | £409,900 | £363,433 | £267,035 | £166,966 |
| | 5 | £1,348,712 | £834,301 | £783,586 | £664,150 | £544,714 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £777,943 | £375,655 | £300,189 | £207,025 | £154,719 |
| | 5 | £1,285,150 | £793,554 | £701,654 | £590,242 | £524,781 |

Source: Adams Integra, August 2012

**Graph 112b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Low Density
Flats Only Schemes**

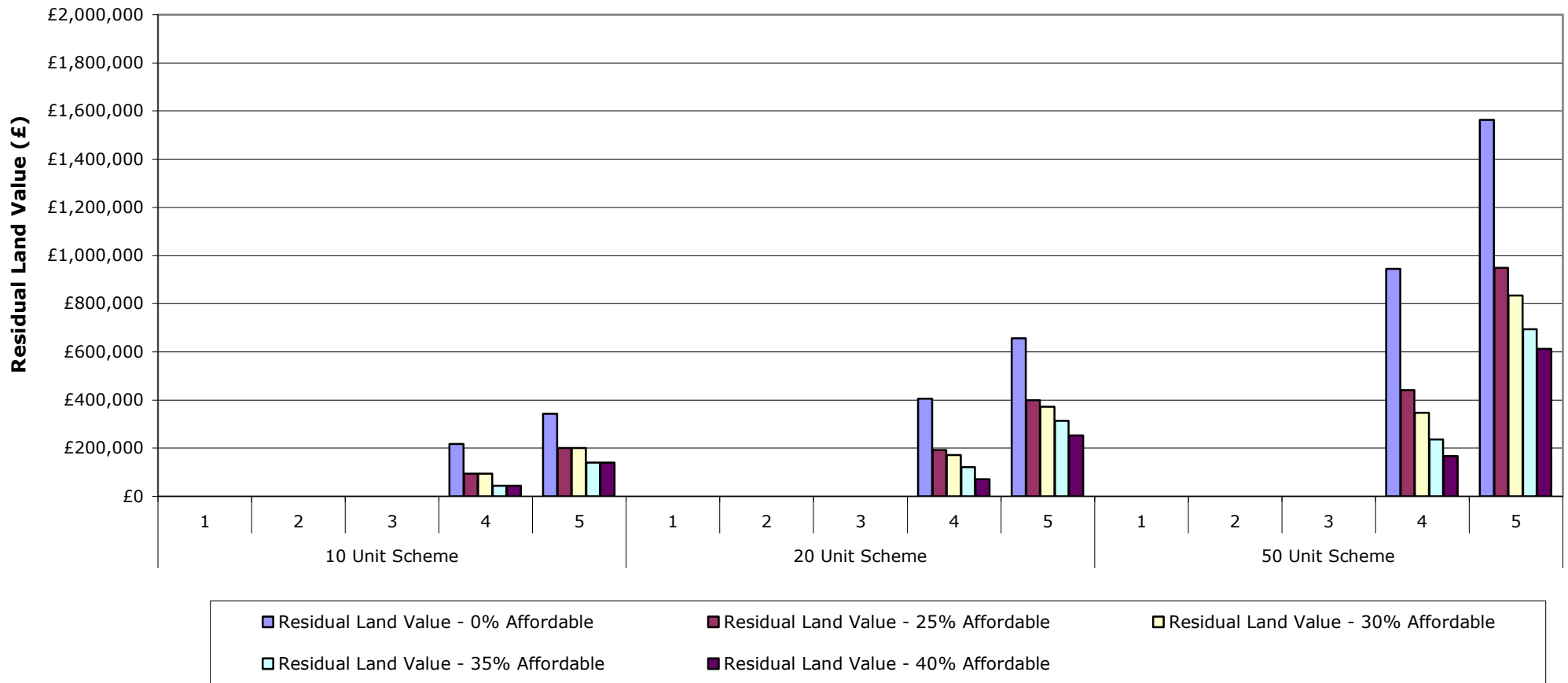


**Table 113: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £217,487 | £94,058 | £94,058 | £43,178 | £43,178 |
| | 5 | £343,770 | £200,581 | £200,581 | £140,001 | £140,001 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £405,517 | £192,508 | £170,984 | £120,949 | £70,915 |
| | 5 | £655,696 | £398,296 | £372,939 | £313,220 | £253,502 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £944,415 | £441,263 | £346,931 | £235,227 | £166,170 |
| | 5 | £1,562,402 | £947,906 | £833,031 | £693,767 | £611,940 |

Source: Adams Integra, August 2012

Graph 113: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 6 Medium Density Flats Only Schemes

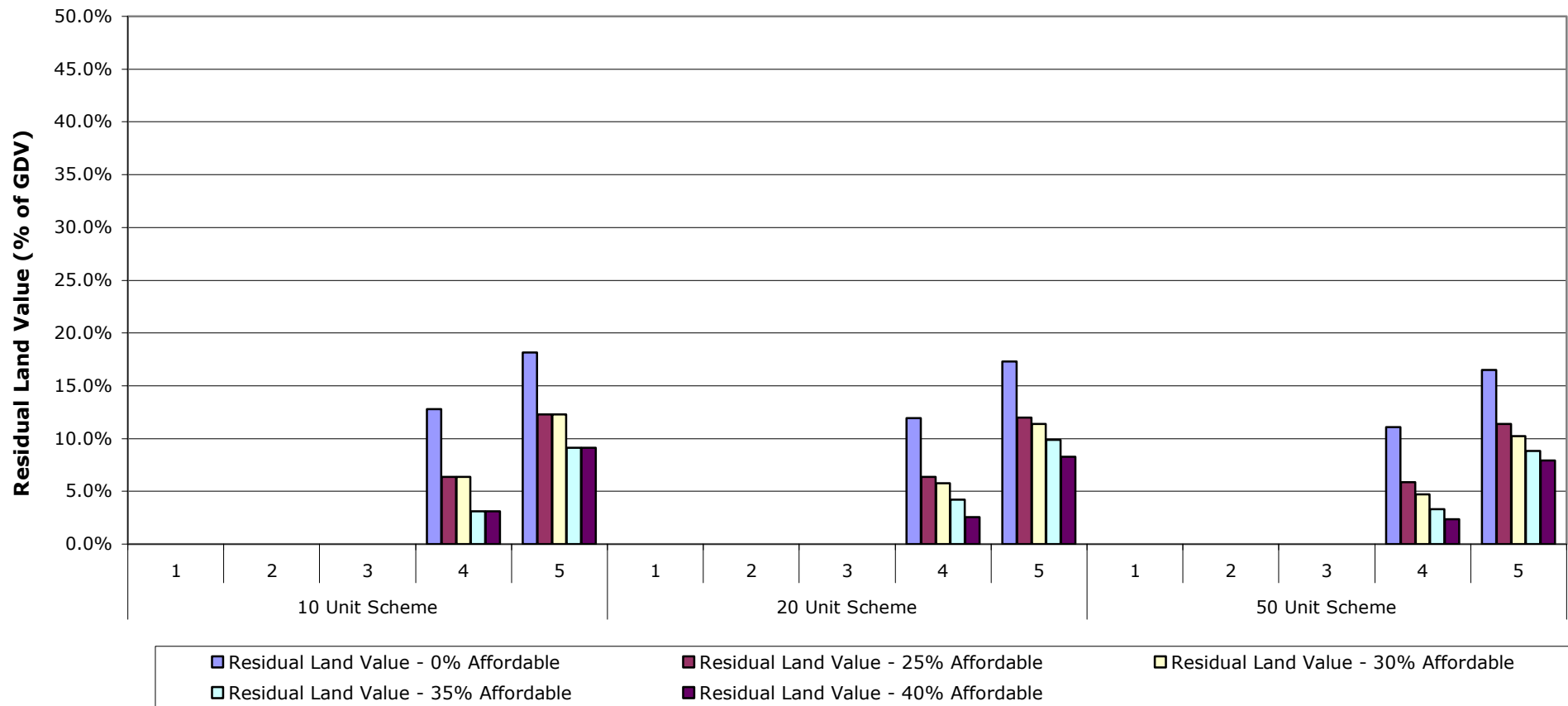


**Table 113a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 12.8% | 6.4% | 6.4% | 3.1% | 3.1% |
| | 5 | 18.1% | 12.3% | 12.3% | 9.1% | 9.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 11.9% | 6.4% | 5.8% | 4.2% | 2.5% |
| | 5 | 17.3% | 12.0% | 11.4% | 9.9% | 8.3% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 11.1% | 5.9% | 4.7% | 3.3% | 2.4% |
| | 5 | 16.5% | 11.4% | 10.2% | 8.8% | 7.9% |

Source: Adams Integra, August 2012

**Graph 113a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Medium Density
Flats Only Schemes**

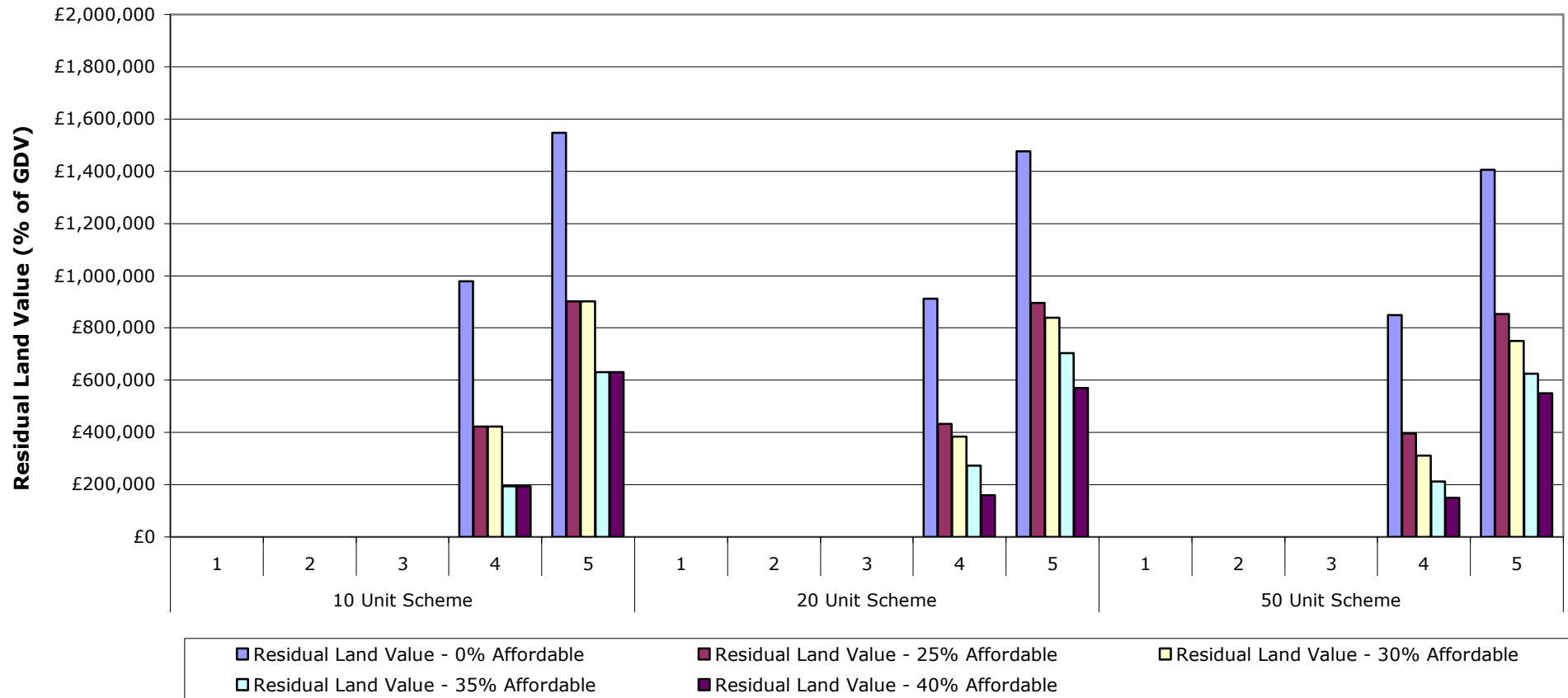


**Table 113b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £978,691 | £423,263 | £423,263 | £194,302 | £194,302 |
| | 5 | £1,546,964 | £902,614 | £902,614 | £630,006 | £630,006 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £912,413 | £433,142 | £384,713 | £272,136 | £159,558 |
| | 5 | £1,475,316 | £896,166 | £839,112 | £704,746 | £570,380 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £849,973 | £397,137 | £312,237 | £211,704 | £149,553 |
| | 5 | £1,406,162 | £853,116 | £749,728 | £624,390 | £550,746 |

Source: Adams Integra, August 2012

**Graph 113b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Medium Density
Flats Only Schemes**

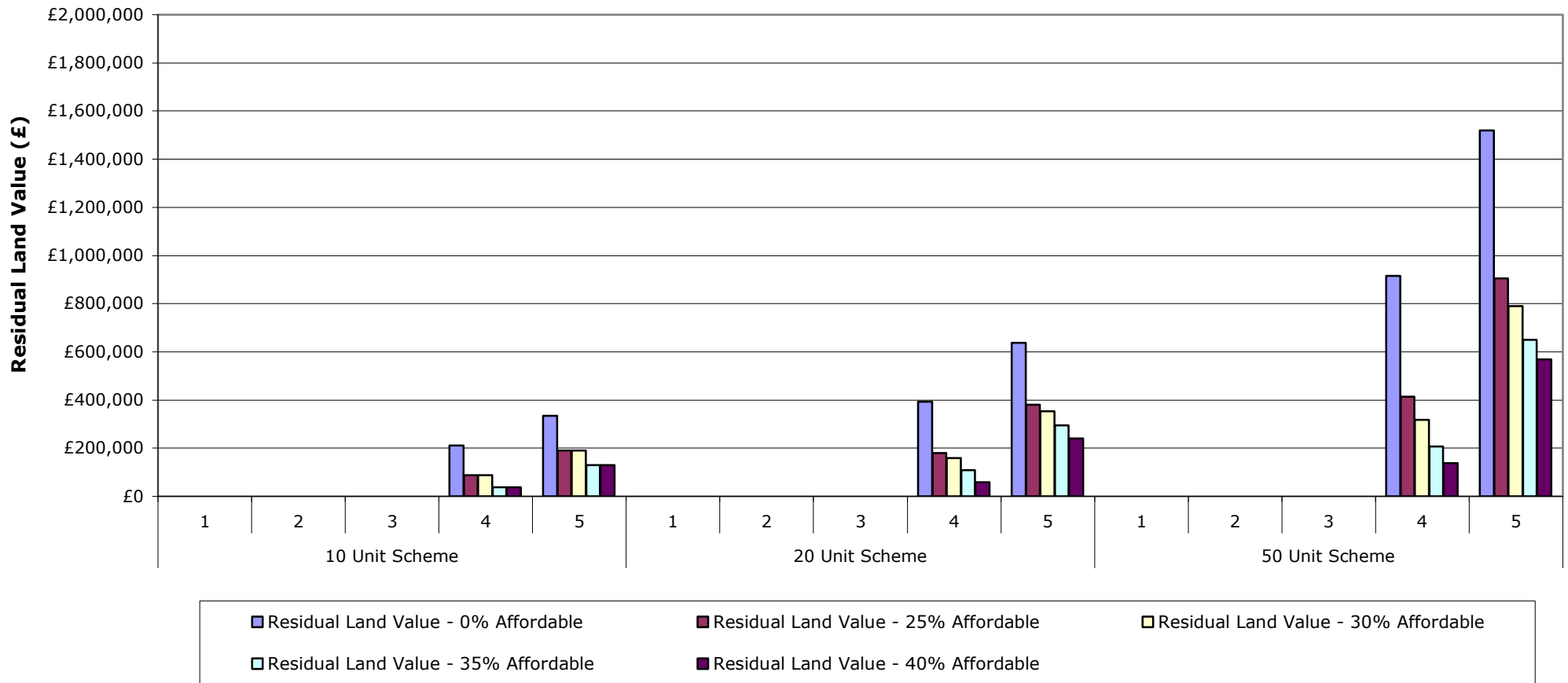


**Table 114: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £210,992 | £87,498 | £87,498 | £36,618 | £36,618 |
| | 5 | £334,018 | £190,628 | £190,628 | £129,948 | £129,948 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £393,326 | £180,065 | £158,415 | £108,381 | £58,346 |
| | 5 | £637,036 | £379,442 | £354,084 | £294,366 | £239,486 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £916,401 | £412,957 | £318,624 | £206,337 | £136,989 |
| | 5 | £1,518,366 | £903,870 | £788,995 | £649,731 | £567,904 |

Source: Adams Integra, August 2012

Graph 114: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 6 High Density Flats Only Schemes

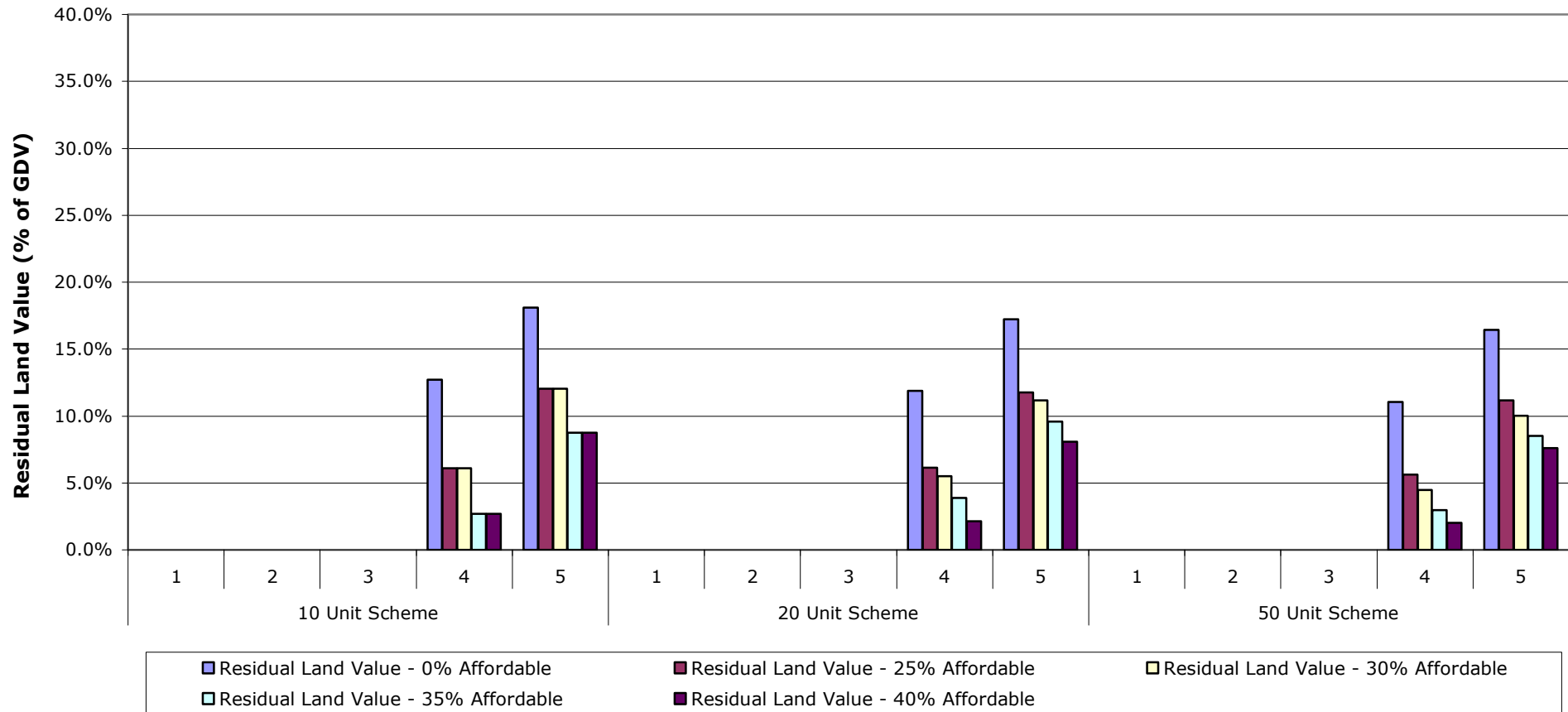


**Table 114a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 12.7% | 6.1% | 6.1% | 2.7% | 2.7% |
| | 5 | 18.1% | 12.0% | 12.0% | 8.8% | 8.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 11.9% | 6.2% | 5.5% | 3.9% | 2.2% |
| | 5 | 17.2% | 11.7% | 11.2% | 9.6% | 8.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 11.1% | 5.6% | 4.5% | 3.0% | 2.0% |
| | 5 | 16.4% | 11.2% | 10.0% | 8.5% | 7.6% |

Source: Adams Integra, August 2012

**Graph 114a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
High Density
Flats Only Schemes**

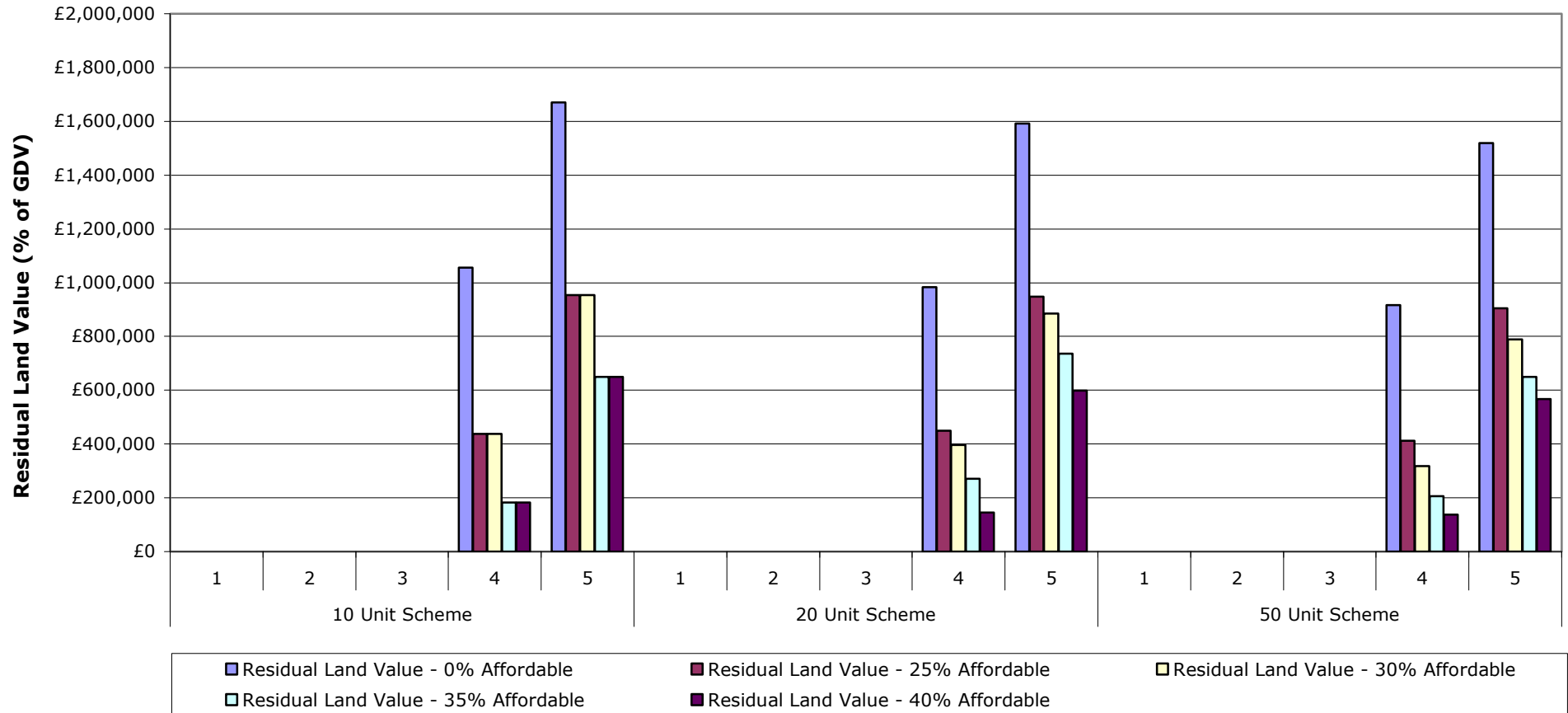


**Table 114b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,054,961 | £437,490 | £437,490 | £183,089 | £183,089 |
| | 5 | £1,670,092 | £953,142 | £953,142 | £649,742 | £649,742 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £983,314 | £450,163 | £396,039 | £270,952 | £145,866 |
| | 5 | £1,592,590 | £948,604 | £885,210 | £735,915 | £598,715 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £916,401 | £412,957 | £318,624 | £206,337 | £136,989 |
| | 5 | £1,518,366 | £903,870 | £788,995 | £649,731 | £567,904 |

Source: Adams Integra, August 2012

**Graph 114b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
High Density
Flats Only Schemes**



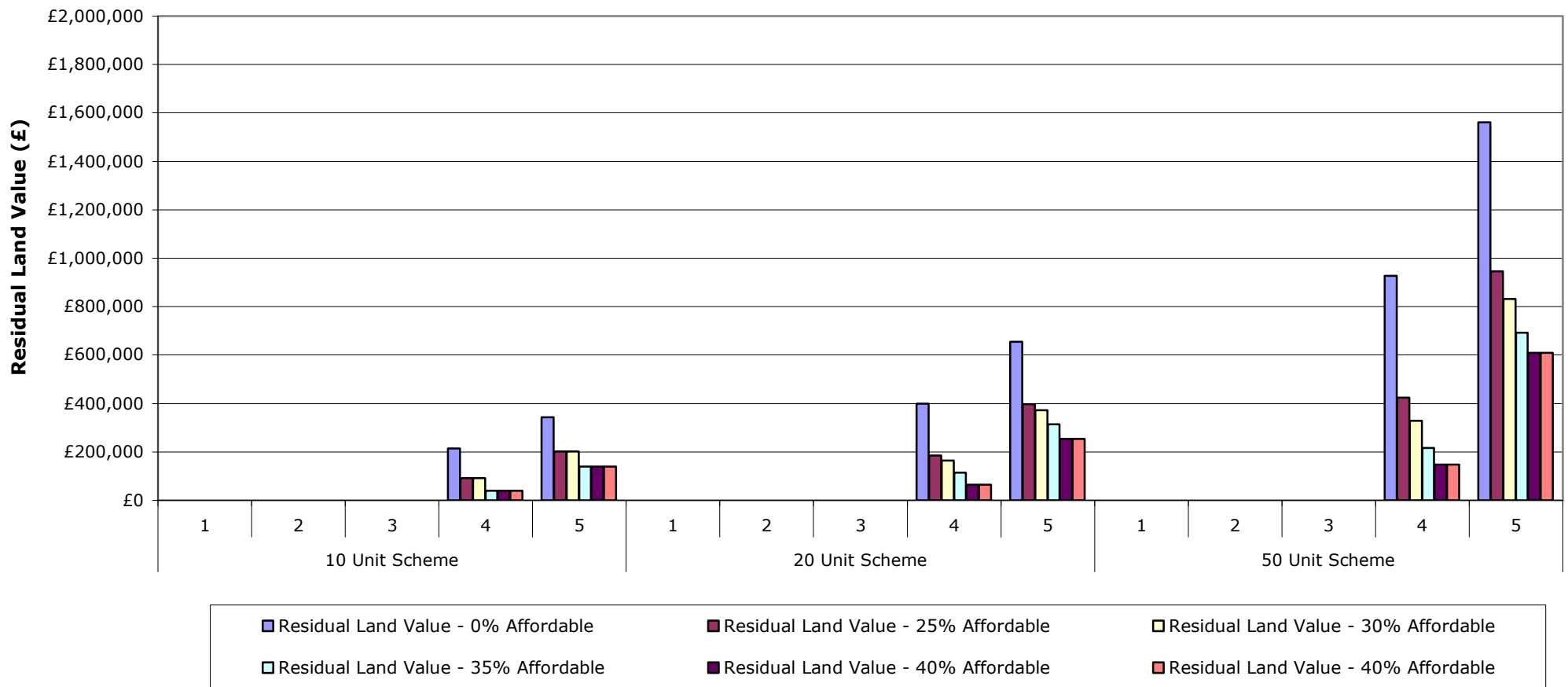
Appendix 5a-ii

**Table 115: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £214,082 | £90,619 | £90,619 | £39,739 | £39,739 |
| | 5 | £343,822 | £200,634 | £200,634 | £140,055 | £140,055 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £398,631 | £185,480 | £163,885 | £113,850 | £63,816 |
| | 5 | £655,476 | £398,074 | £372,716 | £312,998 | £253,280 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £926,558 | £423,220 | £328,888 | £216,812 | £147,570 |
| | 5 | £1,560,567 | £946,072 | £831,196 | £691,932 | £610,105 |

Source: Adams Integra, August 2012

**Graph 115: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Low Density
Flats Only Schemes**

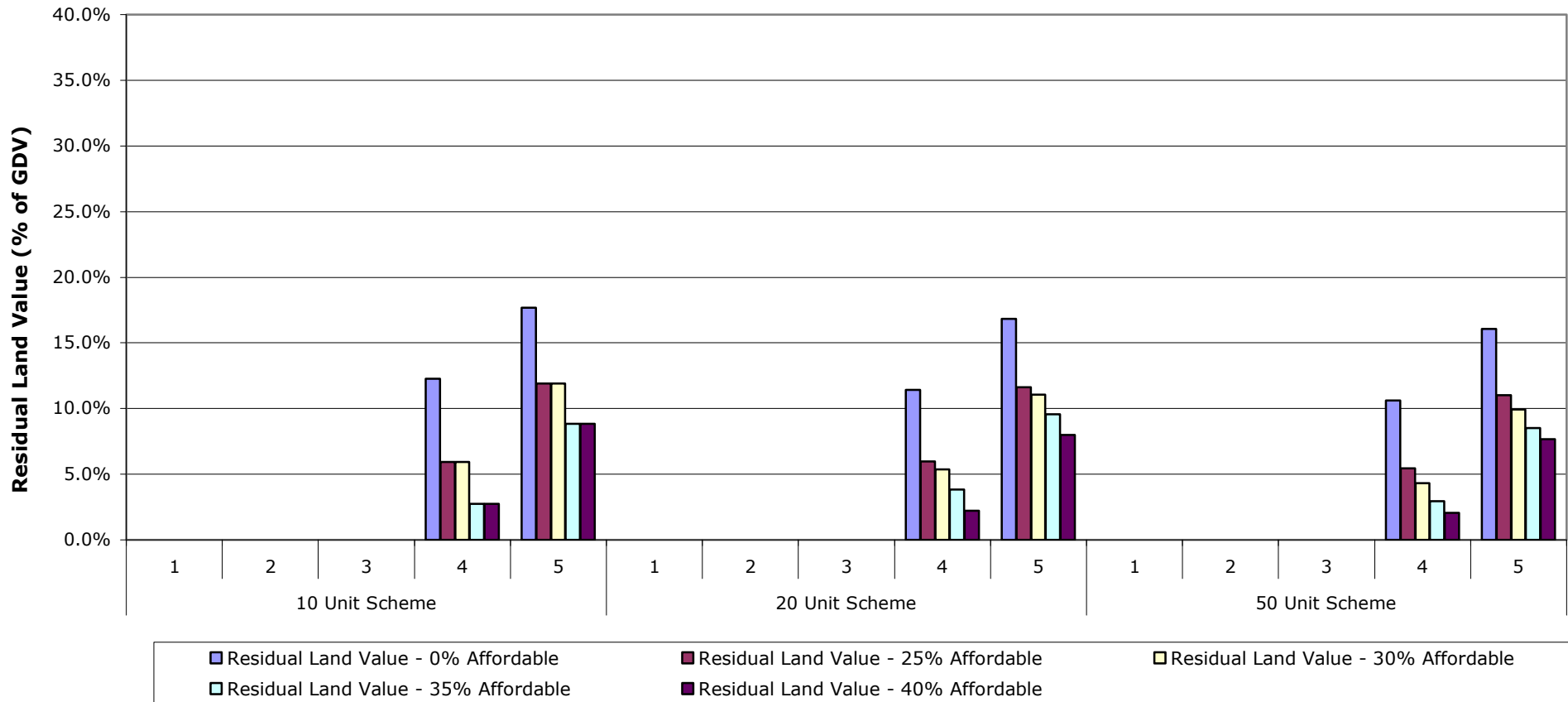


**Table 115a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|---|--------------------|--|---|---|---|---|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 12.3% | 5.9% | 5.9% | 2.8% | 2.8% |
| | 5 | 17.7% | 11.9% | 11.9% | 8.9% | 8.9% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 11.4% | 6.0% | 5.4% | 3.8% | 2.2% |
| | 5 | 16.8% | 11.6% | 11.1% | 9.6% | 8.0% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 10.6% | 5.5% | 4.3% | 2.9% | 2.0% |
| | 5 | 16.0% | 11.0% | 9.9% | 8.5% | 7.7% |

Source: Adams Integra, August 2012

**Graph 115a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Low Density
Flats Only Schemes**

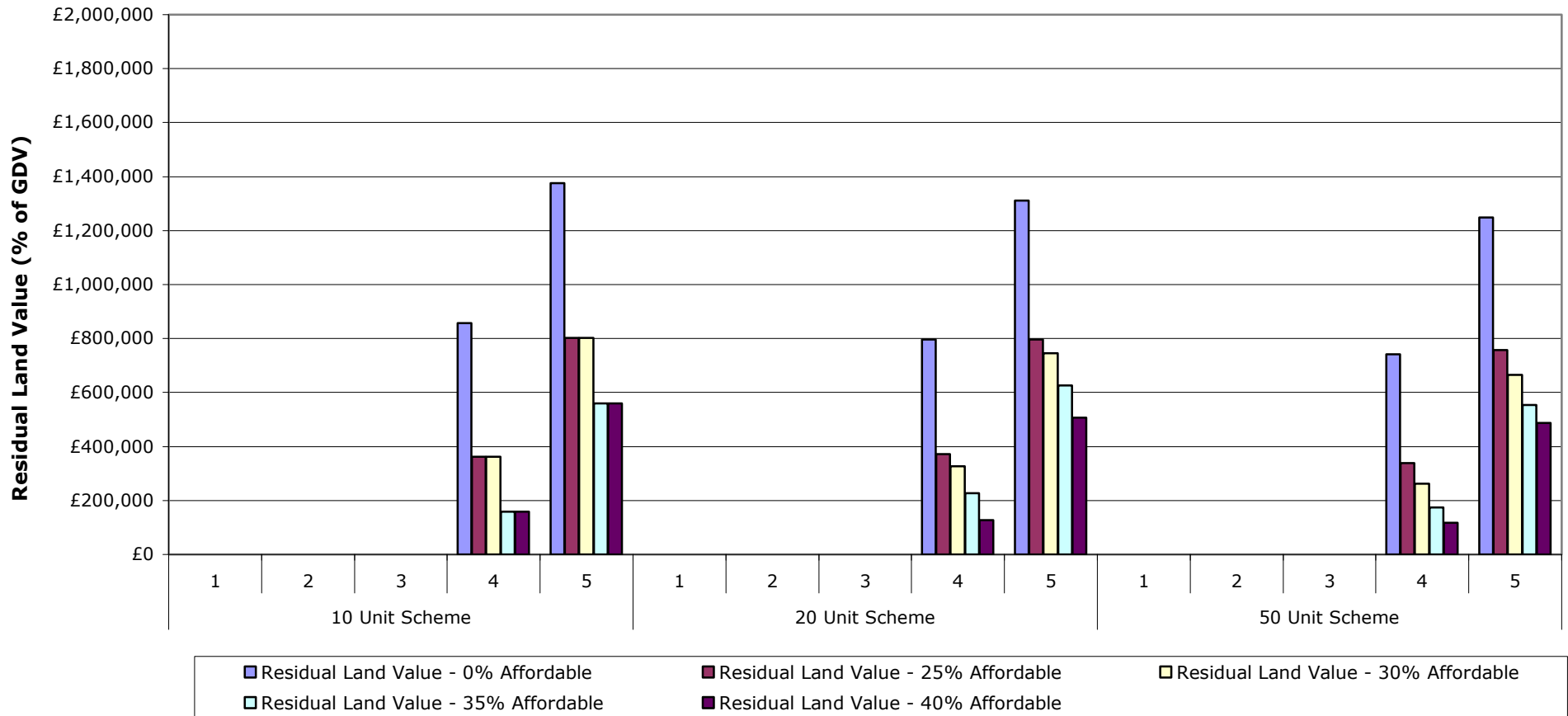


**Table 115b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £856,328 | £362,476 | £362,476 | £158,955 | £158,955 |
| | 5 | £1,375,286 | £802,535 | £802,535 | £560,219 | £560,219 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £797,262 | £370,960 | £327,770 | £227,701 | £127,632 |
| | 5 | £1,310,952 | £796,147 | £745,432 | £625,996 | £506,560 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £741,246 | £338,576 | £263,110 | £173,450 | £118,056 |
| | 5 | £1,248,454 | £756,857 | £664,957 | £553,546 | £488,084 |

Source: Adams Integra, August 2012

**Graph 115b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Low Density
Flats Only Schemes**

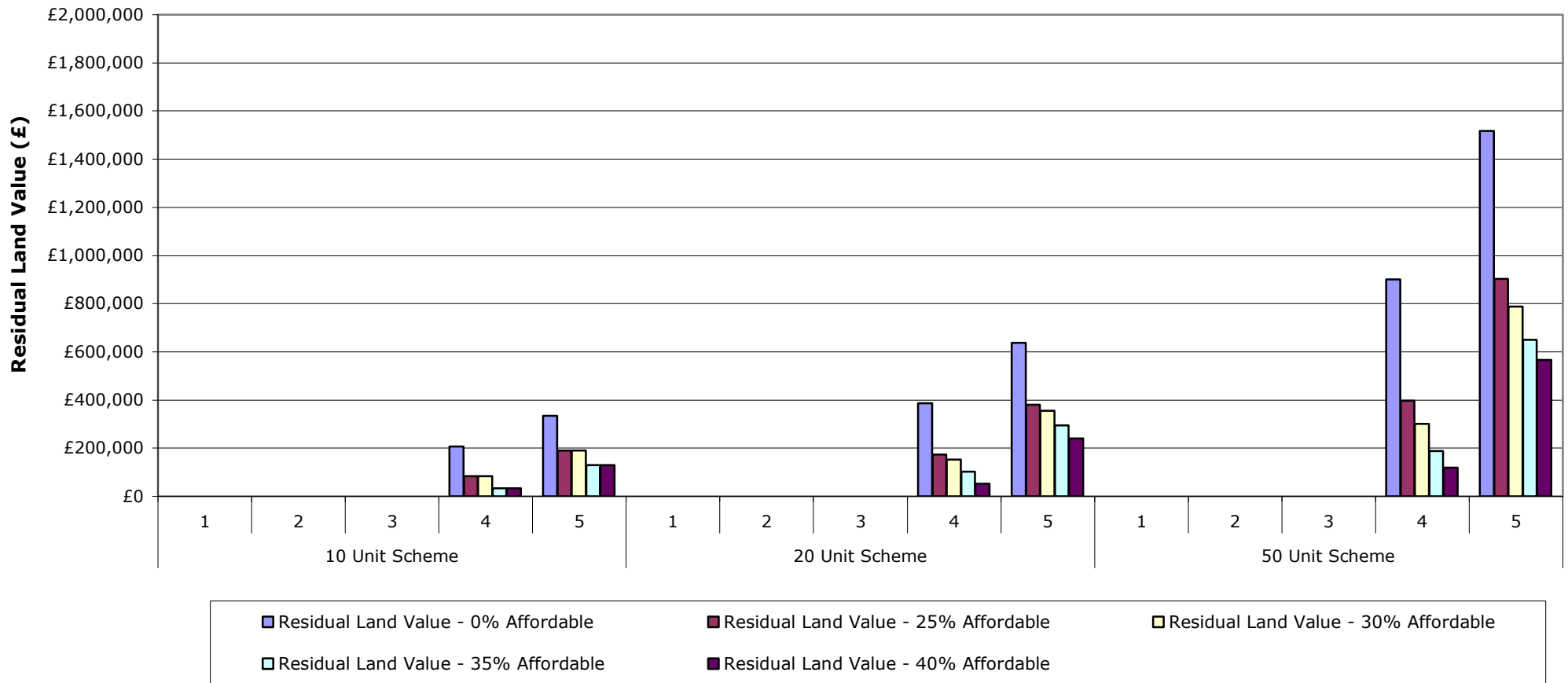


**Table 116: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £207,837 | £84,311 | £84,311 | £33,431 | £33,431 |
| | 5 | £334,315 | £190,931 | £190,931 | £130,254 | £130,254 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £386,922 | £173,529 | £151,814 | £101,779 | £51,745 |
| | 5 | £637,293 | £379,701 | £354,344 | £294,626 | £239,751 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £899,703 | £396,085 | £301,753 | £189,118 | £119,595 |
| | 5 | £1,517,690 | £903,194 | £788,319 | £649,055 | £567,228 |

Source: Adams Integra, August 2012

Graph 116: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 6 Medium Density Flats Only Schemes

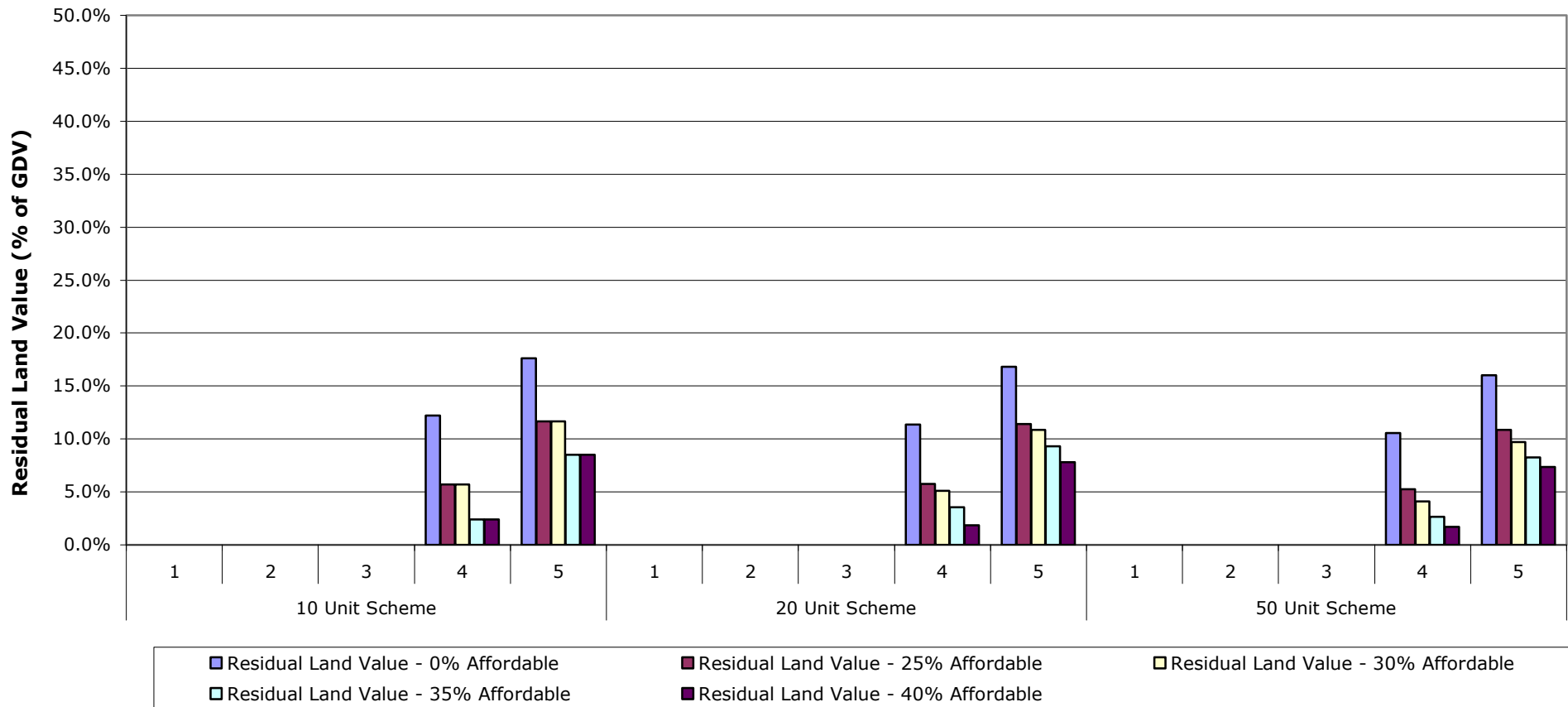


**Table 116a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 12.2% | 5.7% | 5.7% | 2.4% | 2.4% |
| | 5 | 17.6% | 11.7% | 11.7% | 8.5% | 8.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 11.4% | 5.8% | 5.1% | 3.5% | 1.9% |
| | 5 | 16.8% | 11.4% | 10.8% | 9.3% | 7.8% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 10.6% | 5.3% | 4.1% | 2.6% | 1.7% |
| | 5 | 16.0% | 10.8% | 9.7% | 8.2% | 7.4% |

Source: Adams Integra, August 2012

**Graph 116a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Medium Density
Flats Only Schemes**

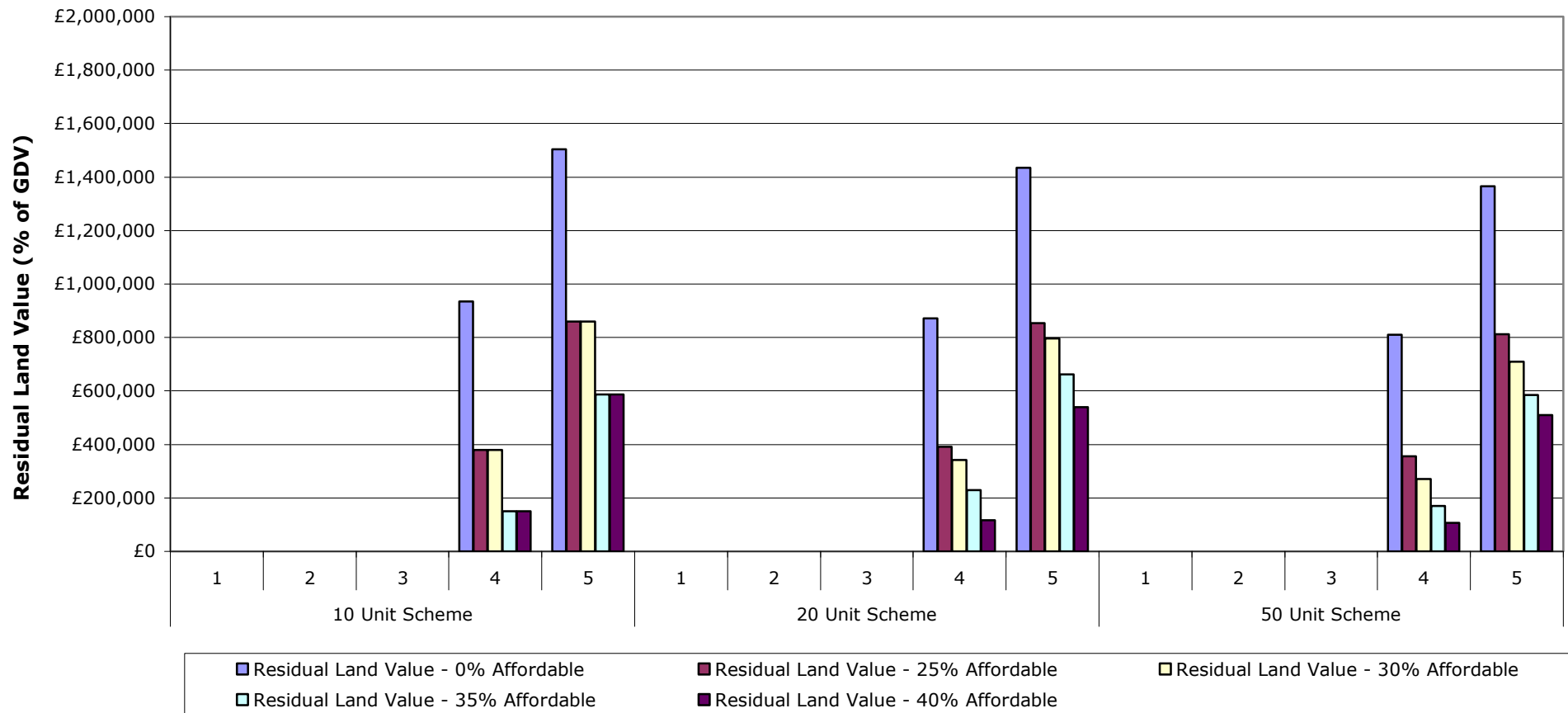


**Table 116b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £935,268 | £379,401 | £379,401 | £150,441 | £150,441 |
| | 5 | £1,504,419 | £859,191 | £859,191 | £586,145 | £586,145 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £870,574 | £390,441 | £341,581 | £229,003 | £116,426 |
| | 5 | £1,433,909 | £854,328 | £797,273 | £662,908 | £539,440 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £809,733 | £356,477 | £271,578 | £170,206 | £107,636 |
| | 5 | £1,365,921 | £812,875 | £709,487 | £584,149 | £510,505 |

Source: Adams Integra, August 2012

Graph 116b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Medium Density
Flats Only Schemes

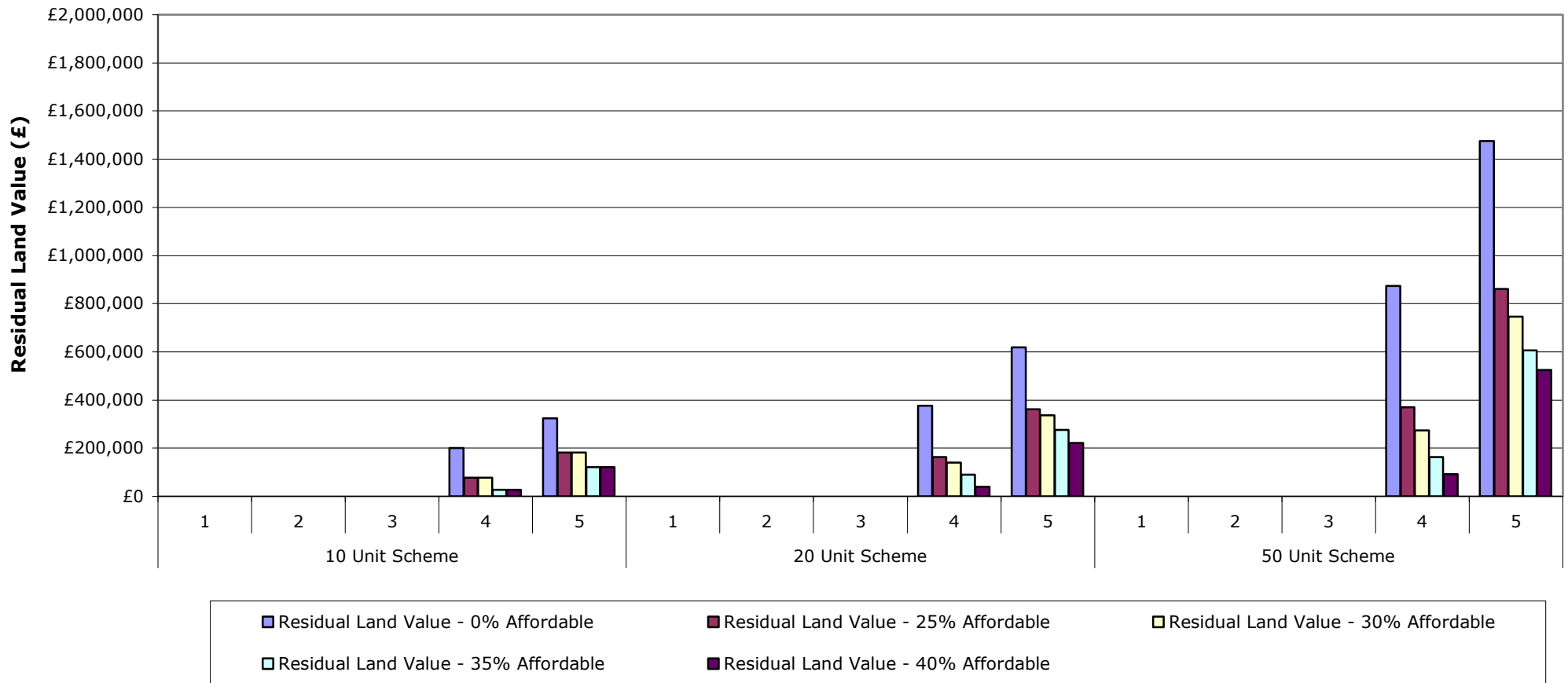


**Table 117: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £201,593 | £78,004 | £78,004 | £27,124 | £27,124 |
| | 5 | £324,809 | £181,229 | £181,229 | £120,454 | £120,454 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £375,213 | £163,211 | £139,742 | £89,708 | £39,673 |
| | 5 | £619,110 | £361,329 | £335,971 | £276,253 | £221,000 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £872,848 | £368,950 | £274,618 | £163,054 | £91,621 |
| | 5 | £1,474,813 | £860,317 | £745,442 | £606,178 | £524,351 |

Source: Adams Integra, August 2012

Graph 117: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 6 High Density Flats Only Schemes

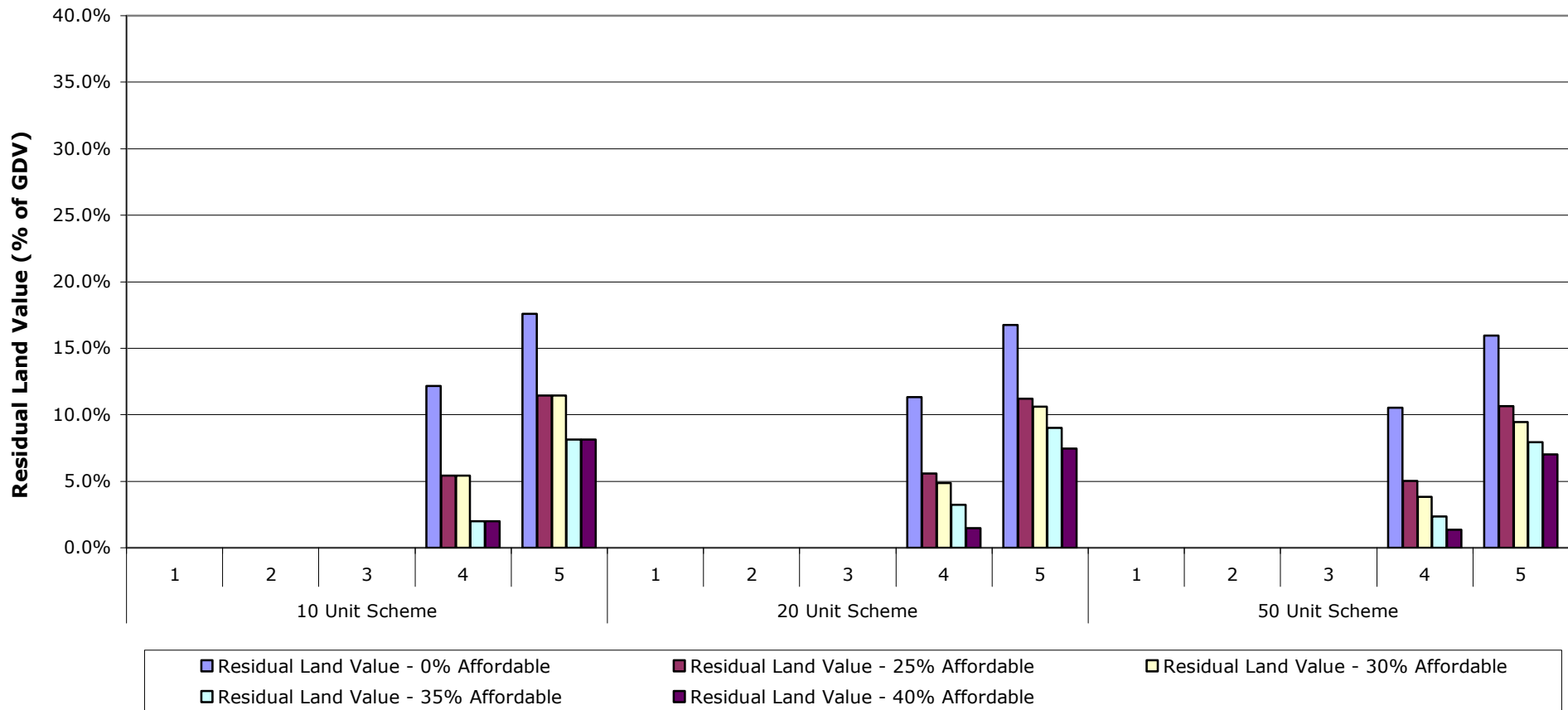


**Table 117a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 12.2% | 5.4% | 5.4% | 2.0% | 2.0% |
| | 5 | 17.6% | 11.4% | 11.4% | 8.1% | 8.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 11.3% | 5.6% | 4.9% | 3.2% | 1.5% |
| | 5 | 16.8% | 11.2% | 10.6% | 9.0% | 7.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 10.5% | 5.0% | 3.8% | 2.4% | 1.3% |
| | 5 | 16.0% | 10.6% | 9.5% | 8.0% | 7.0% |

Source: Adams Integra, August 2012

**Graph 117a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
High Density
Flats Only Schemes**

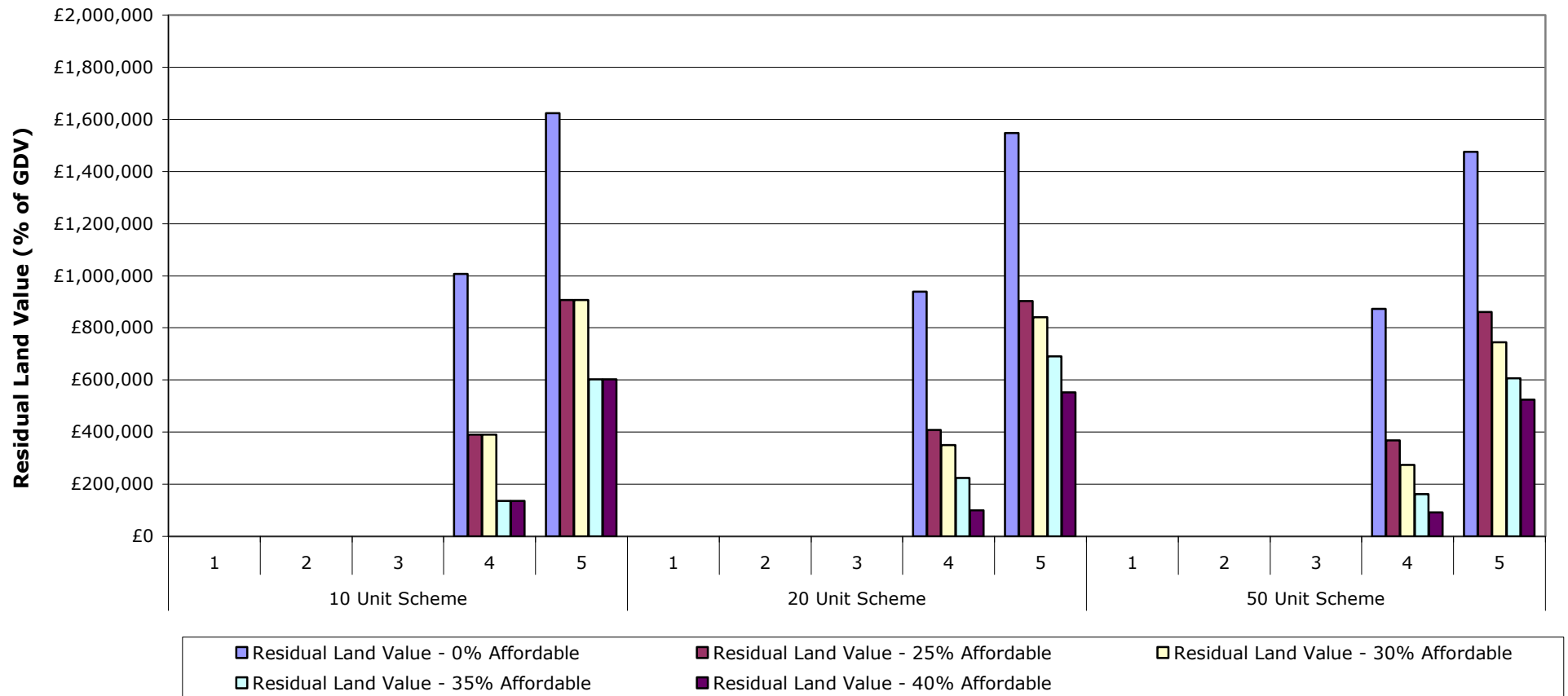


**Table 117b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,007,964 | £390,019 | £390,019 | £135,618 | £135,618 |
| | 5 | £1,624,045 | £906,145 | £906,145 | £602,270 | £602,270 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £938,032 | £408,027 | £349,356 | £224,270 | £99,184 |
| | 5 | £1,547,775 | £903,322 | £839,928 | £690,633 | £552,499 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £872,848 | £368,950 | £274,618 | £163,054 | £91,621 |
| | 5 | £1,474,813 | £860,317 | £745,442 | £606,178 | £524,351 |

Source: Adams Integra, August 2012

**Graph 117b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
High Density
Flats Only Schemes**

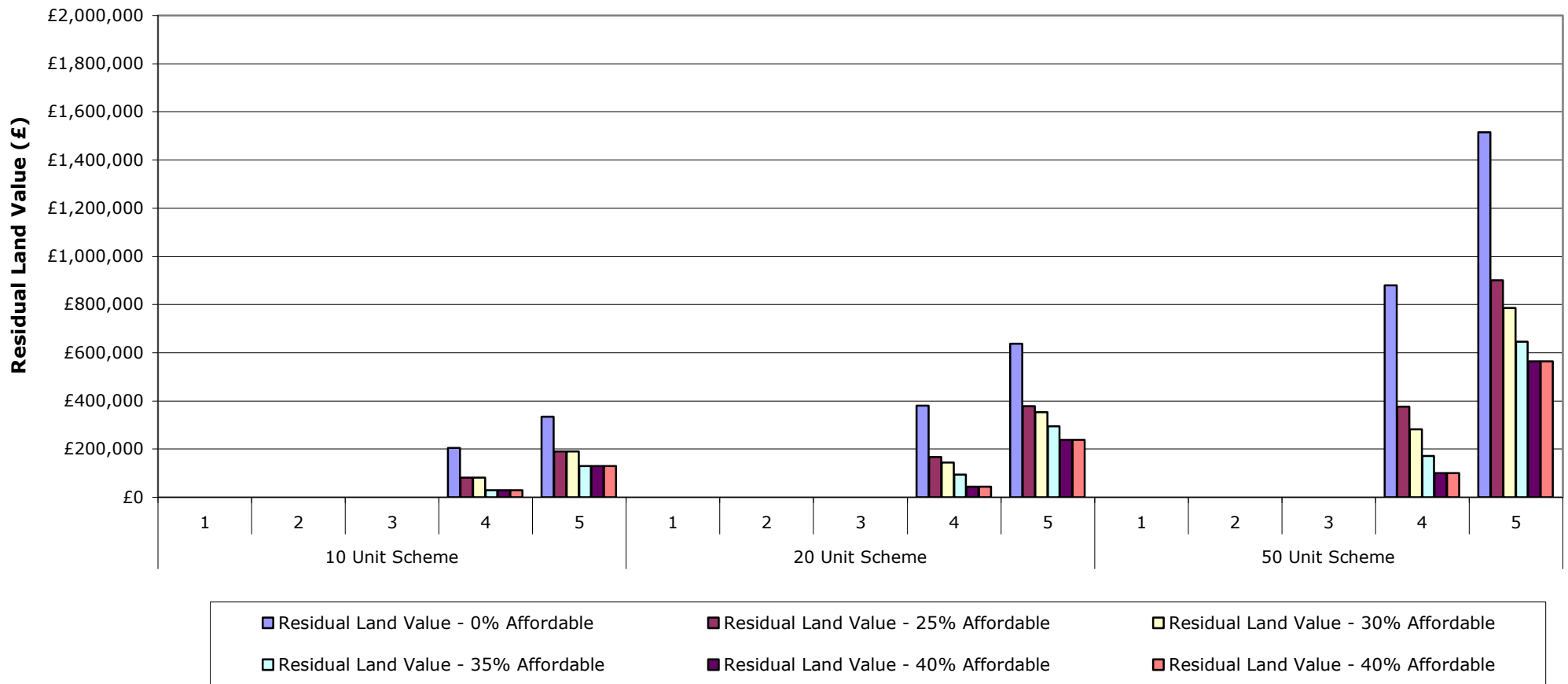


**Table 118: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £204,182 | £80,619 | £80,619 | £29,739 | £29,739 |
| | 5 | £334,122 | £190,734 | £190,734 | £130,055 | £130,055 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £379,554 | £167,686 | £144,218 | £94,183 | £44,149 |
| | 5 | £636,595 | £378,997 | £353,639 | £293,921 | £239,032 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £880,687 | £376,871 | £282,539 | £171,220 | £99,787 |
| | 5 | £1,514,696 | £900,200 | £785,325 | £646,061 | £564,234 |

Source: Adams Integra, August 2012

**Graph 118: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
Low Density
Flats Only Schemes**

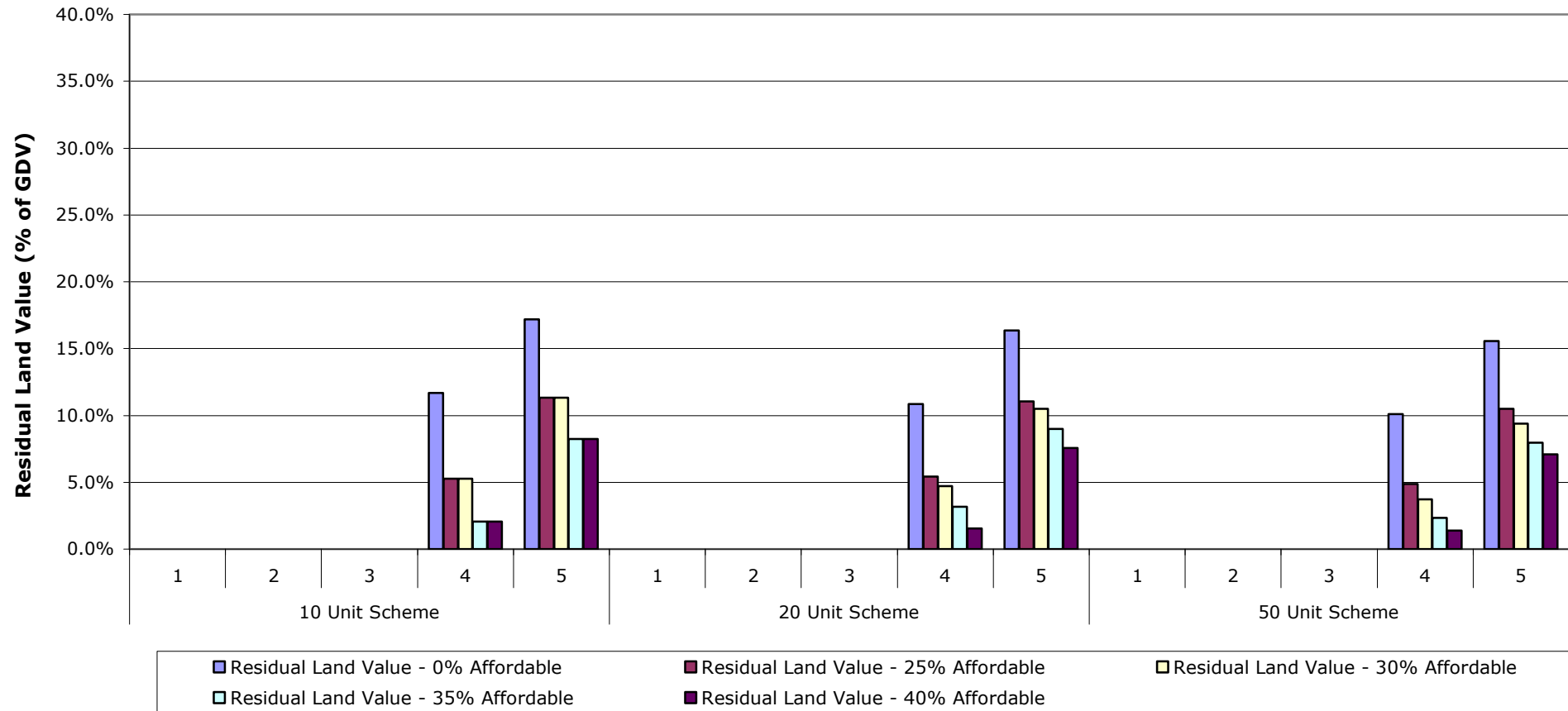


**Table 118a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 11.7% | 5.3% | 5.3% | 2.1% | 2.1% |
| | 5 | 17.2% | 11.3% | 11.3% | 8.2% | 8.2% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 10.9% | 5.4% | 4.7% | 3.2% | 1.5% |
| | 5 | 16.4% | 11.1% | 10.5% | 9.0% | 7.6% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 10.1% | 4.9% | 3.7% | 2.3% | 1.4% |
| | 5 | 15.6% | 10.5% | 9.4% | 8.0% | 7.1% |

Source: Adams Integra, August 2012

**Graph 118a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
Low Density
Flats Only Schemes**

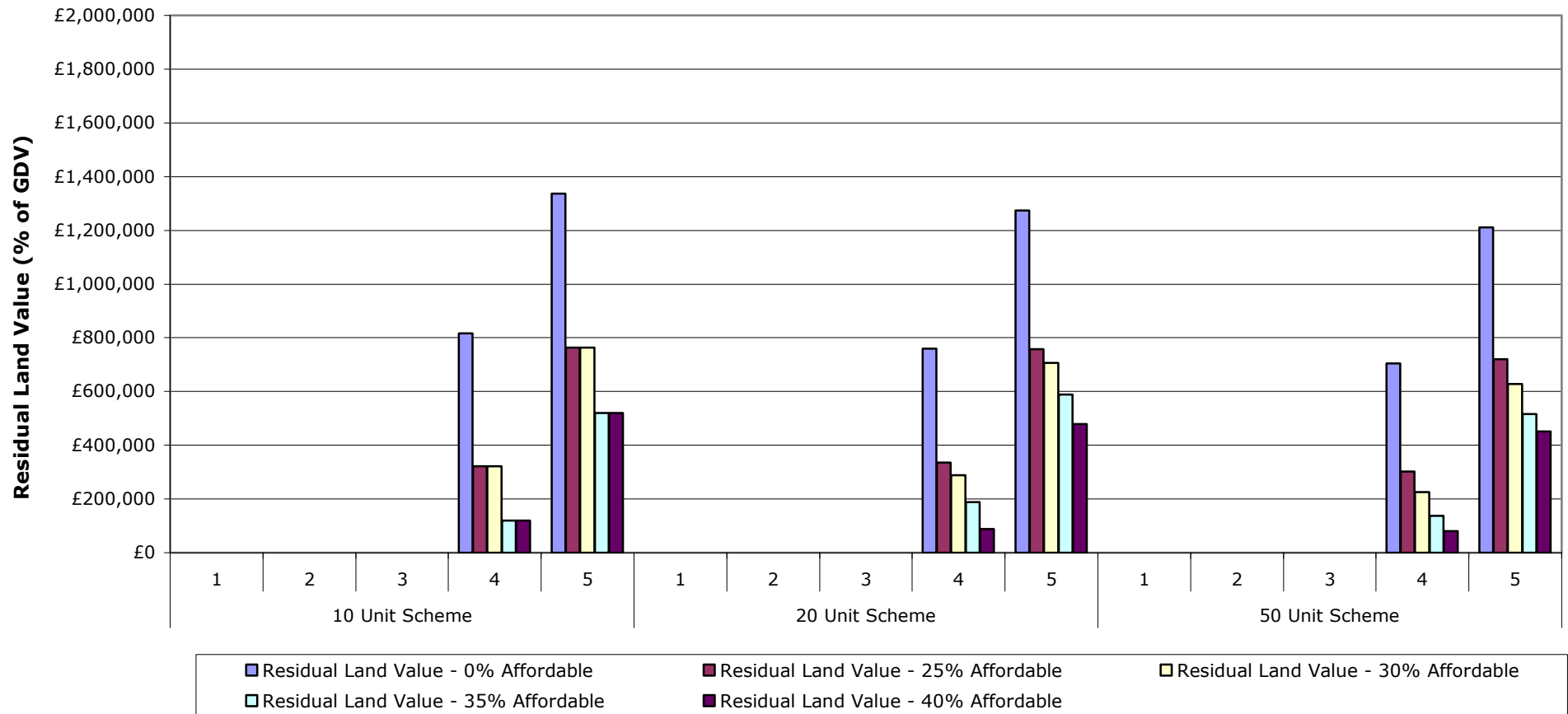


**Table 118b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £816,729 | £322,477 | £322,477 | £118,957 | £118,957 |
| | 5 | £1,336,487 | £762,936 | £762,936 | £520,220 | £520,220 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £759,108 | £335,373 | £288,436 | £188,367 | £88,298 |
| | 5 | £1,273,191 | £757,993 | £707,278 | £587,842 | £478,063 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £704,550 | £301,497 | £226,031 | £136,976 | £79,830 |
| | 5 | £1,211,757 | £720,160 | £628,260 | £516,849 | £451,387 |

Source: Adams Integra, August 2012

**Graph 118a: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
Low Density
Flats Only Schemes**

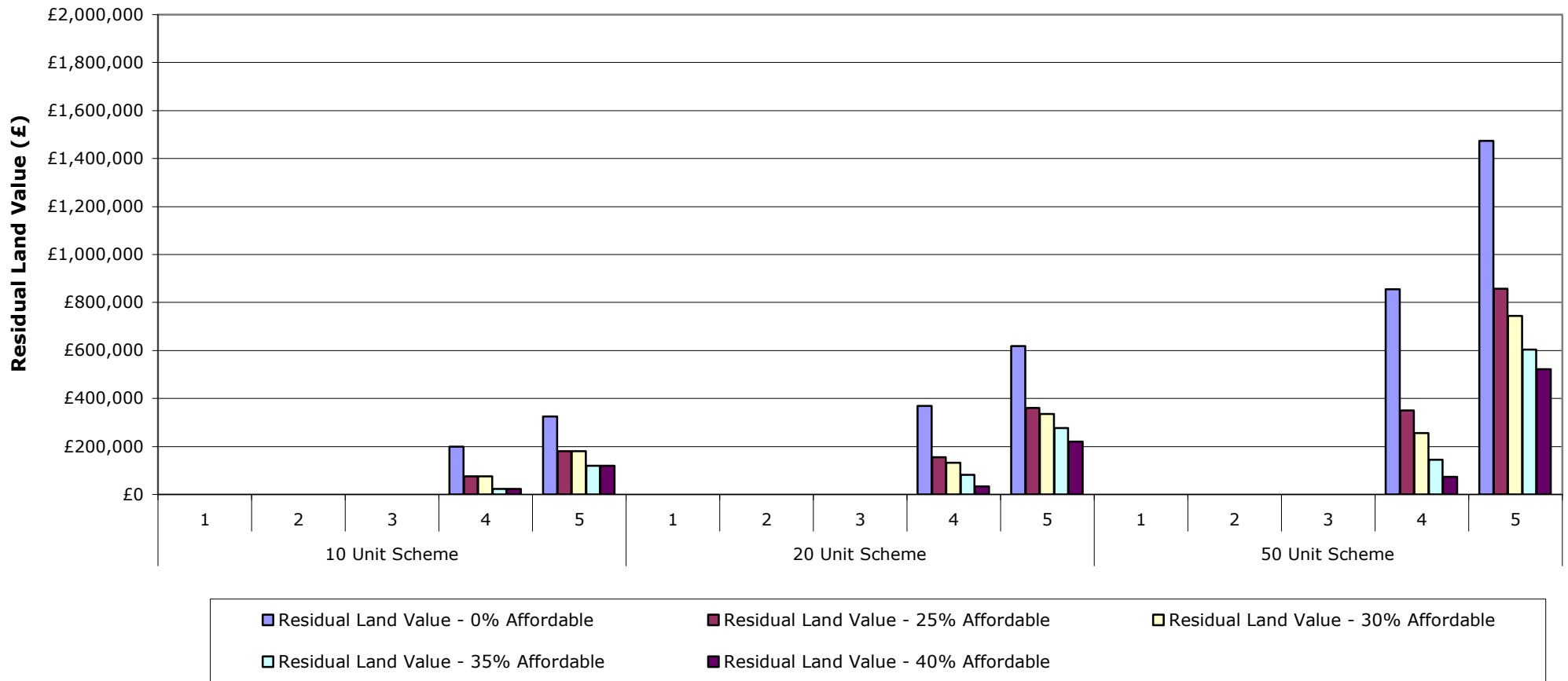


**Table 119: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £198,188 | £74,564 | £74,564 | £23,684 | £23,684 |
| | 5 | £324,861 | £181,282 | £181,282 | £120,507 | £120,507 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £368,327 | £156,112 | £132,644 | £82,609 | £32,575 |
| | 5 | £618,890 | £361,106 | £335,749 | £276,031 | £220,773 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £854,991 | £350,908 | £256,575 | £144,453 | £73,020 |
| | 5 | £1,472,978 | £858,482 | £743,607 | £604,343 | £522,516 |

Source: Adams Integra, August 2012

Graph 119: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 6 Medium Density Flats Only Schemes

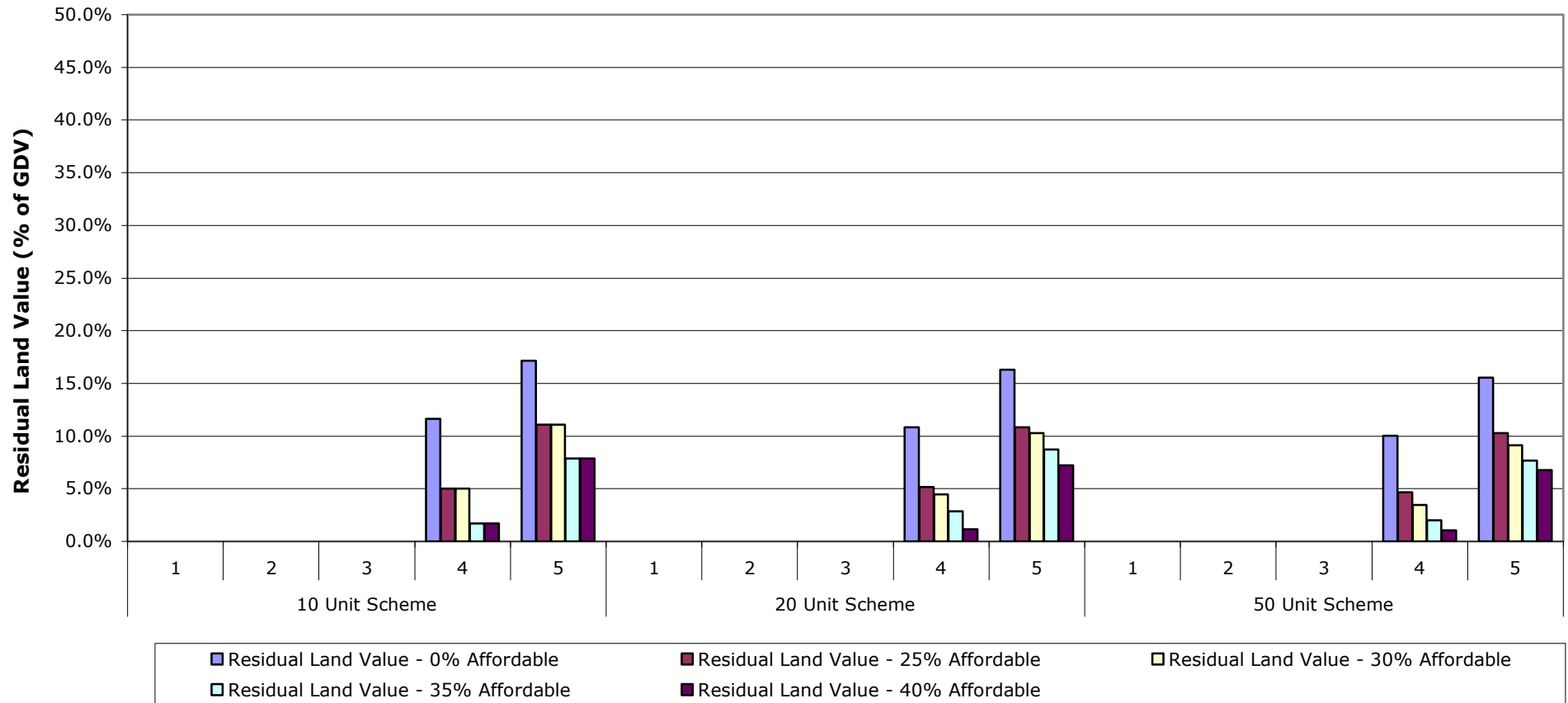


**Table 119a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 11.6% | 5.0% | 5.0% | 1.7% | 1.7% |
| | 5 | 17.1% | 11.1% | 11.1% | 7.9% | 7.9% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 10.8% | 5.2% | 4.5% | 2.9% | 1.2% |
| | 5 | 16.3% | 10.9% | 10.3% | 8.7% | 7.2% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 10.0% | 4.7% | 3.5% | 2.0% | 1.0% |
| | 5 | 15.5% | 10.3% | 9.1% | 7.7% | 6.8% |

Source: Adams Integra, August 2012

**Graph 119a: Summary of RLV (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable
Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
Medium Density
Flats Only Schemes**

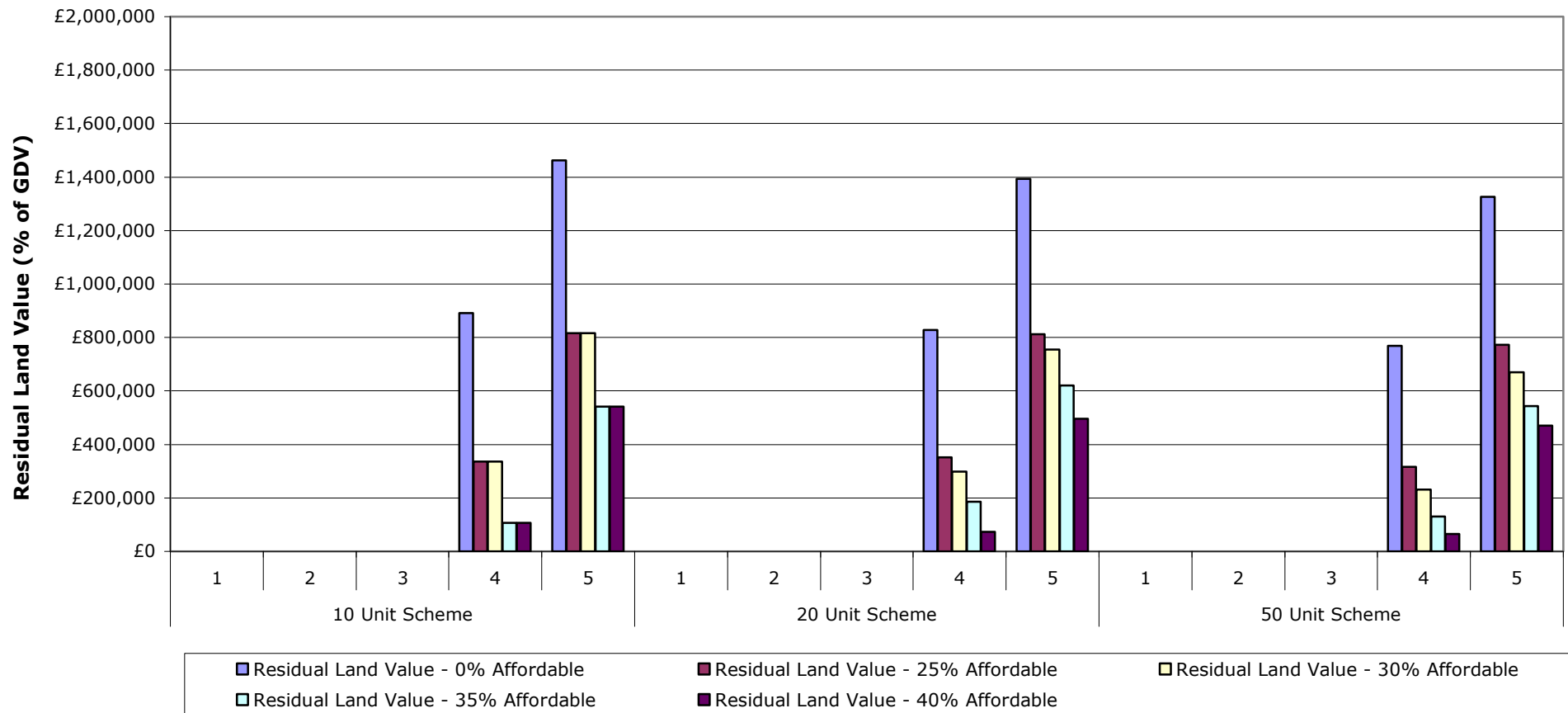


**Table 119b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £891,845 | £335,540 | £335,540 | £106,579 | £106,579 |
| | 5 | £1,461,873 | £815,769 | £815,769 | £542,283 | £542,283 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £828,736 | £351,252 | £298,448 | £185,871 | £73,293 |
| | 5 | £1,392,502 | £812,489 | £755,435 | £621,069 | £496,738 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £769,492 | £315,817 | £230,918 | £130,008 | £65,718 |
| | 5 | £1,325,680 | £772,634 | £669,247 | £543,909 | £470,264 |

Source: Adams Integra, August 2012

**Graph 119b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure £0, £100 CIL
CfSH Level 6
Medium Density
Flats Only Schemes**

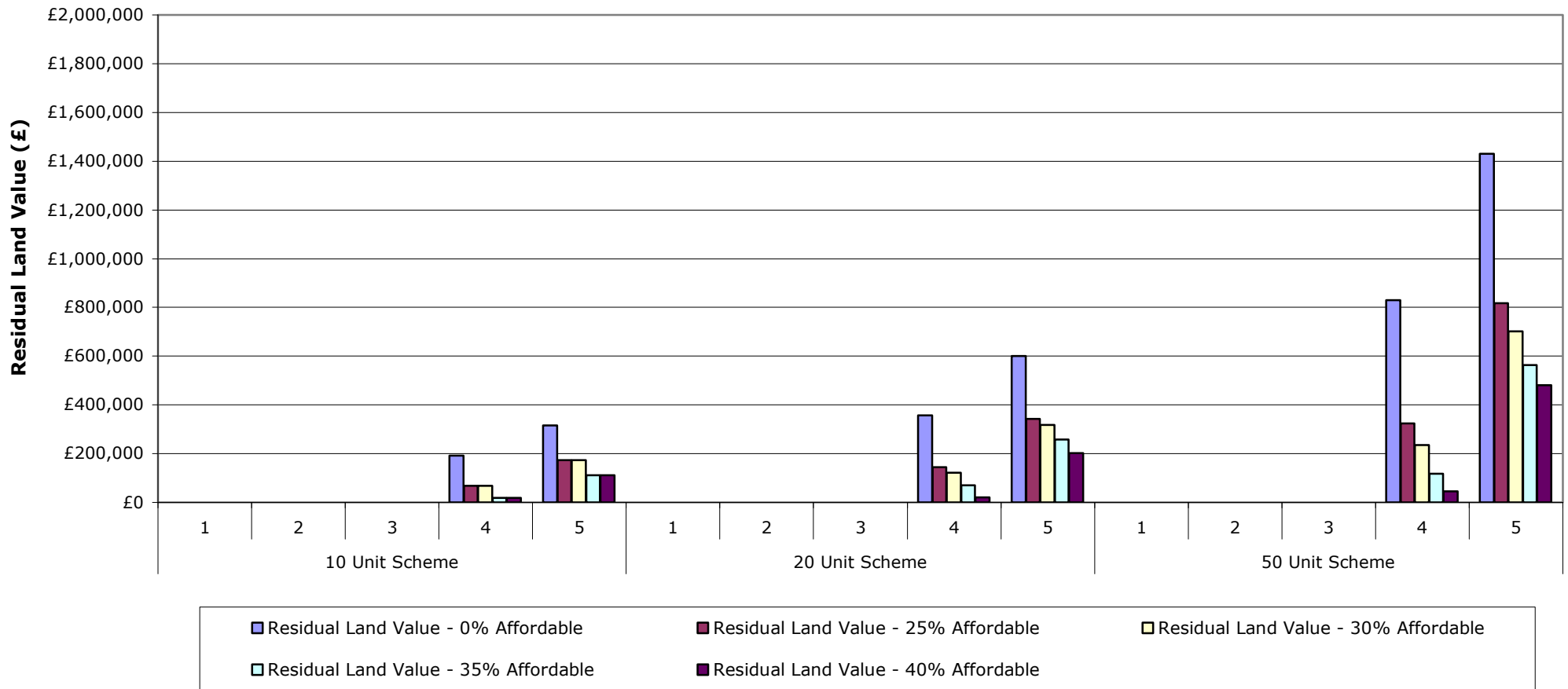


**Table 120: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £192,193 | £68,509 | £68,509 | £17,629 | £17,629 |
| | 5 | £315,599 | £173,565 | £173,565 | £110,960 | £110,960 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £357,100 | £144,538 | £121,069 | £71,035 | £21,000 |
| | 5 | £601,184 | £343,216 | £317,859 | £258,140 | £202,514 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £829,295 | £324,944 | £235,366 | £117,686 | £46,254 |
| | 5 | £1,431,260 | £816,765 | £701,889 | £562,625 | £480,798 |

Source: Adams Integra, August 2012

**Graph 120: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
High Density
Flats Only Schemes**

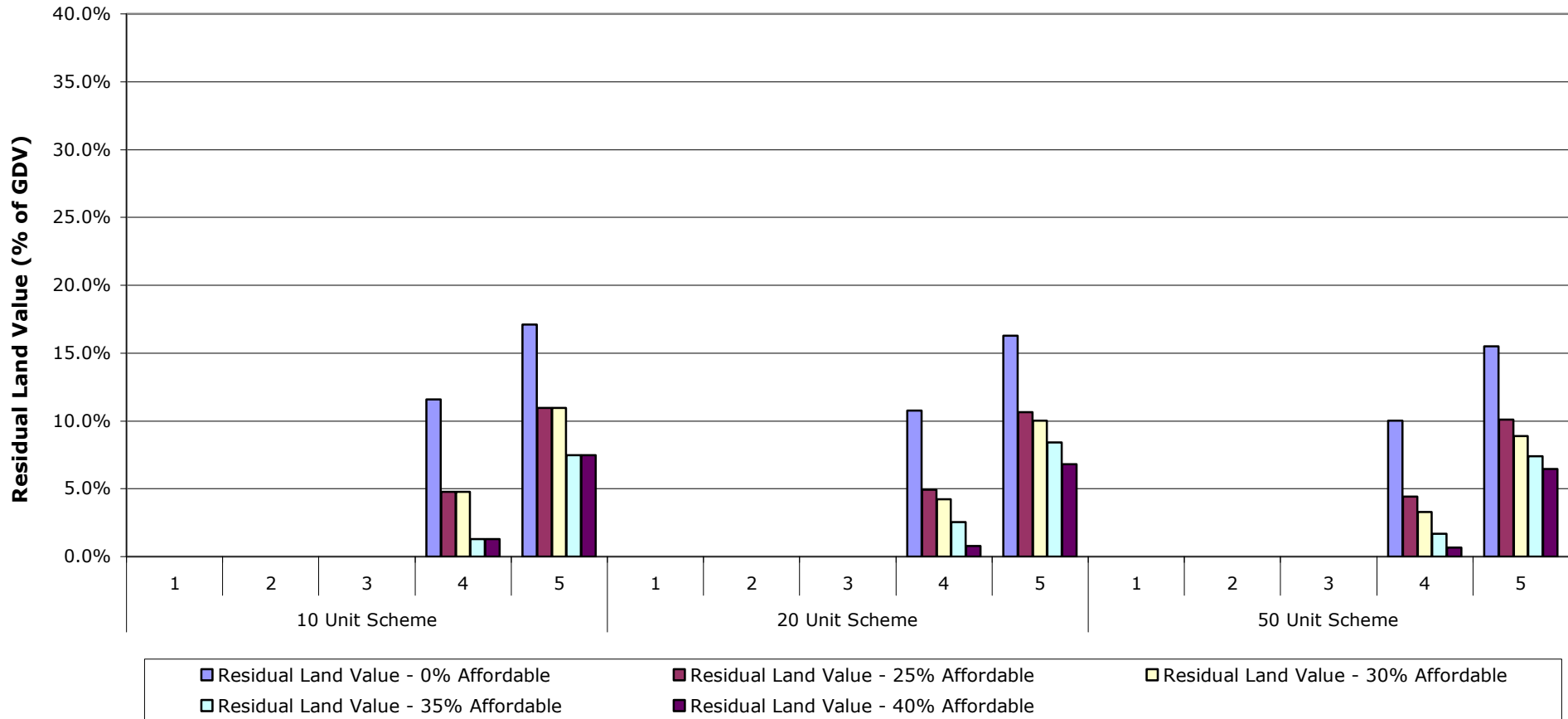


**Table 120a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 11.6% | 4.8% | 4.8% | 1.3% | 1.3% |
| | 5 | 17.1% | 10.9% | 10.9% | 7.5% | 7.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 10.8% | 4.9% | 4.2% | 2.5% | 0.8% |
| | 5 | 16.3% | 10.6% | 10.0% | 8.4% | 6.8% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 10.0% | 4.4% | 3.3% | 1.7% | 0.7% |
| | 5 | 15.5% | 10.1% | 8.9% | 7.4% | 6.4% |

Source: Adams Integra, August 2012

**Graph 120a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
High Density
Flats Only Schemes**

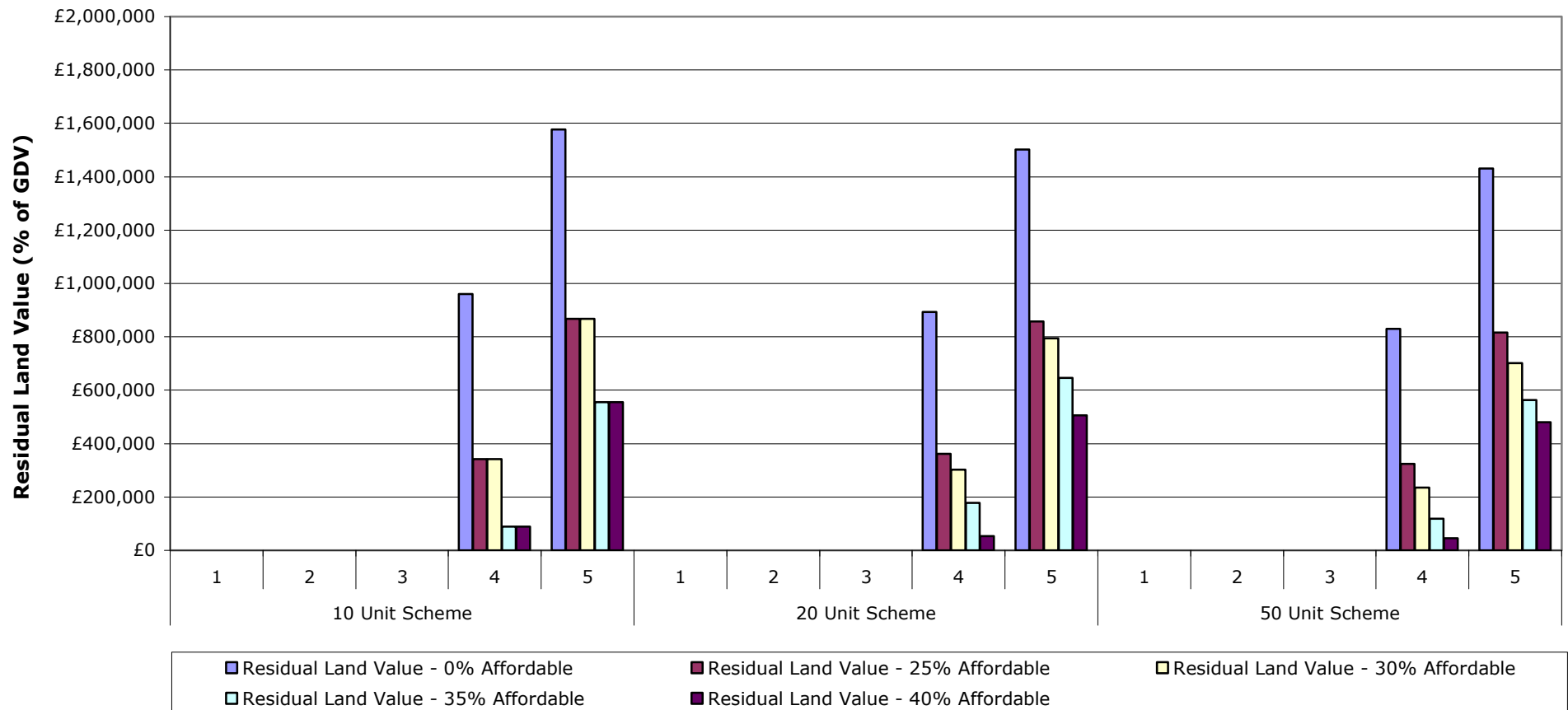


**Table 120b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £960,967 | £342,547 | £342,547 | £88,146 | £88,146 |
| | 5 | £1,577,997 | £867,827 | £867,827 | £554,799 | £554,799 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £892,750 | £361,345 | £302,674 | £177,587 | £52,501 |
| | 5 | £1,502,960 | £858,040 | £794,646 | £645,351 | £506,284 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £829,295 | £324,944 | £235,366 | £117,686 | £46,254 |
| | 5 | £1,431,260 | £816,765 | £701,889 | £562,625 | £480,798 |

Source: Adams Integra, August 2012

**Graph 120b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
High Density
Flats Only Schemes**



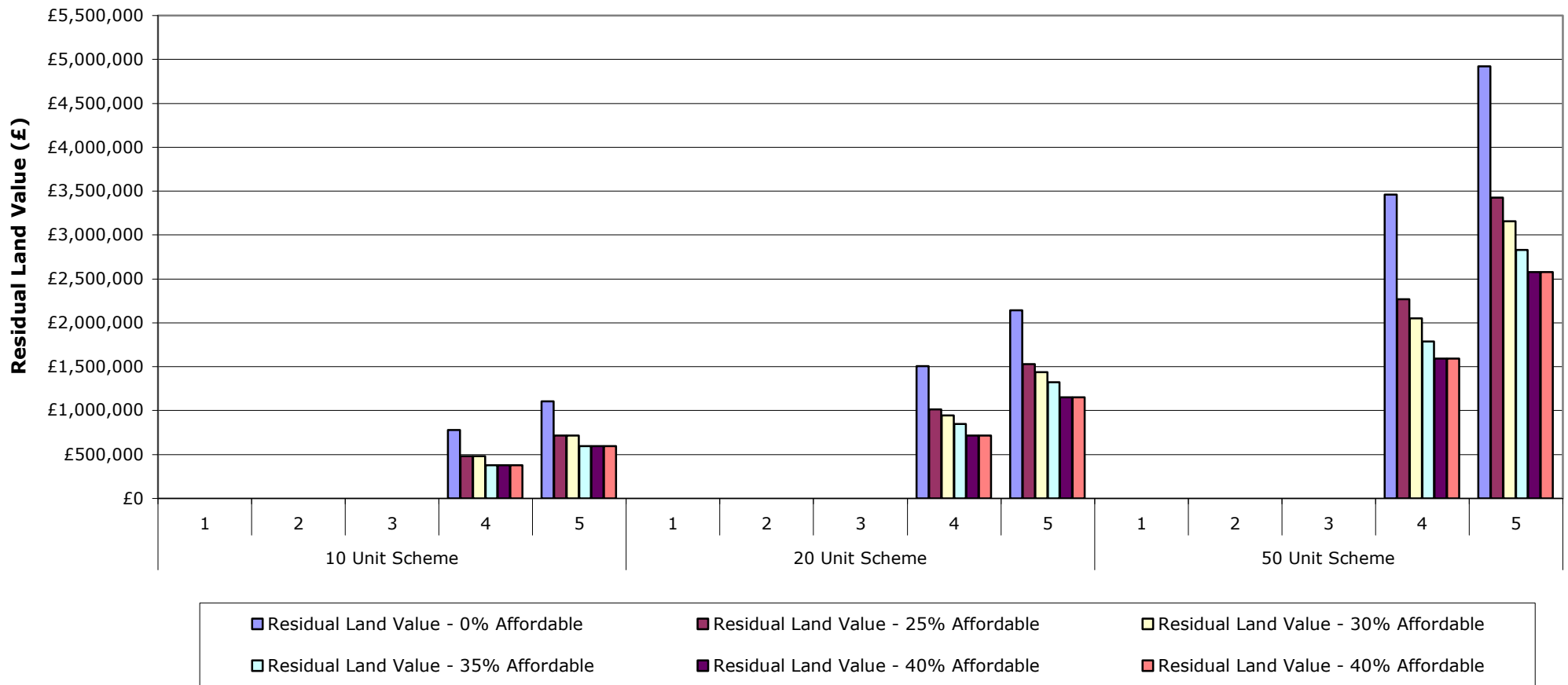
Appendix 5b

**Table 121: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £778,495 | £481,416 | £481,416 | £380,680 | £380,680 |
| | 5 | £1,102,879 | £718,007 | £718,007 | £596,908 | £596,908 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,506,650 | £1,013,548 | £946,326 | £848,286 | £716,526 |
| | 5 | £2,144,636 | £1,527,988 | £1,439,721 | £1,320,635 | £1,149,513 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,461,210 | £2,267,433 | £2,053,524 | £1,788,220 | £1,594,844 |
| | 5 | £4,922,242 | £3,426,976 | £3,154,361 | £2,827,698 | £2,575,616 |

Source: Adams Integra, August 2012

**Graph 121: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Low Density
Houses Only Schemes**

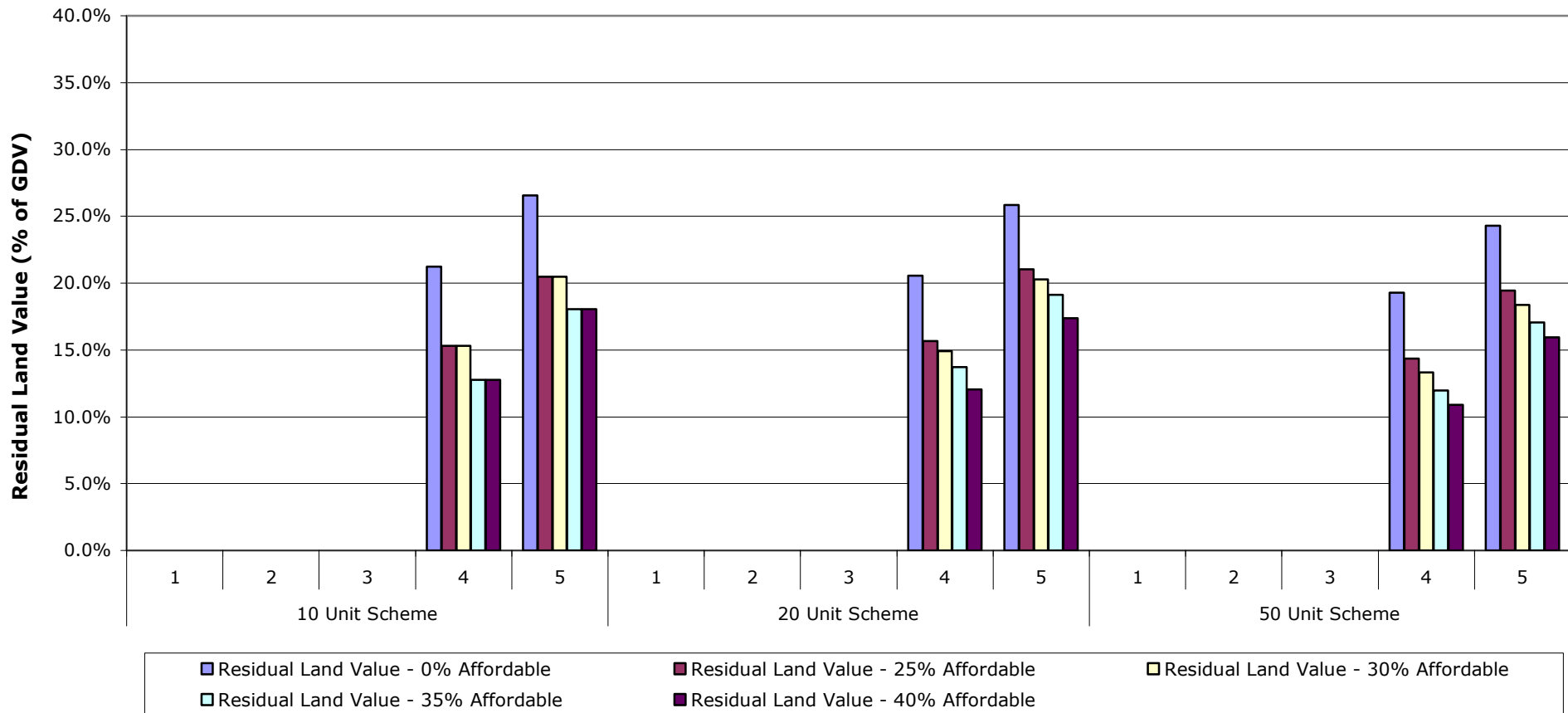


**Table 121a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 21.2% | 15.3% | 15.3% | 12.8% | 12.8% |
| | 5 | 26.6% | 20.5% | 20.5% | 18.0% | 18.0% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.6% | 15.7% | 14.9% | 13.7% | 12.0% |
| | 5 | 25.8% | 21.1% | 20.3% | 19.1% | 17.4% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.3% | 14.3% | 13.3% | 12.0% | 10.9% |
| | 5 | 24.3% | 19.4% | 18.4% | 17.0% | 15.9% |

Source: Adams Integra, August 2012

**Graph 121a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Low Density
Houses Only Schemes**

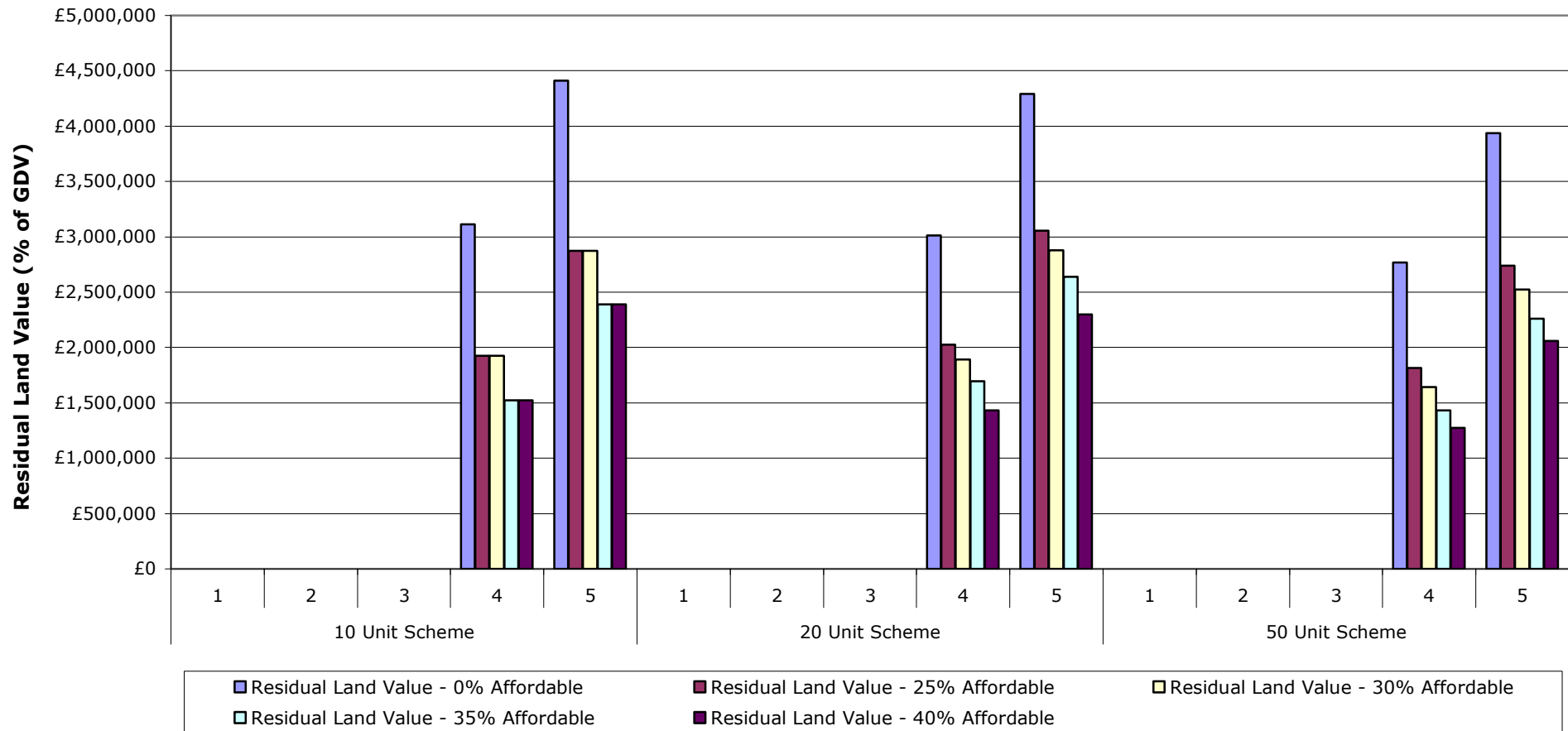


**Table 121b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,113,979 | £1,925,665 | £1,925,665 | £1,522,721 | £1,522,721 |
| | 5 | £4,411,516 | £2,872,027 | £2,872,027 | £2,387,632 | £2,387,632 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,013,300 | £2,027,095 | £1,892,653 | £1,696,572 | £1,433,052 |
| | 5 | £4,289,272 | £3,055,976 | £2,879,442 | £2,641,269 | £2,299,025 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,768,968 | £1,813,946 | £1,642,819 | £1,430,576 | £1,275,876 |
| | 5 | £3,937,794 | £2,741,581 | £2,523,489 | £2,262,159 | £2,060,493 |

Source: Adams Integra, August 2012

**Graph 121b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Low Density
Houses Only Schemes**

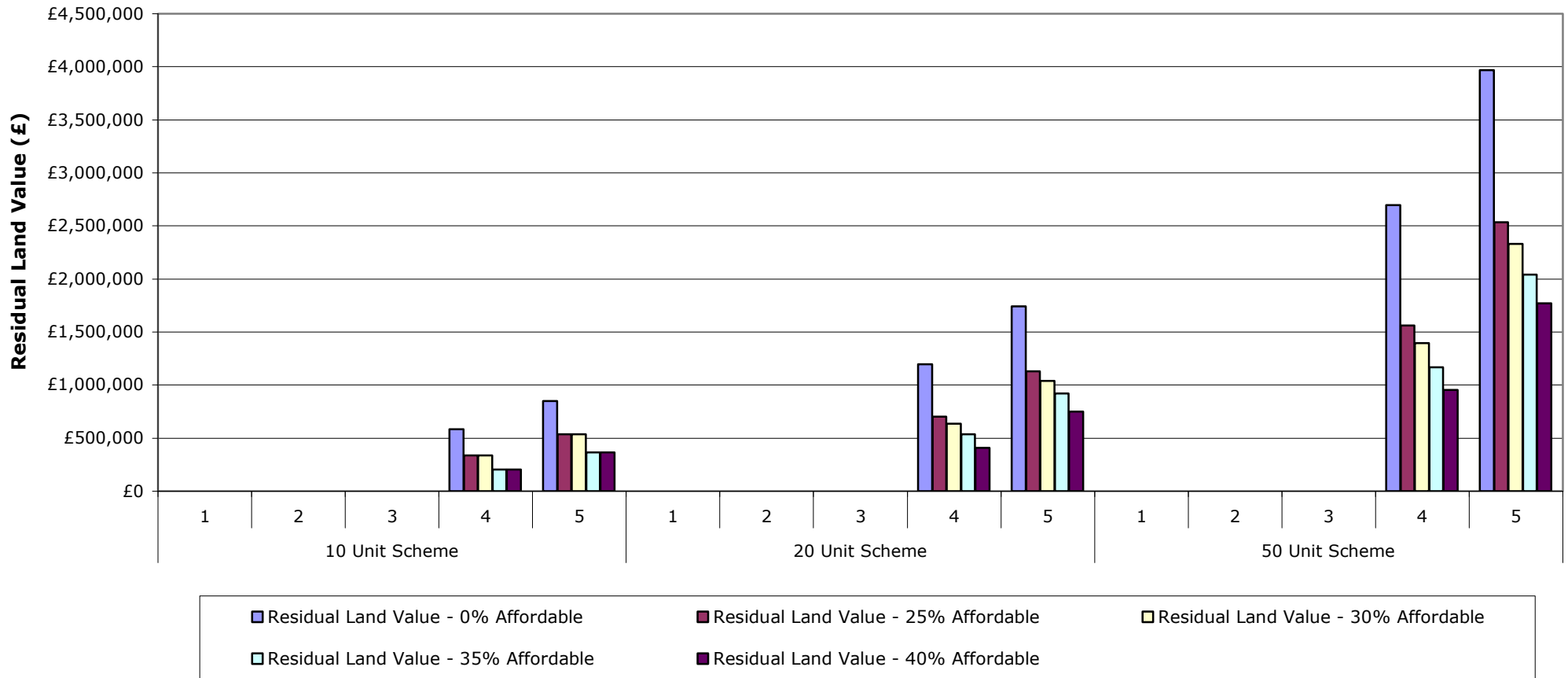


**Table 122: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £584,855 | £337,020 | £337,020 | £205,796 | £205,796 |
| | 5 | £851,119 | £537,420 | £537,420 | £367,191 | £367,191 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,195,136 | £702,034 | £634,813 | £536,772 | £409,231 |
| | 5 | £1,744,268 | £1,127,620 | £1,039,353 | £920,267 | £749,145 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,695,414 | £1,560,196 | £1,394,772 | £1,166,016 | £951,807 |
| | 5 | £3,967,729 | £2,536,224 | £2,331,628 | £2,043,248 | £1,770,332 |

Source: Adams Integra, August 2012

Graph 122: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Medium Density CfSH Level 6 Houses Only Schemes

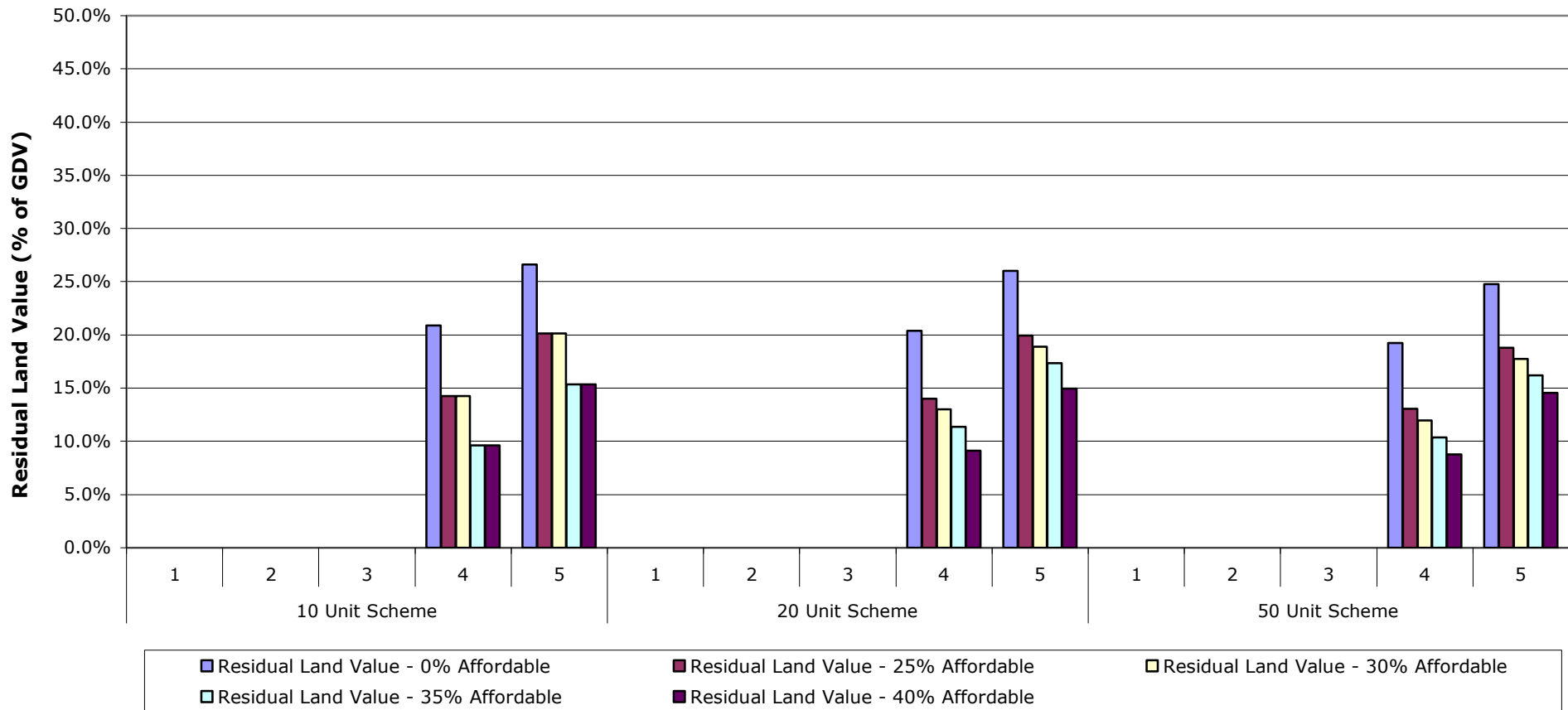


**Table 122a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.9% | 14.2% | 14.2% | 9.6% | 9.6% |
| | 5 | 26.6% | 20.1% | 20.1% | 15.4% | 15.4% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.4% | 14.0% | 13.0% | 11.4% | 9.1% |
| | 5 | 26.0% | 19.9% | 18.9% | 17.4% | 14.9% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.2% | 13.0% | 12.0% | 10.4% | 8.8% |
| | 5 | 24.8% | 18.8% | 17.7% | 16.2% | 14.6% |

Source: Adams Integra, August 2012

**Graph 122a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Medium Density
Houses Only Schemes**

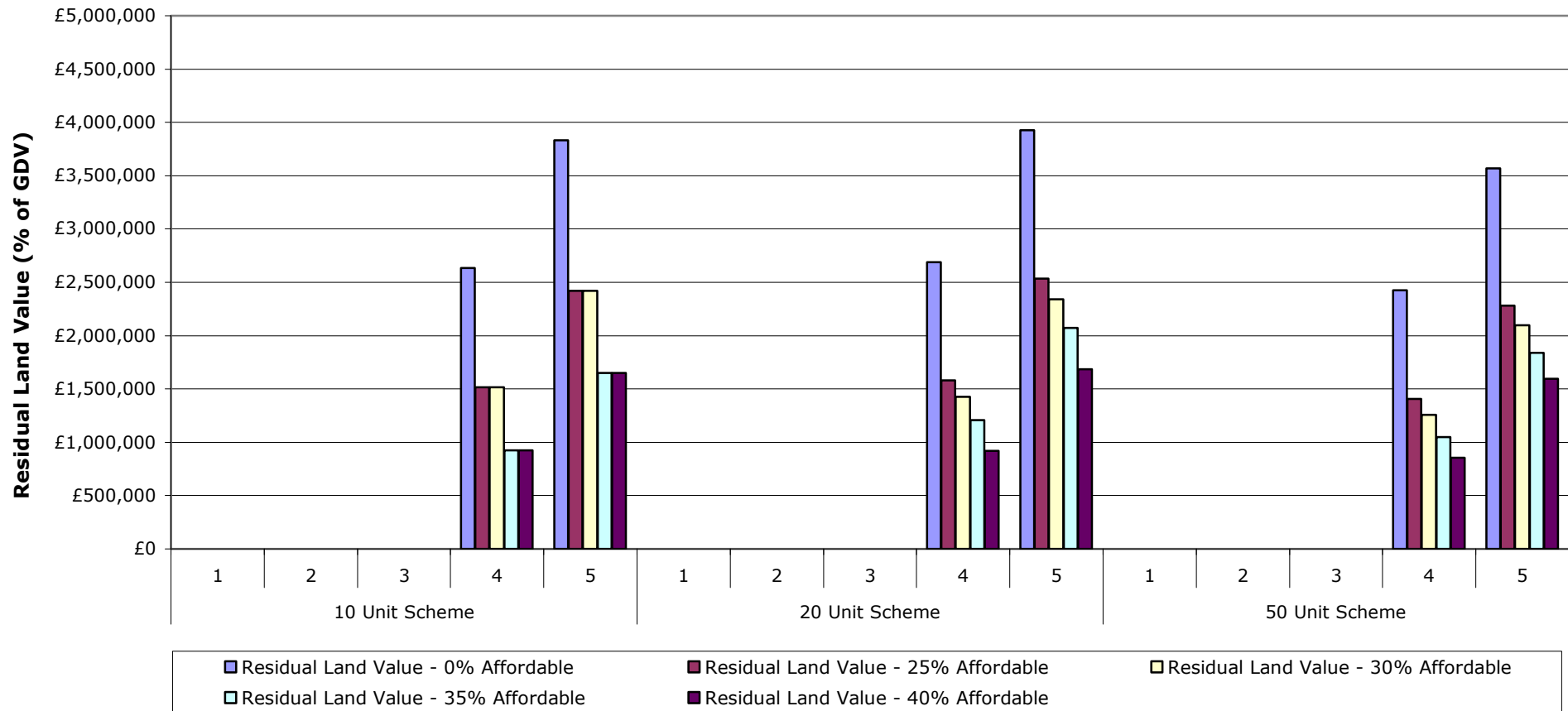


**Table 122b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,631,847 | £1,516,592 | £1,516,592 | £926,080 | £926,080 |
| | 5 | £3,830,036 | £2,418,391 | £2,418,391 | £1,652,362 | £1,652,362 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,689,057 | £1,579,576 | £1,428,328 | £1,207,737 | £920,770 |
| | 5 | £3,924,603 | £2,537,146 | £2,338,544 | £2,070,600 | £1,685,576 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,425,873 | £1,404,176 | £1,255,295 | £1,049,415 | £856,626 |
| | 5 | £3,570,956 | £2,282,602 | £2,098,465 | £1,838,923 | £1,593,299 |

Source: Adams Integra, August 2012

**Graph 122b: Summary of RLV (value per Ha) at 0%, 25%, 30% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
Medium Density
Houses Only Schemes**

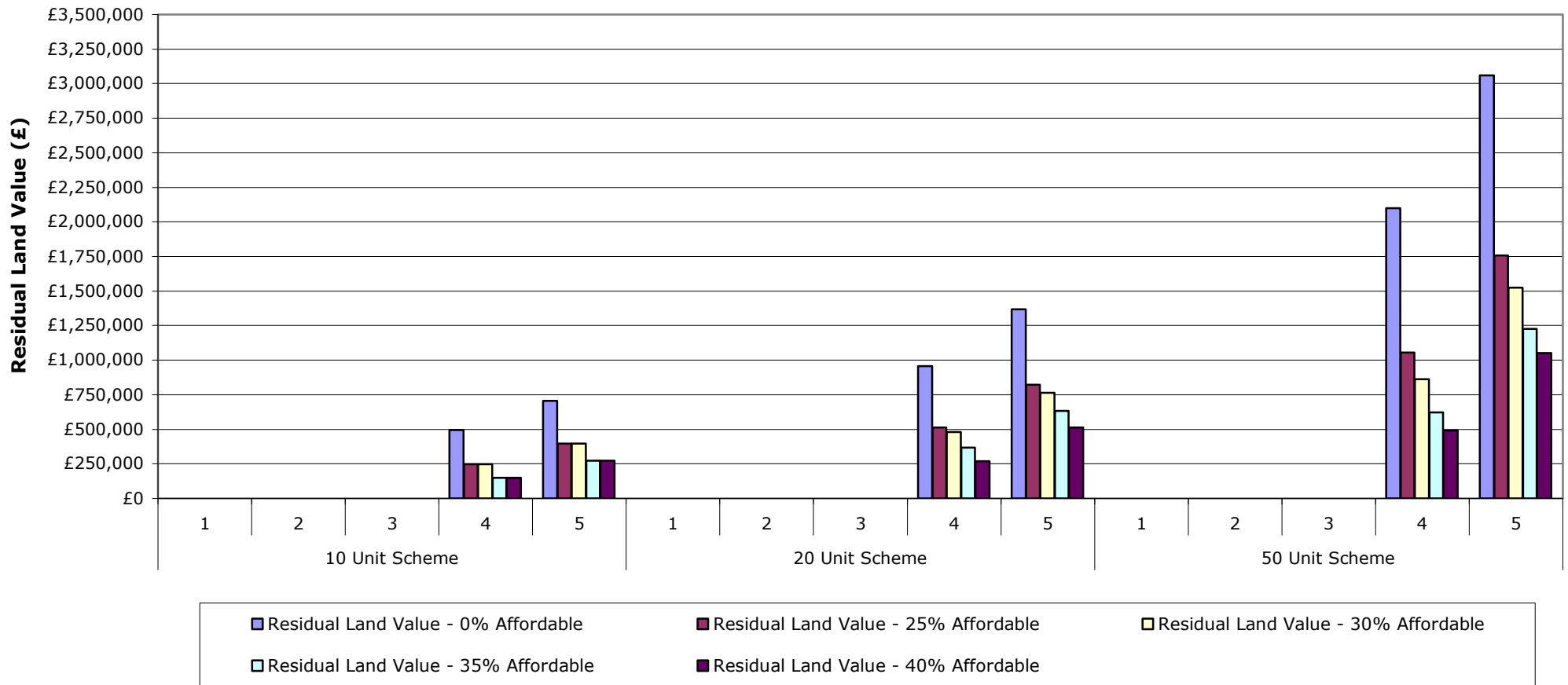


**Table 123: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £495,874 | £247,113 | £247,113 | £150,904 | £150,904 |
| | 5 | £704,445 | £394,817 | £394,817 | £272,456 | £272,456 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £957,518 | £514,305 | £479,948 | £369,017 | £269,956 |
| | 5 | £1,367,726 | £821,069 | £762,503 | £631,670 | £512,584 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,098,327 | £1,053,782 | £863,224 | £623,054 | £489,577 |
| | 5 | £3,060,278 | £1,756,781 | £1,525,317 | £1,225,522 | £1,052,874 |

Source: Adams Integra, August 2012

Graph 123: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL CfSH Level 6 High Density Houses Only Schemes

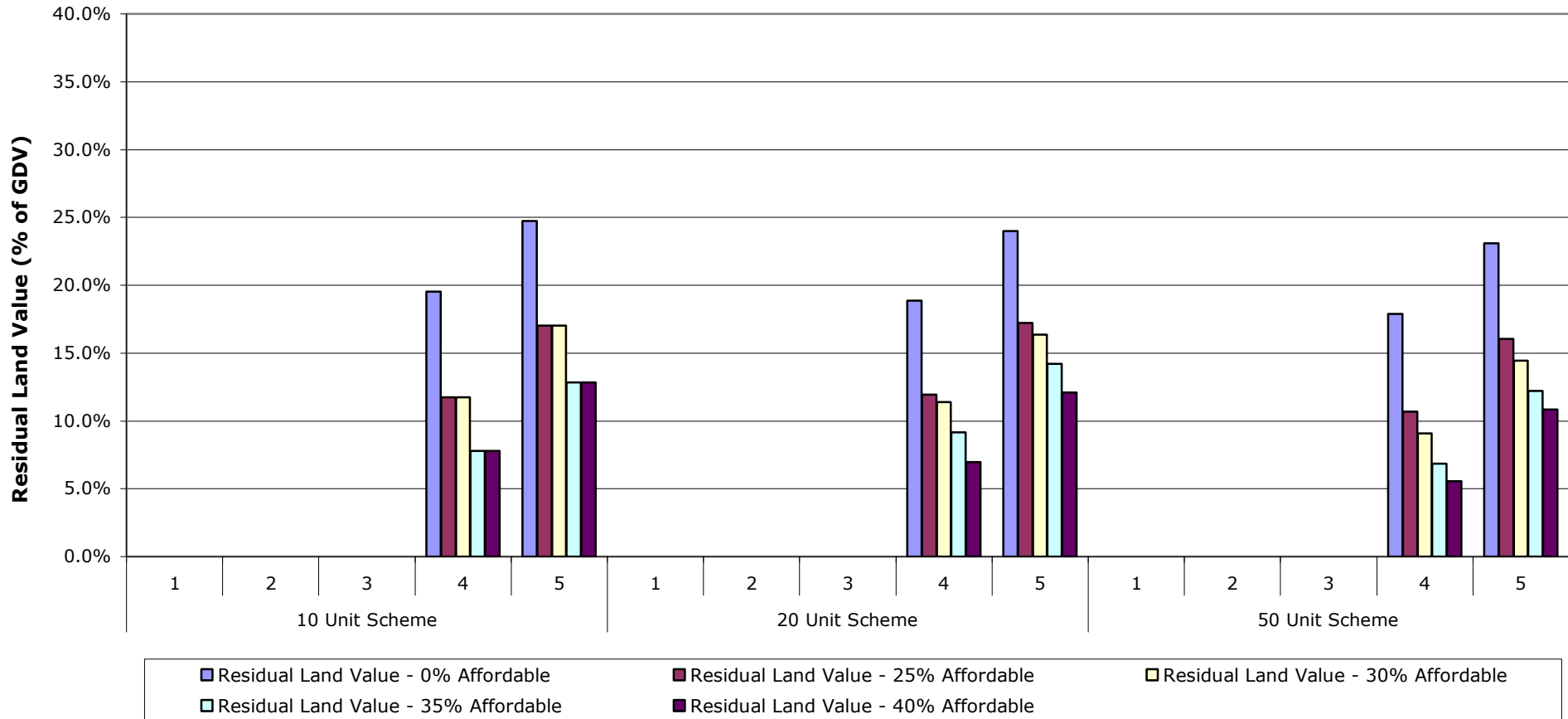


**Table 123a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.5% | 11.8% | 11.8% | 7.8% | 7.8% |
| | 5 | 24.7% | 17.0% | 17.0% | 12.8% | 12.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.9% | 11.9% | 11.4% | 9.1% | 7.0% |
| | 5 | 24.0% | 17.2% | 16.4% | 14.2% | 12.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.9% | 10.7% | 9.1% | 6.9% | 5.5% |
| | 5 | 23.1% | 16.0% | 14.5% | 12.2% | 10.8% |

Source: Adams Integra, August 2012

**Graph 123a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
High Density
Houses Only Schemes**

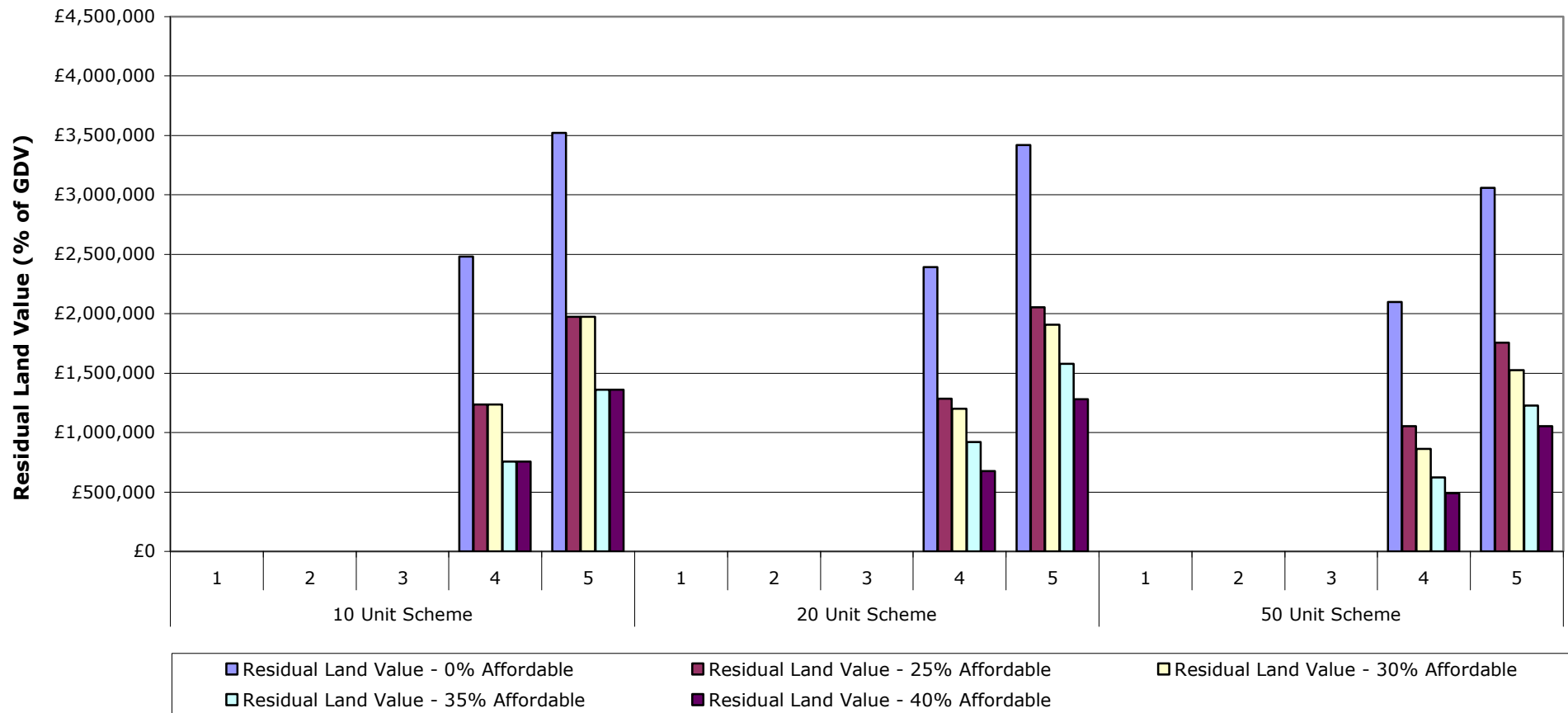


**Table 123b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,479,371 | £1,235,564 | £1,235,564 | £754,520 | £754,520 |
| | 5 | £3,522,225 | £1,974,083 | £1,974,083 | £1,362,281 | £1,362,281 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,393,794 | £1,285,762 | £1,199,869 | £922,544 | £674,890 |
| | 5 | £3,419,316 | £2,052,673 | £1,906,257 | £1,579,176 | £1,281,460 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,098,327 | £1,053,782 | £863,224 | £623,054 | £489,577 |
| | 5 | £3,060,278 | £1,756,781 | £1,525,317 | £1,225,522 | £1,052,874 |

Source: Adams Integra, August 2012

**Graph 123b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 6
High Density
Houses Only Schemes**



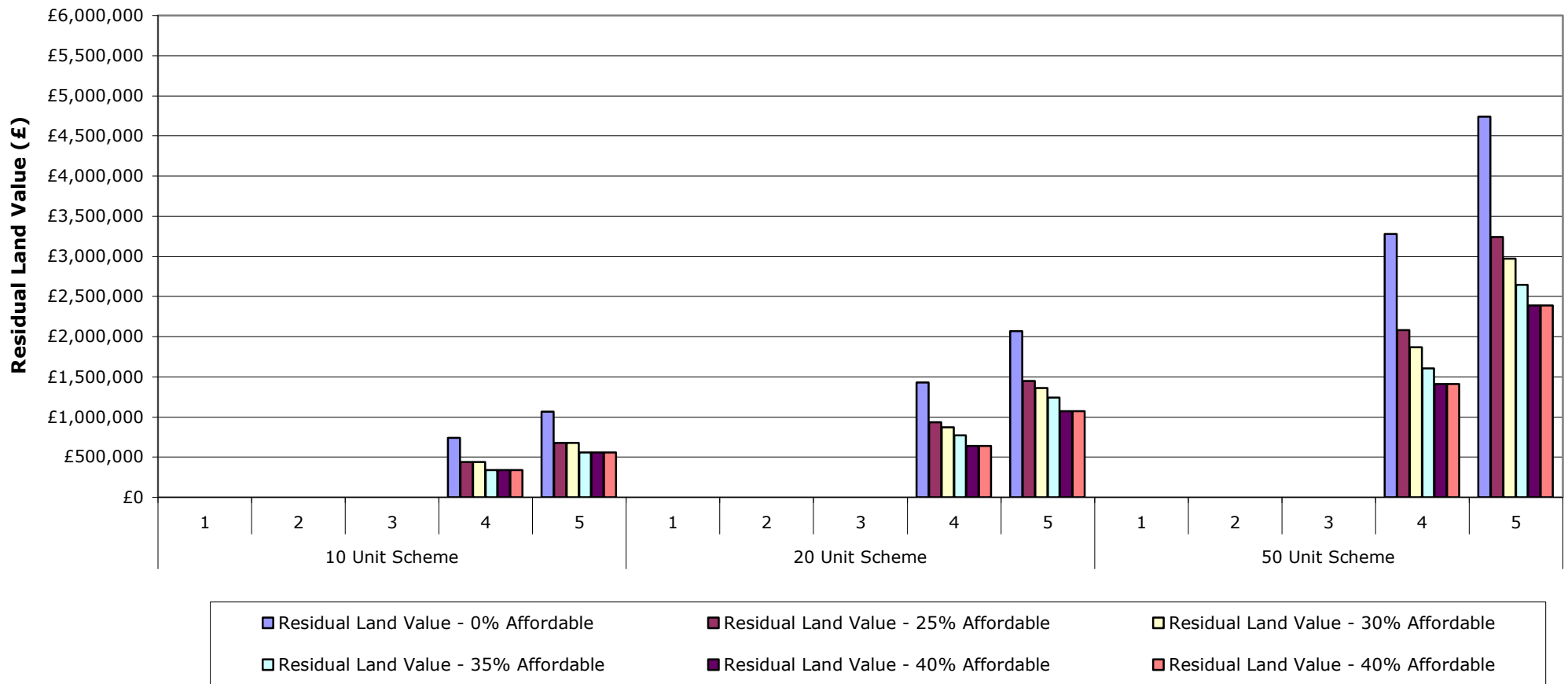
Appendix 5b-i

**Table 124: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £739,368 | £441,882 | £441,882 | £341,146 | £341,146 |
| | 5 | £1,063,752 | £678,880 | £678,880 | £557,781 | £557,781 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,429,697 | £936,595 | £869,374 | £771,333 | £639,574 |
| | 5 | £2,067,683 | £1,451,035 | £1,362,768 | £1,243,682 | £1,072,560 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,276,731 | £2,082,954 | £1,869,046 | £1,603,742 | £1,410,366 |
| | 5 | £4,737,764 | £3,242,497 | £2,969,882 | £2,643,220 | £2,391,137 |

Source: Adams Integra, August 2012

Graph 124: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 6 Low Density Houses Only Schemes

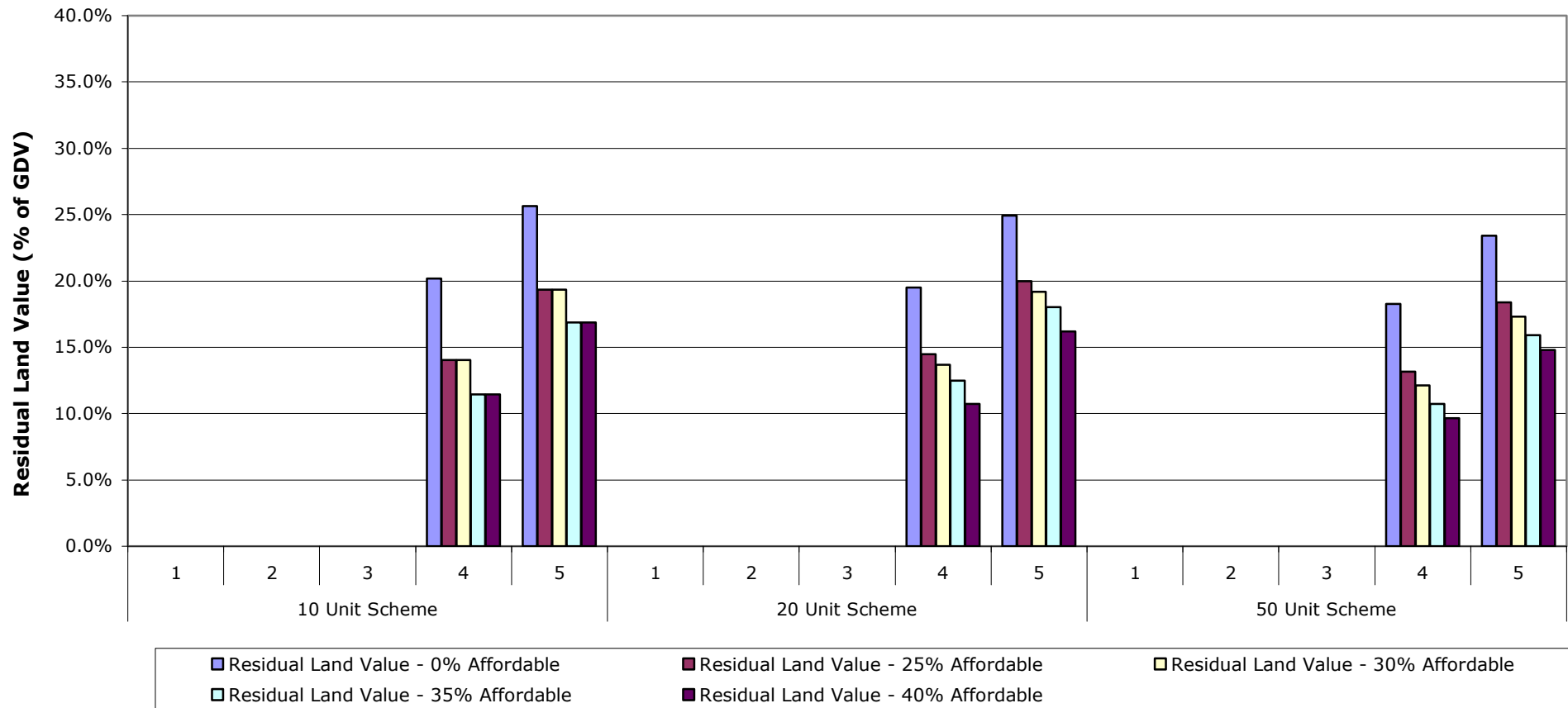


**Table 124a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 20.2% | 14.0% | 14.0% | 11.5% | 11.5% |
| | 5 | 25.6% | 19.4% | 19.4% | 16.9% | 16.9% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.5% | 14.5% | 13.7% | 12.5% | 10.7% |
| | 5 | 24.9% | 20.0% | 19.2% | 18.0% | 16.2% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.2% | 13.2% | 12.1% | 10.7% | 9.7% |
| | 5 | 23.4% | 18.4% | 17.3% | 15.9% | 14.8% |

Source: Adams Integra, August 2012

**Graph 124a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
Low Density
Houses Only Schemes**

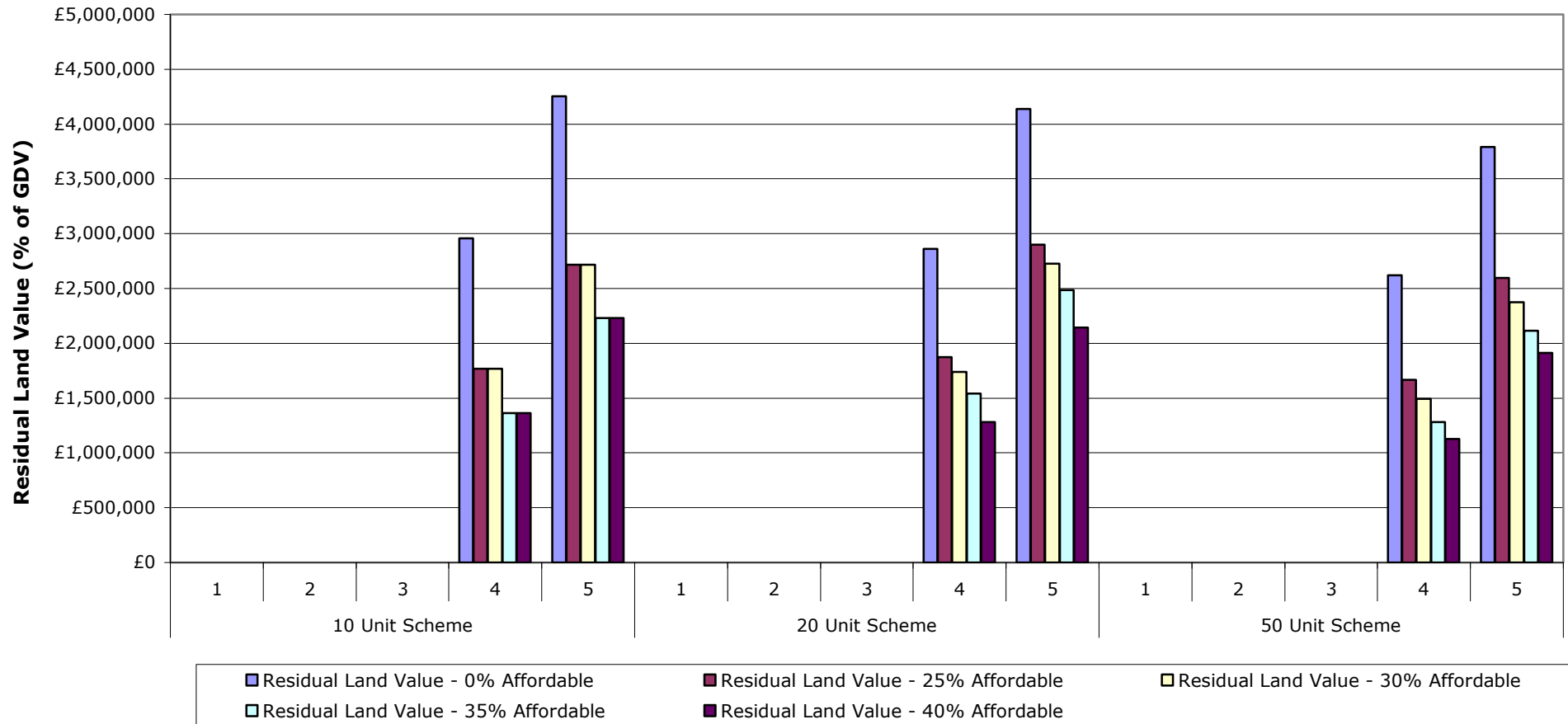


**Table 124b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,957,472 | £1,767,528 | £1,767,528 | £1,364,584 | £1,364,584 |
| | 5 | £4,255,010 | £2,715,521 | £2,715,521 | £2,231,125 | £2,231,125 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,859,395 | £1,873,190 | £1,738,747 | £1,542,666 | £1,279,147 |
| | 5 | £4,135,366 | £2,902,071 | £2,725,536 | £2,487,364 | £2,145,120 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,621,385 | £1,666,363 | £1,495,237 | £1,282,994 | £1,128,293 |
| | 5 | £3,790,211 | £2,593,998 | £2,375,906 | £2,114,576 | £1,912,910 |

Source: Adams Integra, August 2012

**Graph 124b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
Low Density
Houses Only Schemes**

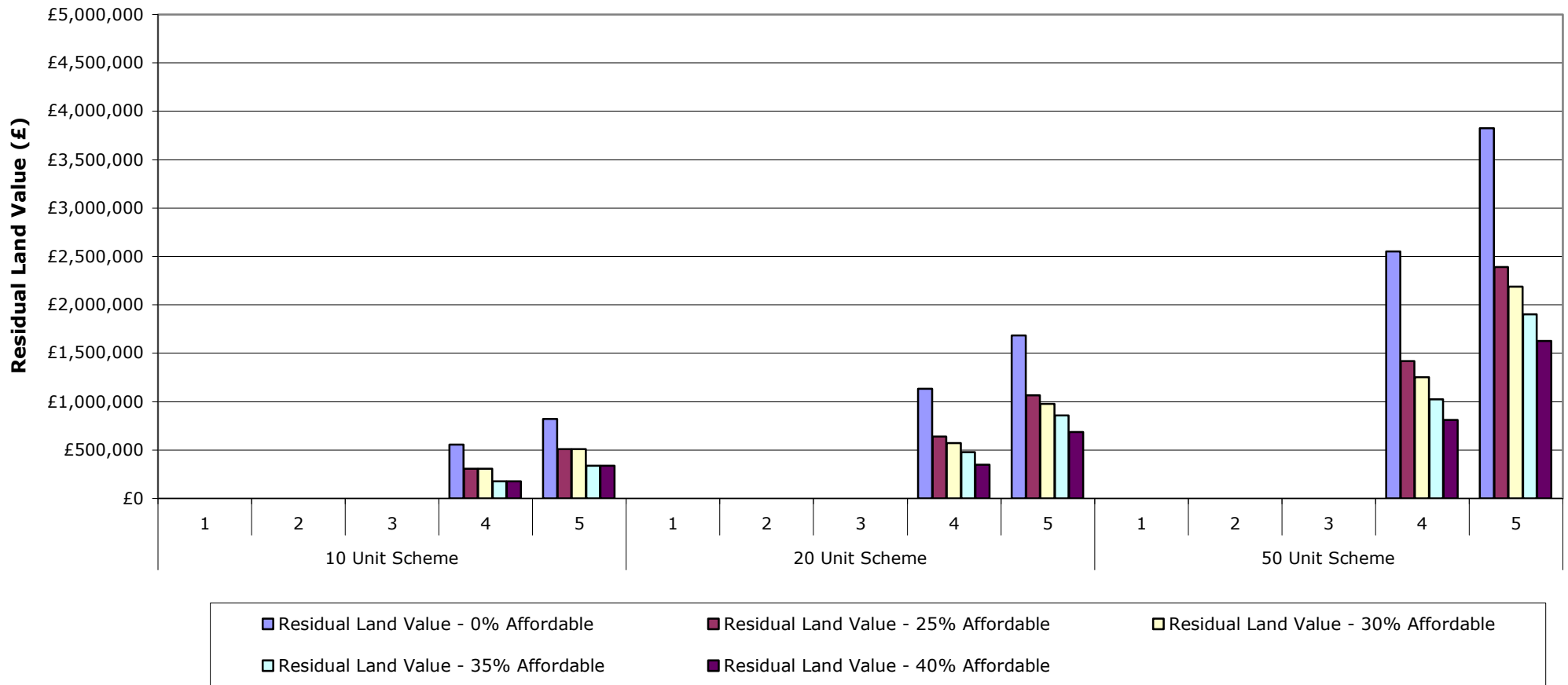


**Table 125: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £554,877 | £306,731 | £306,731 | £174,881 | £174,881 |
| | 5 | £821,142 | £507,443 | £507,443 | £336,902 | £336,902 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,133,622 | £640,520 | £573,298 | £480,208 | £347,076 |
| | 5 | £1,682,754 | £1,066,106 | £977,839 | £858,752 | £687,630 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,552,170 | £1,416,952 | £1,251,528 | £1,022,772 | £808,563 |
| | 5 | £3,824,485 | £2,392,980 | £2,188,384 | £1,900,004 | £1,627,088 |

Source: Adams Integra, August 2012

Graph 125: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 6 Medium Density Houses Only Schemes

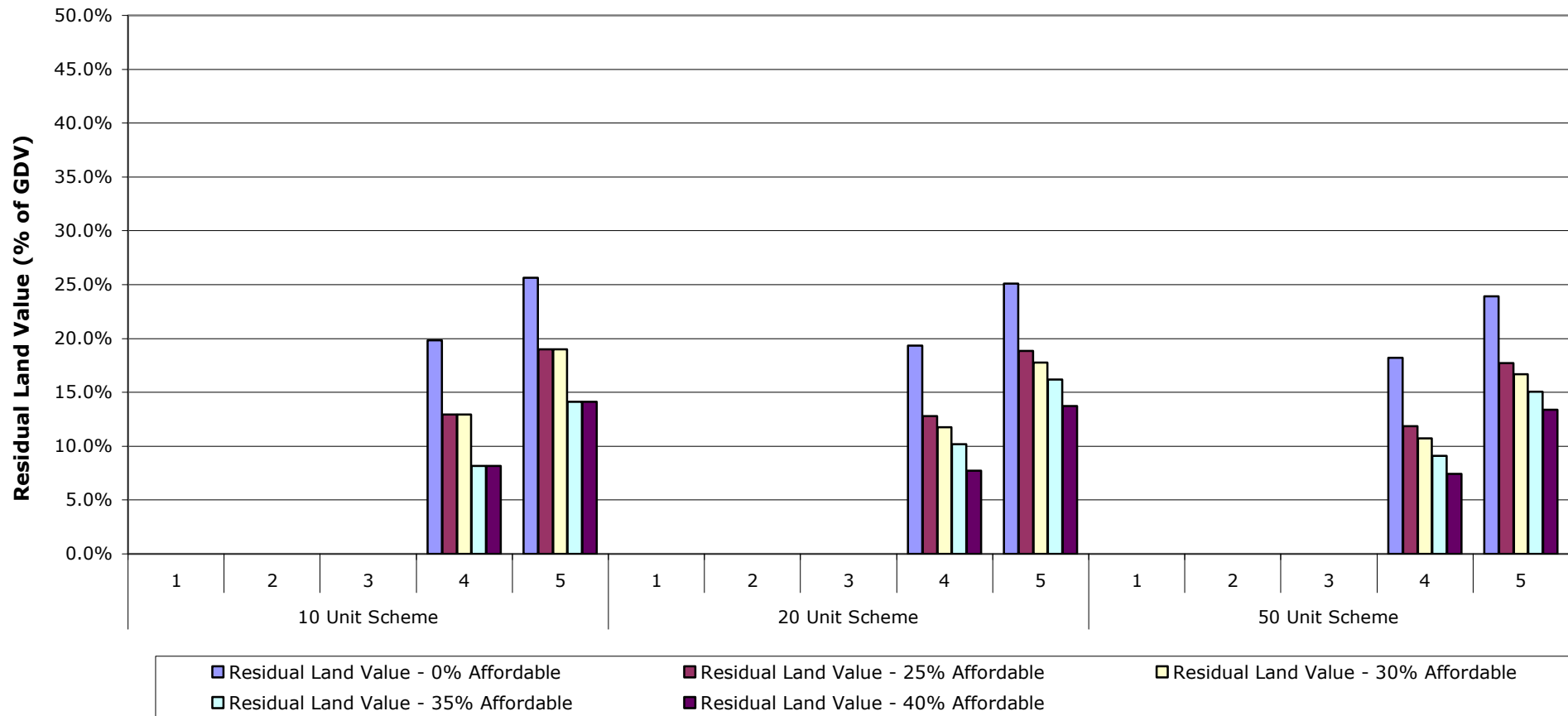


**Table 125a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.8% | 13.0% | 13.0% | 8.2% | 8.2% |
| | 5 | 25.7% | 19.0% | 19.0% | 14.1% | 14.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.3% | 12.8% | 11.7% | 10.2% | 7.7% |
| | 5 | 25.1% | 18.8% | 17.8% | 16.2% | 13.7% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.2% | 11.8% | 10.7% | 9.1% | 7.4% |
| | 5 | 23.9% | 17.7% | 16.7% | 15.1% | 13.4% |

Source: Adams Integra, August 2012

**Graph 125a: Summary of RLV (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable
Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
Medium Density
Houses Only Schemes**

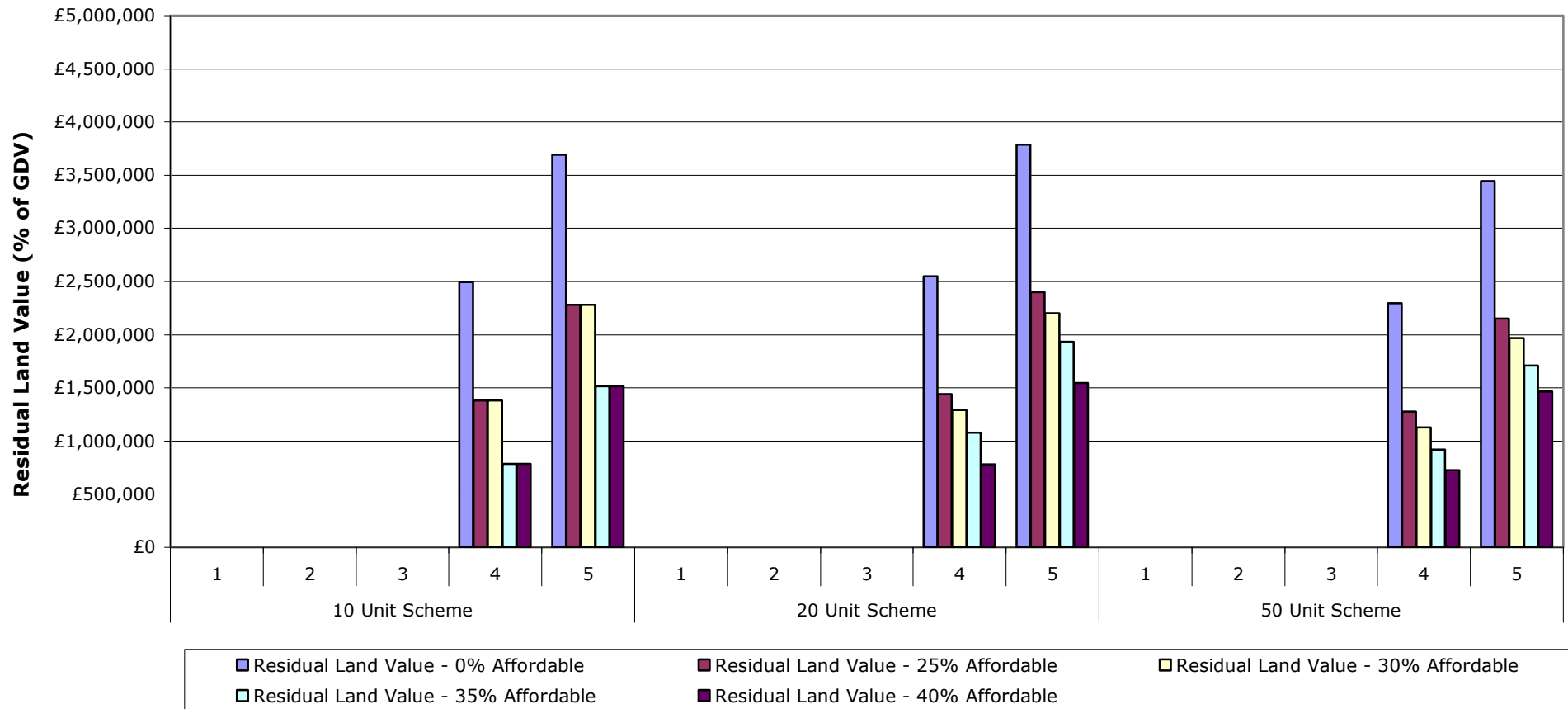


**Table 125b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,496,948 | £1,380,288 | £1,380,288 | £786,966 | £786,966 |
| | 5 | £3,695,137 | £2,283,493 | £2,283,493 | £1,516,058 | £1,516,058 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,550,649 | £1,441,169 | £1,289,921 | £1,080,469 | £780,921 |
| | 5 | £3,786,196 | £2,398,738 | £2,200,137 | £1,932,193 | £1,547,168 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,296,953 | £1,275,257 | £1,126,375 | £920,495 | £727,706 |
| | 5 | £3,442,036 | £2,153,682 | £1,969,546 | £1,710,004 | £1,464,379 |

Source: Adams Integra, August 2012

**Graph 125b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
Medium Density
House Only Schemes**

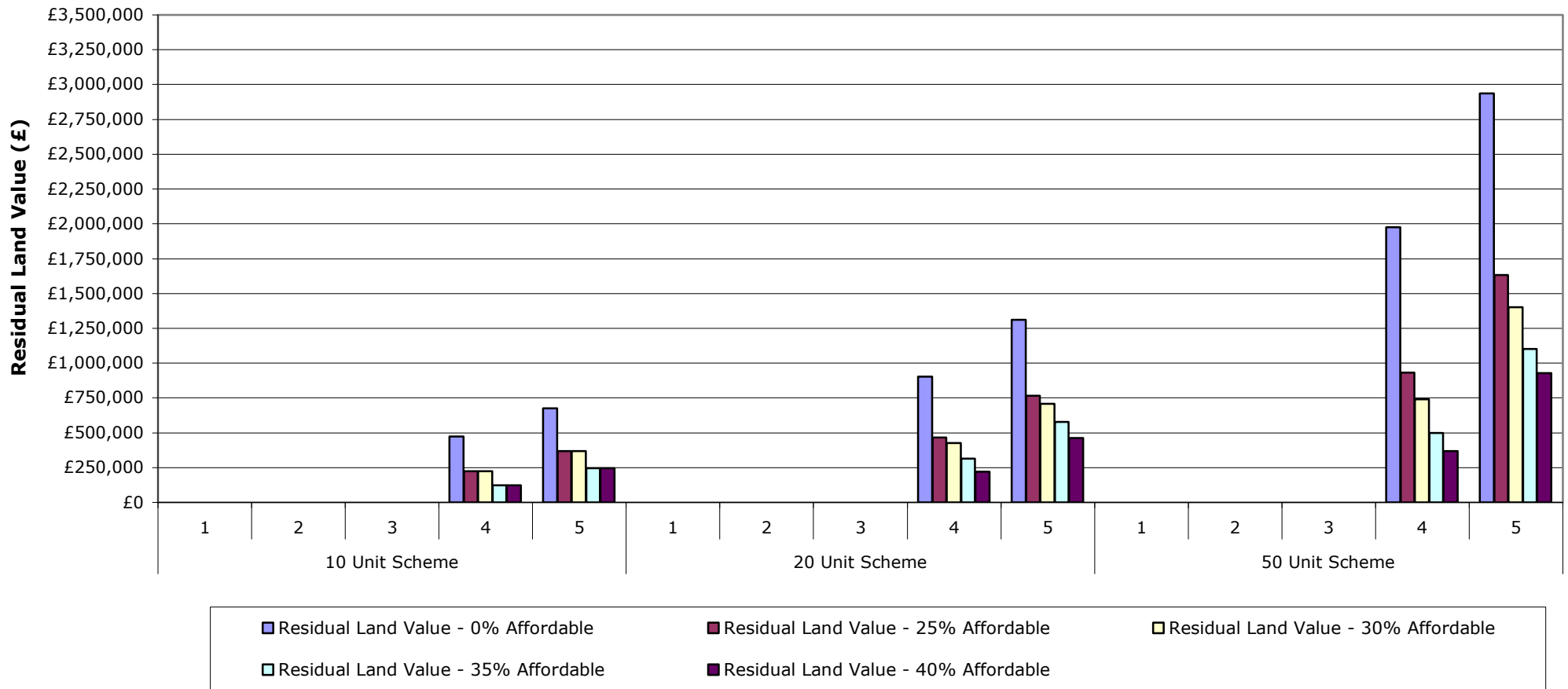


**Table 126: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £472,851 | £223,438 | £223,438 | £121,843 | £121,843 |
| | 5 | £676,547 | £366,628 | £366,628 | £244,268 | £244,268 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £902,649 | £464,222 | £424,507 | £313,577 | £218,938 |
| | 5 | £1,312,858 | £766,200 | £707,634 | £576,802 | £462,483 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,974,955 | £930,410 | £739,852 | £499,682 | £370,020 |
| | 5 | £2,936,906 | £1,633,409 | £1,401,945 | £1,102,150 | £929,502 |

Source: Adams Integra, August 2012

Graph 126: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 6 High Density Houses Only Schemes

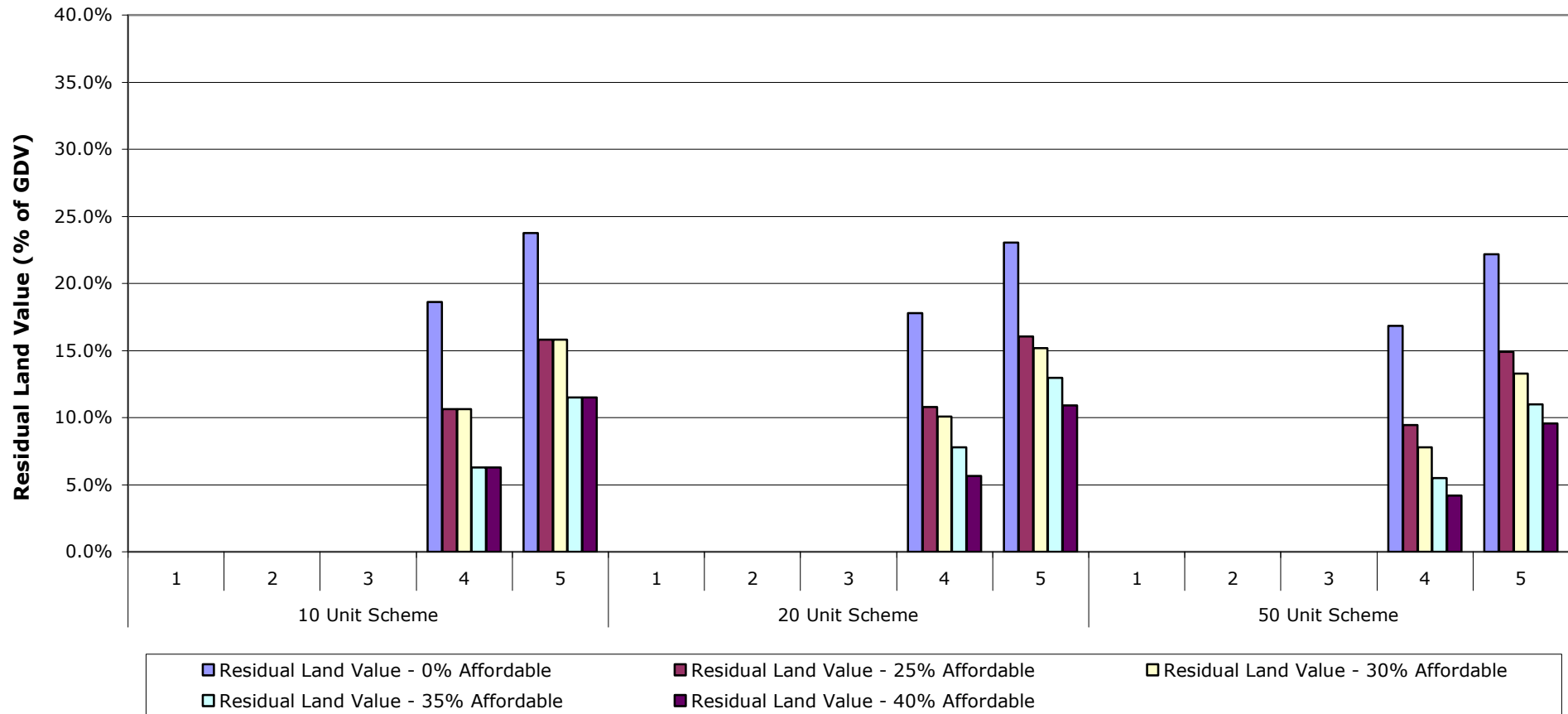


**Table 126a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|---|--------------------|--|---|---|---|---|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.6% | 10.6% | 10.6% | 6.3% | 6.3% |
| | 5 | 23.7% | 15.8% | 15.8% | 11.5% | 11.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.8% | 10.8% | 10.1% | 7.8% | 5.7% |
| | 5 | 23.0% | 16.1% | 15.2% | 13.0% | 10.9% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.8% | 9.4% | 7.8% | 5.5% | 4.2% |
| | 5 | 22.2% | 14.9% | 13.3% | 11.0% | 9.6% |

Source: Adams Integra, August 2012

**Graph 126a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
High Density
Houses Only Schemes**

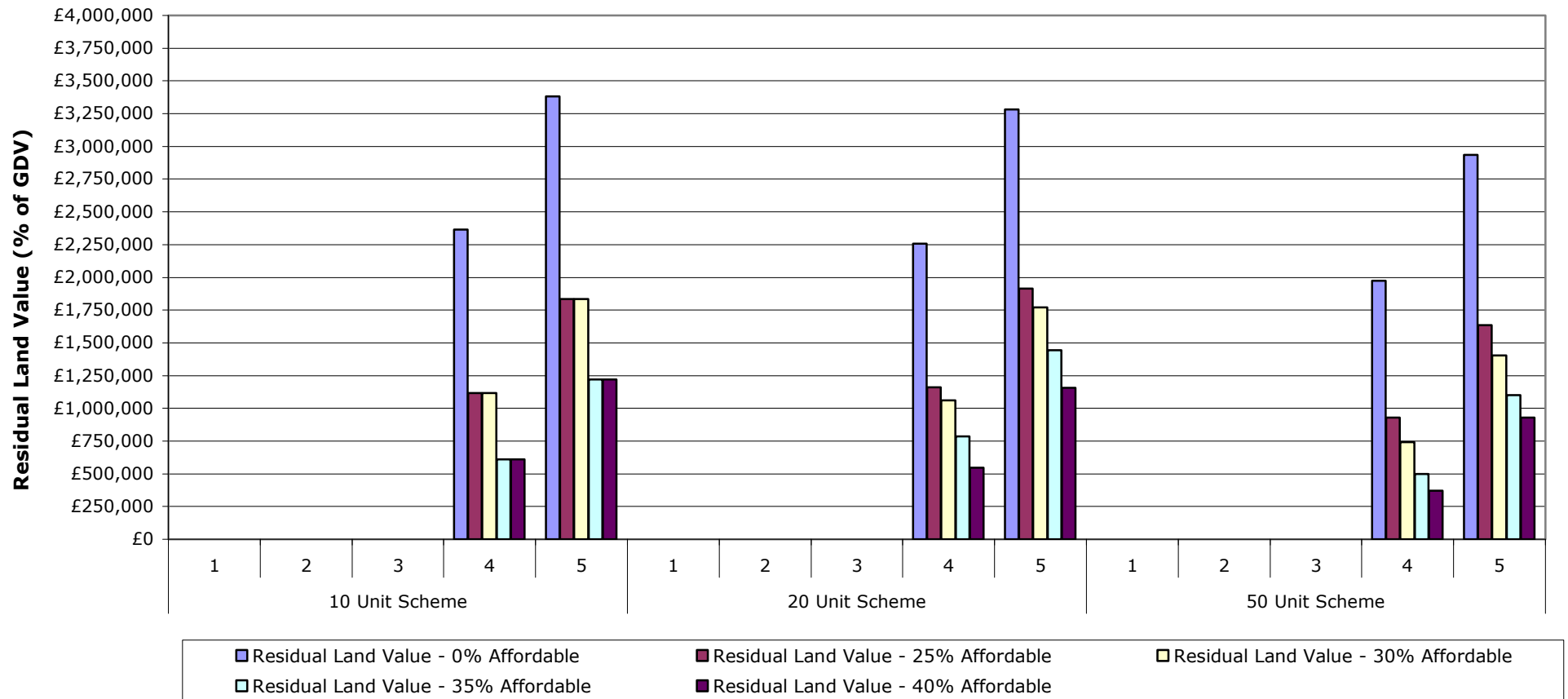


**Table 126b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,364,254 | £1,117,190 | £1,117,190 | £609,217 | £609,217 |
| | 5 | £3,382,735 | £1,833,139 | £1,833,139 | £1,221,338 | £1,221,338 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,256,622 | £1,160,555 | £1,061,268 | £783,943 | £547,346 |
| | 5 | £3,282,144 | £1,915,501 | £1,769,085 | £1,442,004 | £1,156,208 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,974,955 | £930,410 | £739,852 | £499,682 | £370,020 |
| | 5 | £2,936,906 | £1,633,409 | £1,401,945 | £1,102,150 | £929,502 |

Source: Adams Integra, August 2012

**Graph 126b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 6
High Density
Houses Only Schemes**

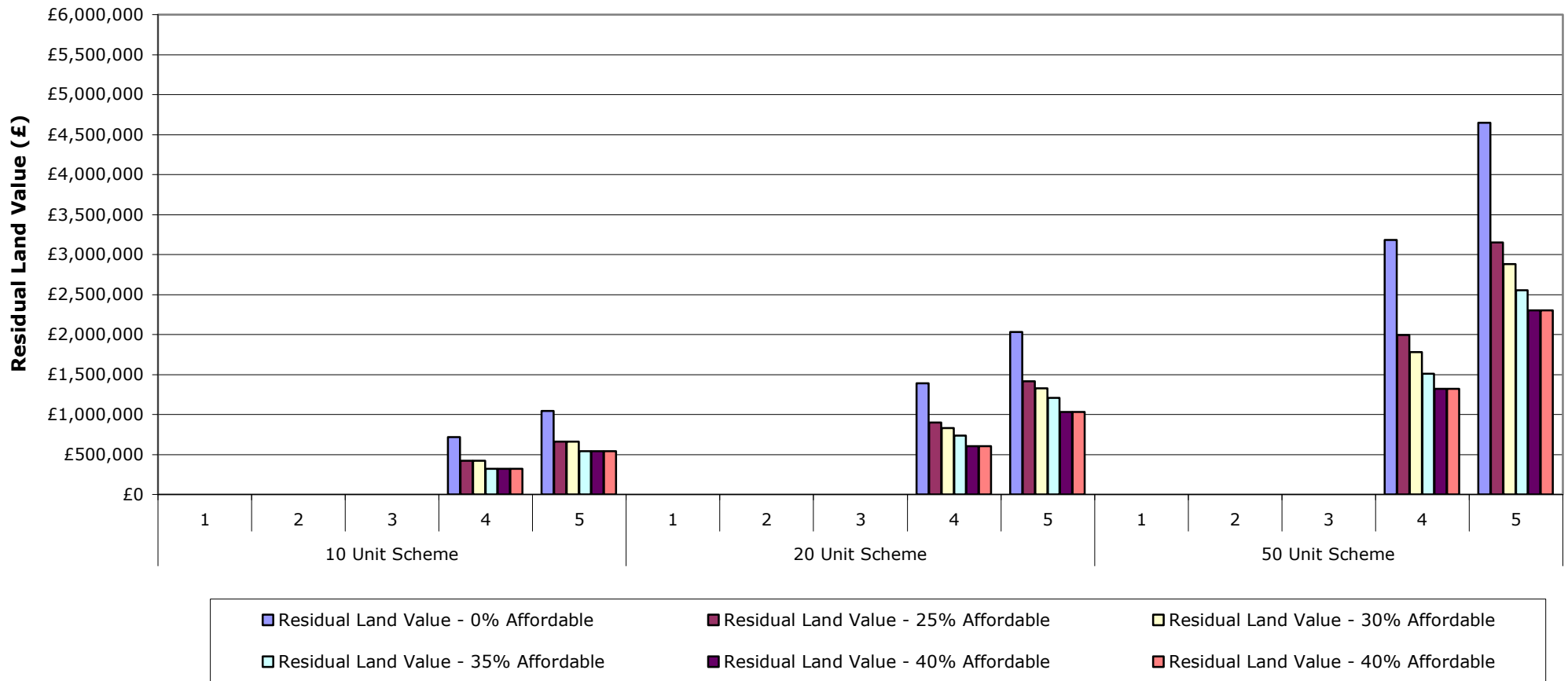


**Table 127: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £719,805 | £422,115 | £422,115 | £321,379 | £321,379 |
| | 5 | £1,044,189 | £659,317 | £659,317 | £538,218 | £538,218 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,391,221 | £898,119 | £830,897 | £732,857 | £601,097 |
| | 5 | £2,029,207 | £1,412,559 | £1,324,292 | £1,205,206 | £1,034,084 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,184,492 | £1,990,715 | £1,776,807 | £1,511,503 | £1,318,127 |
| | 5 | £4,645,525 | £3,150,258 | £2,877,643 | £2,550,981 | £2,298,898 |

Source: Adams Integra, August 2012

**Graph 127: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Low Density
Houses Only Schemes**

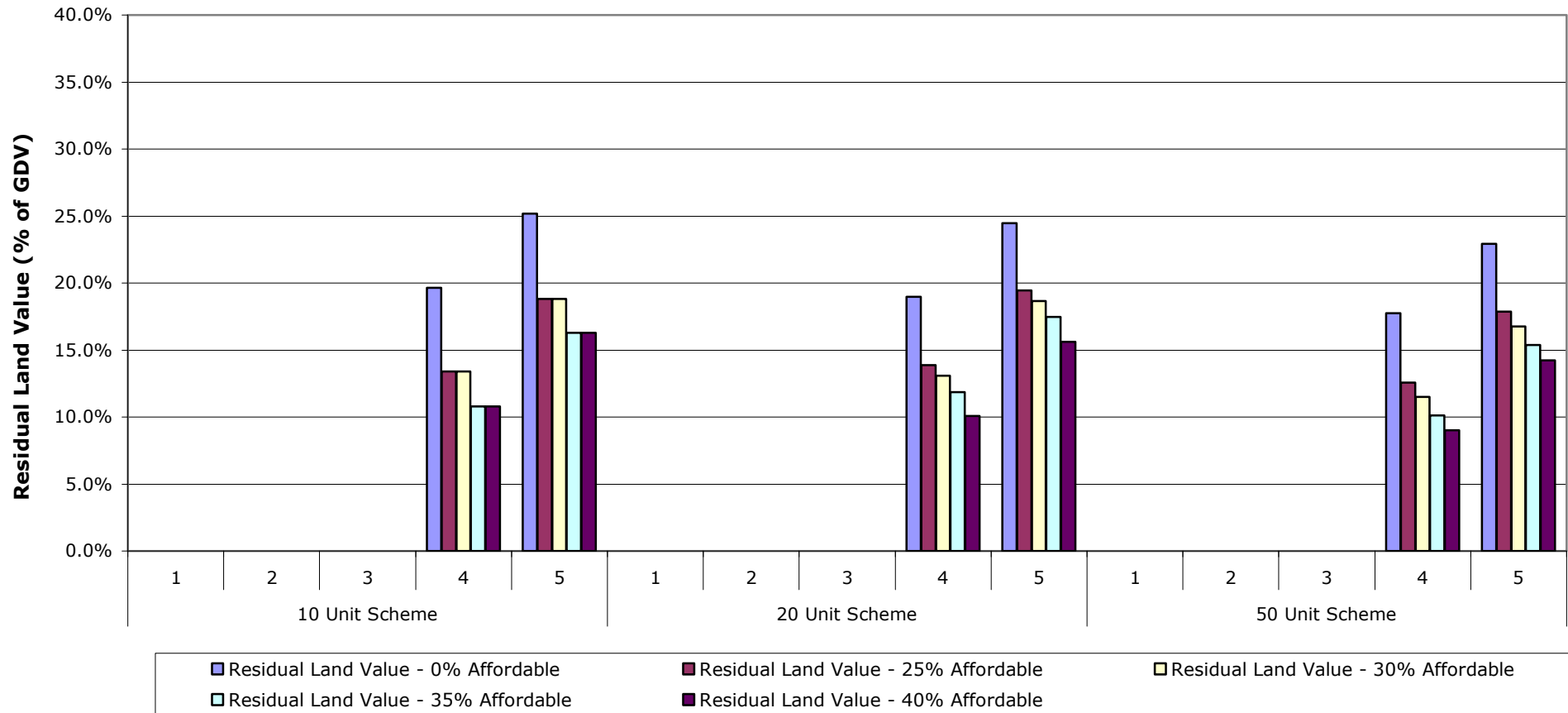


**Table 127a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.6% | 13.4% | 13.4% | 10.8% | 10.8% |
| | 5 | 25.2% | 18.8% | 18.8% | 16.3% | 16.3% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.0% | 13.9% | 13.1% | 11.9% | 10.1% |
| | 5 | 24.4% | 19.5% | 18.7% | 17.5% | 15.6% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.7% | 12.6% | 11.5% | 10.1% | 9.0% |
| | 5 | 22.9% | 17.9% | 16.8% | 15.4% | 14.2% |

Source: Adams Integra, August 2012

**Graph 127a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Low Density
Houses Only Schemes**

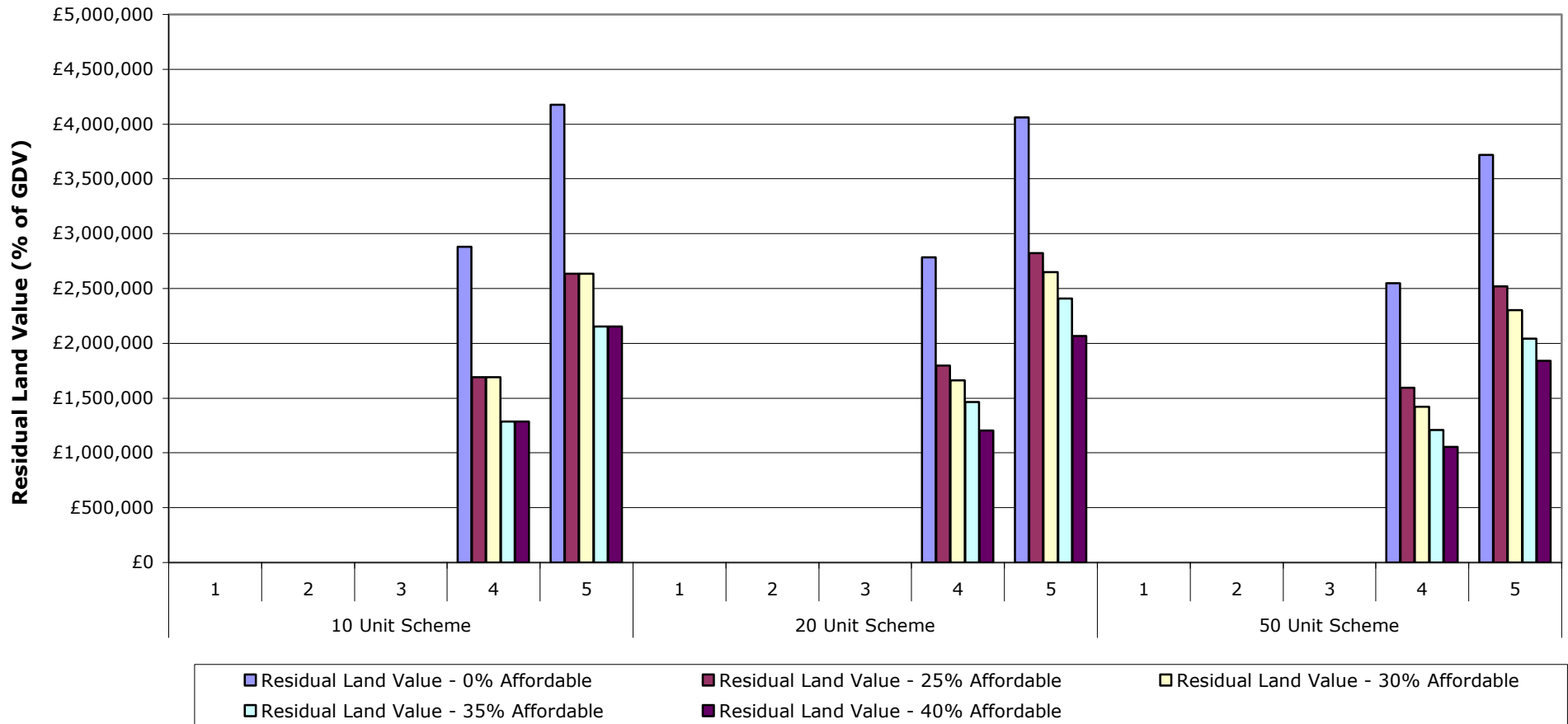


**Table 127b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,879,219 | £1,688,459 | £1,688,459 | £1,285,516 | £1,285,516 |
| | 5 | £4,176,756 | £2,637,267 | £2,637,267 | £2,152,872 | £2,152,872 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,782,442 | £1,796,238 | £1,661,795 | £1,465,714 | £1,202,194 |
| | 5 | £4,058,414 | £2,825,118 | £2,648,584 | £2,410,411 | £2,068,167 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,547,594 | £1,592,572 | £1,421,445 | £1,209,202 | £1,054,501 |
| | 5 | £3,716,420 | £2,520,206 | £2,302,115 | £2,040,784 | £1,839,118 |

Source: Adams Integra, August 2012

**Graph 127b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Low Density
Houses Only Schemes**

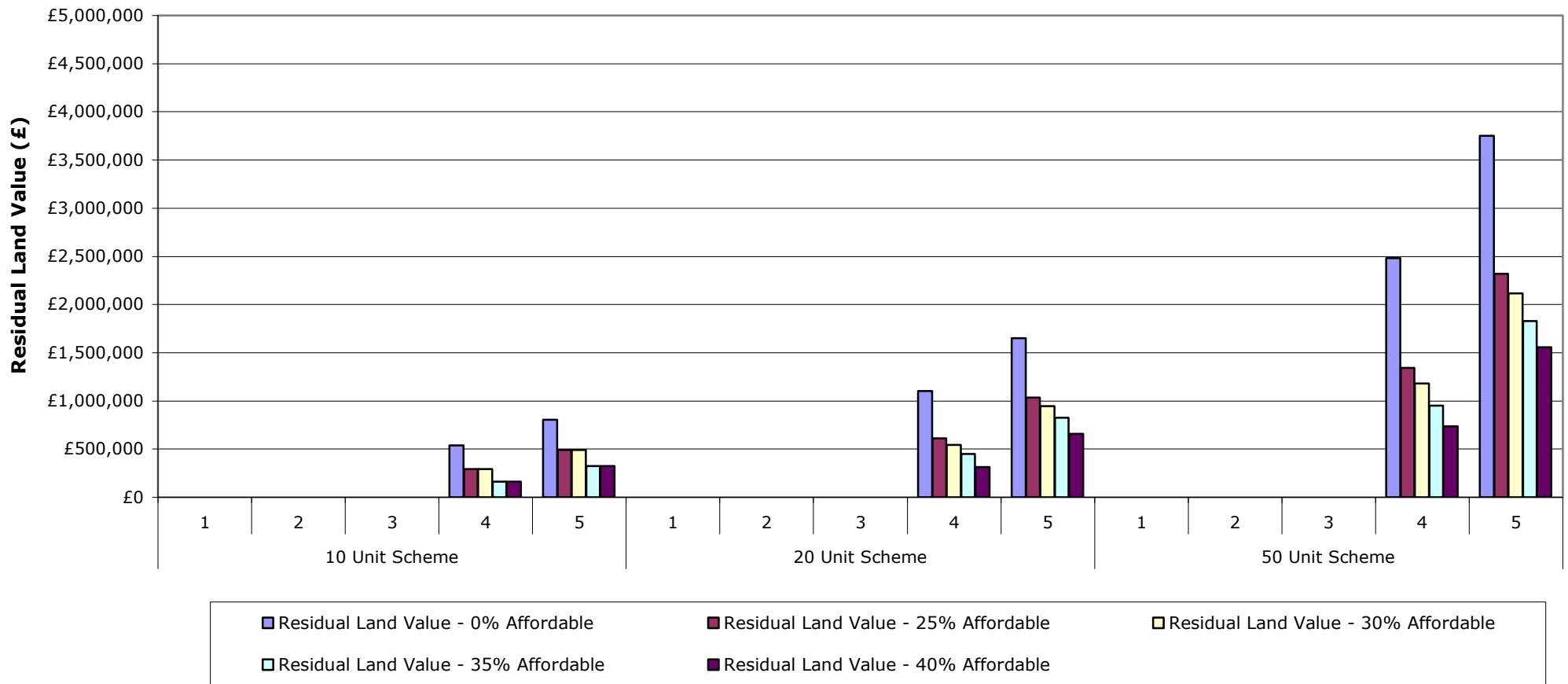


**Table 128: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £539,889 | £291,586 | £291,586 | £161,035 | £161,035 |
| | 5 | £806,153 | £492,454 | £492,454 | £321,757 | £321,757 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,102,865 | £609,762 | £542,541 | £449,131 | £315,999 |
| | 5 | £1,651,996 | £1,035,349 | £947,081 | £827,995 | £656,873 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,480,548 | £1,345,330 | £1,179,906 | £951,150 | £736,941 |
| | 5 | £3,752,863 | £2,321,358 | £2,116,762 | £1,828,382 | £1,555,466 |

Source: Adams Integra, August 2012

Graph 128: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 6 Medium Density Houses Only Schemes

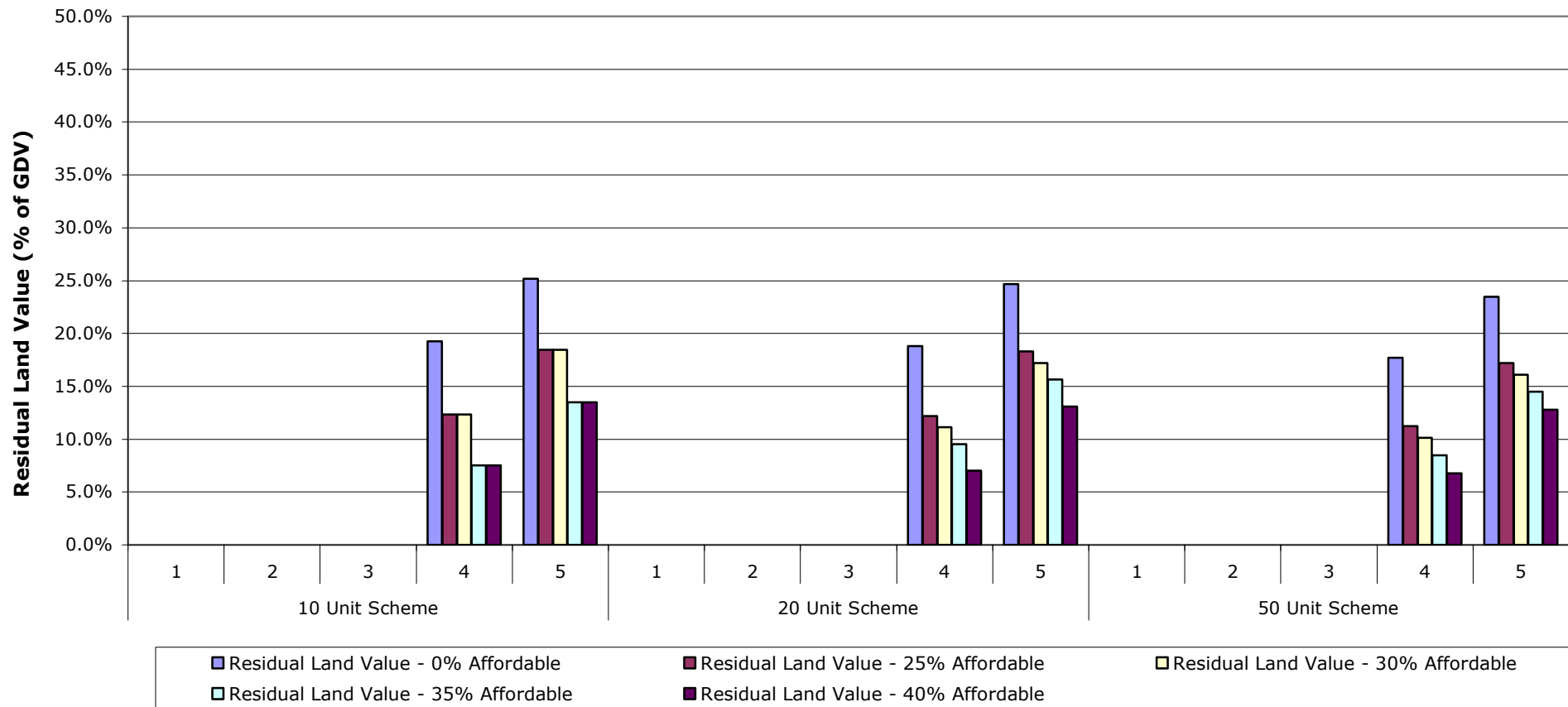


**Table 128a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.3% | 12.3% | 12.3% | 7.5% | 7.5% |
| | 5 | 25.2% | 18.4% | 18.4% | 13.5% | 13.5% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.8% | 12.2% | 11.1% | 9.5% | 7.0% |
| | 5 | 24.7% | 18.3% | 17.2% | 15.6% | 13.1% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.7% | 11.2% | 10.1% | 8.5% | 6.8% |
| | 5 | 23.5% | 17.2% | 16.1% | 14.5% | 12.8% |

Source: Adams Integra, August 2012

**Graph 128a: Summary of RLV (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable
Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Medium Density
Houses Only Schemes**

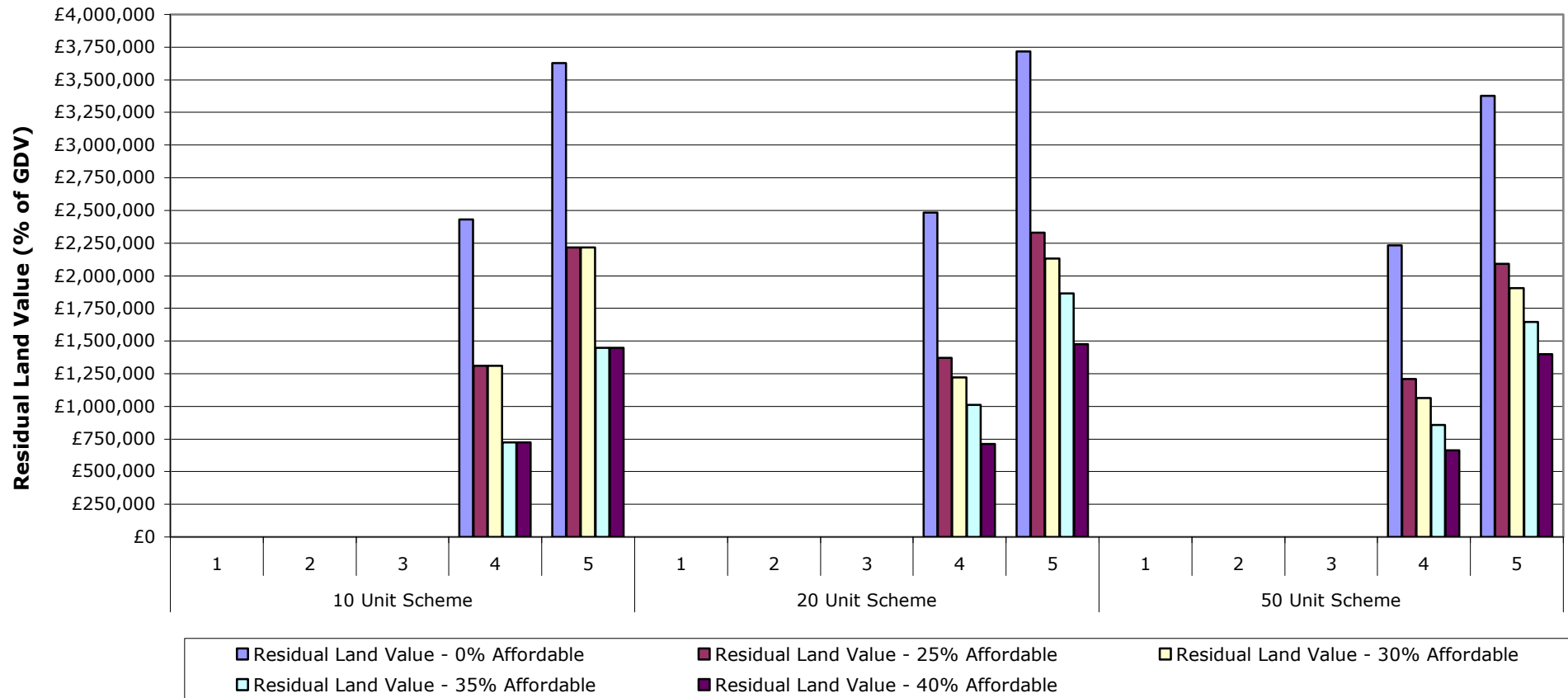


**Table 128b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,429,499 | £1,312,136 | £1,312,136 | £724,656 | £724,656 |
| | 5 | £3,627,688 | £2,216,043 | £2,216,043 | £1,447,906 | £1,447,906 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,481,446 | £1,371,965 | £1,220,717 | £1,010,544 | £710,997 |
| | 5 | £3,716,992 | £2,329,534 | £2,130,933 | £1,862,989 | £1,477,965 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,232,493 | £1,210,797 | £1,061,915 | £856,035 | £663,247 |
| | 5 | £3,377,576 | £2,089,222 | £1,905,086 | £1,645,544 | £1,399,919 |

Source: Adams Integra, August 2012

**Graph 128b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Medium Density
House Only Schemes**

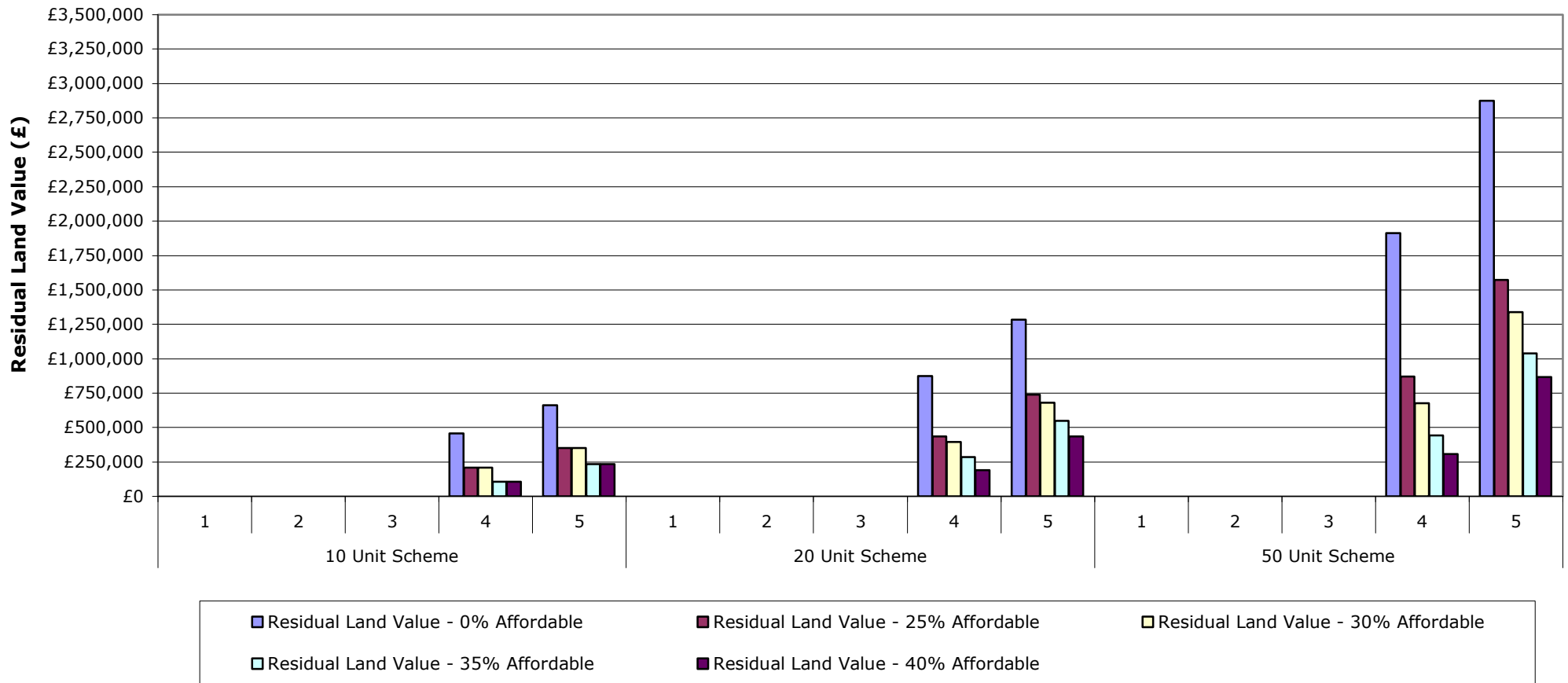


**Table 129: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £458,756 | £209,053 | £209,053 | £107,313 | £107,313 |
| | 5 | £662,598 | £352,534 | £352,534 | £234,919 | £234,919 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £875,214 | £436,502 | £396,787 | £285,857 | £190,647 |
| | 5 | £1,285,423 | £738,766 | £680,199 | £549,367 | £434,763 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,913,269 | £868,724 | £678,166 | £442,558 | £307,691 |
| | 5 | £2,875,220 | £1,571,723 | £1,340,259 | £1,040,464 | £867,816 |

Source: Adams Integra, August 2012

Graph 129: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 6 High Density Houses Only Schemes

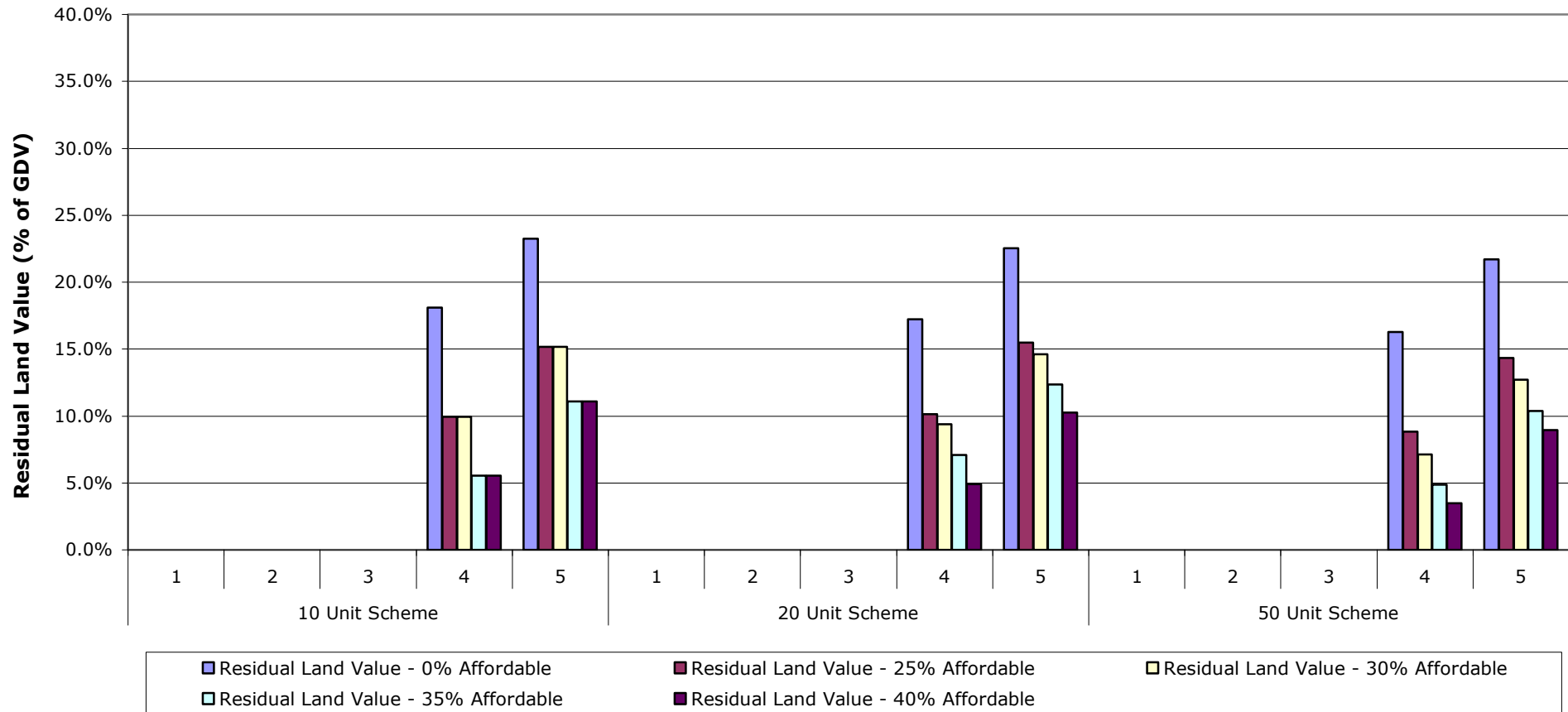


**Table 129a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.1% | 9.9% | 9.9% | 5.5% | 5.5% |
| | 5 | 23.2% | 15.2% | 15.2% | 11.1% | 11.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.2% | 10.1% | 9.4% | 7.1% | 4.9% |
| | 5 | 22.6% | 15.5% | 14.6% | 12.4% | 10.2% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.3% | 8.8% | 7.1% | 4.9% | 3.5% |
| | 5 | 21.7% | 14.4% | 12.7% | 10.4% | 8.9% |

Source: Adams Integra, August 2012

**Graph 129a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
High Density
Houses Only Schemes**

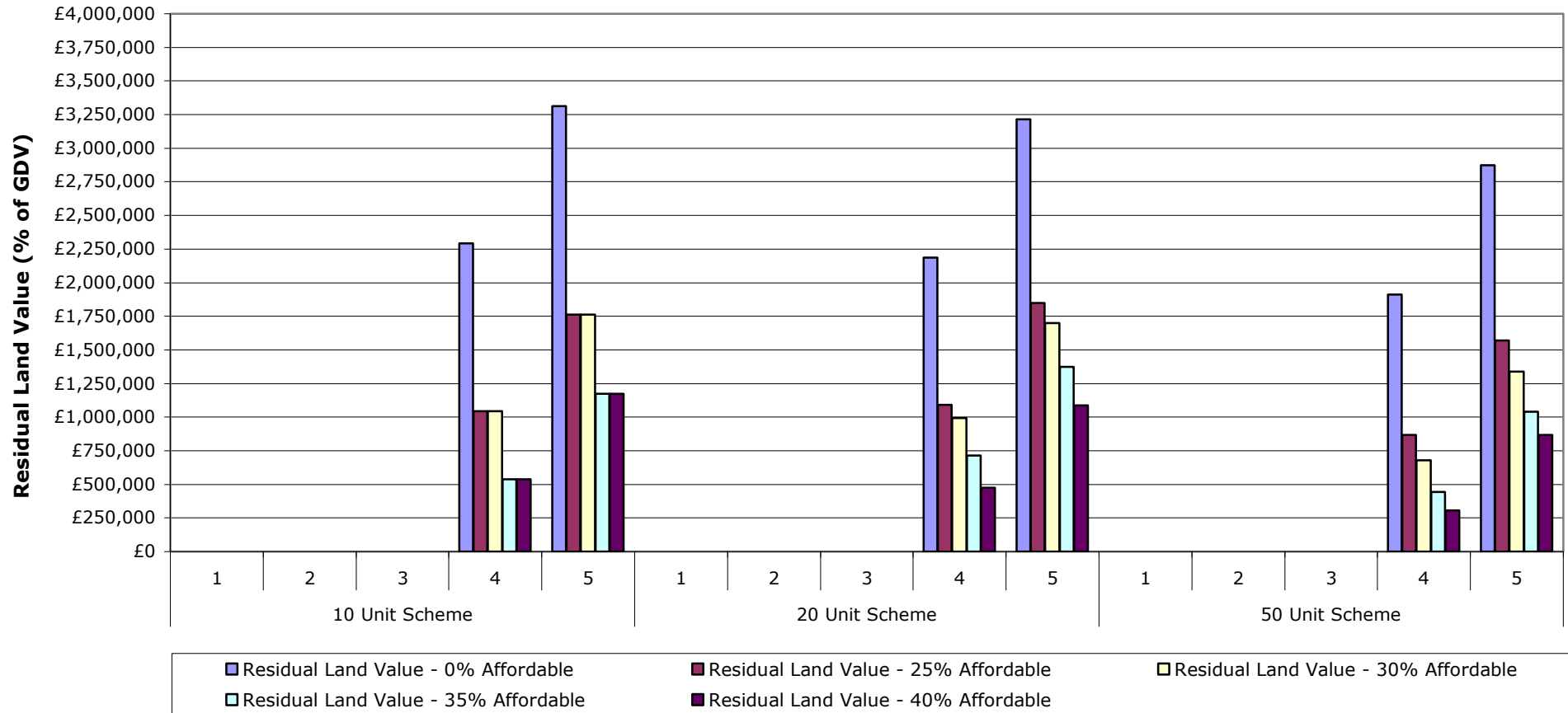


**Table 129b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,293,782 | £1,045,265 | £1,045,265 | £536,566 | £536,566 |
| | 5 | £3,312,990 | £1,762,668 | £1,762,668 | £1,174,595 | £1,174,595 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,188,036 | £1,091,254 | £991,968 | £714,642 | £476,617 |
| | 5 | £3,213,558 | £1,846,915 | £1,700,499 | £1,373,418 | £1,086,908 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,913,269 | £868,724 | £678,166 | £442,558 | £307,691 |
| | 5 | £2,875,220 | £1,571,723 | £1,340,259 | £1,040,464 | £867,816 |

Source: Adams Integra, August 2012

**Graph 129b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
High Density
Houses Only Schemes**



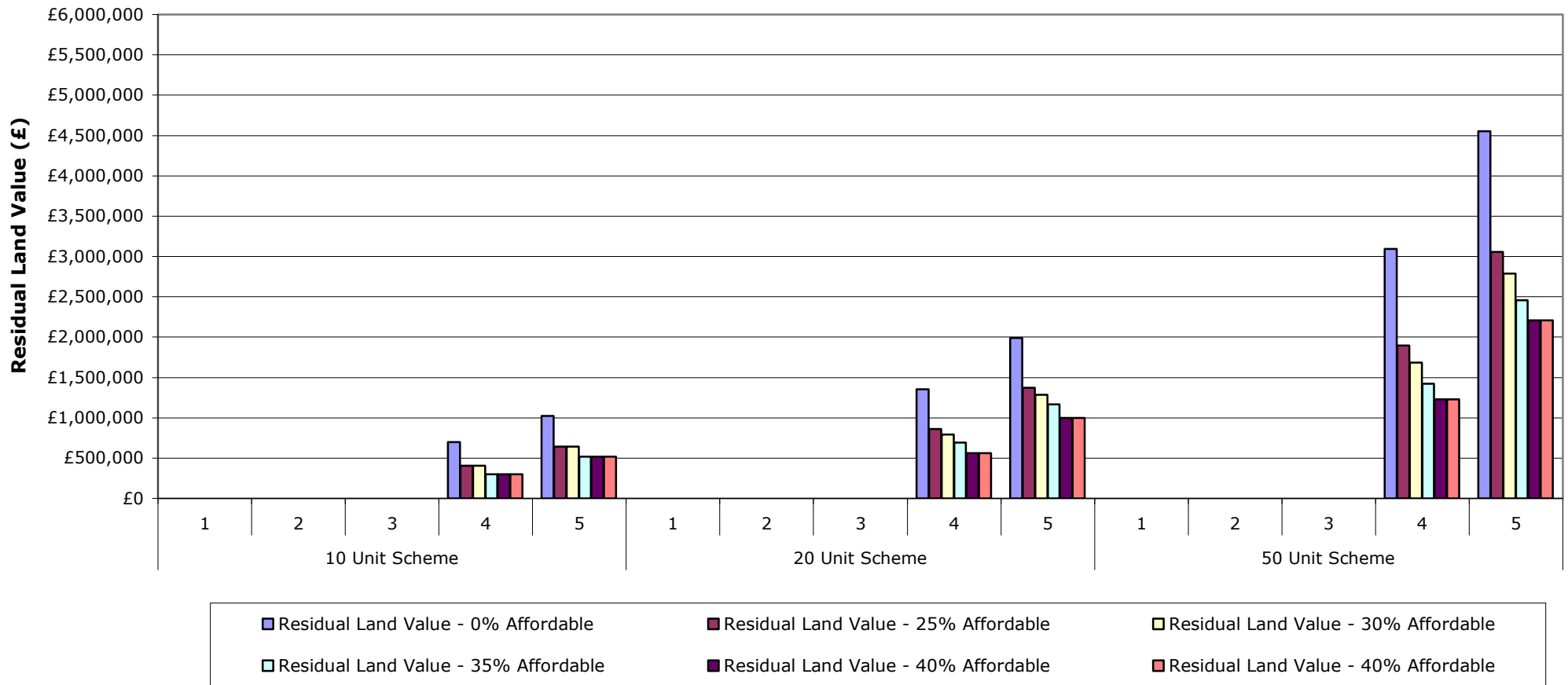
Appendix 5b-ii

**Table 130: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £700,241 | £402,348 | £402,348 | £301,612 | £301,612 |
| | 5 | £1,024,626 | £639,754 | £639,754 | £518,655 | £518,655 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,352,745 | £859,642 | £792,421 | £694,381 | £562,621 |
| | 5 | £1,990,731 | £1,374,083 | £1,285,816 | £1,166,729 | £995,607 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,092,253 | £1,898,476 | £1,684,567 | £1,419,264 | £1,225,888 |
| | 5 | £4,553,285 | £3,058,019 | £2,785,404 | £2,458,741 | £2,206,659 |

Source: Adams Integra, August 2012

**Graph 130: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Low Density
Houses Only Schemes**

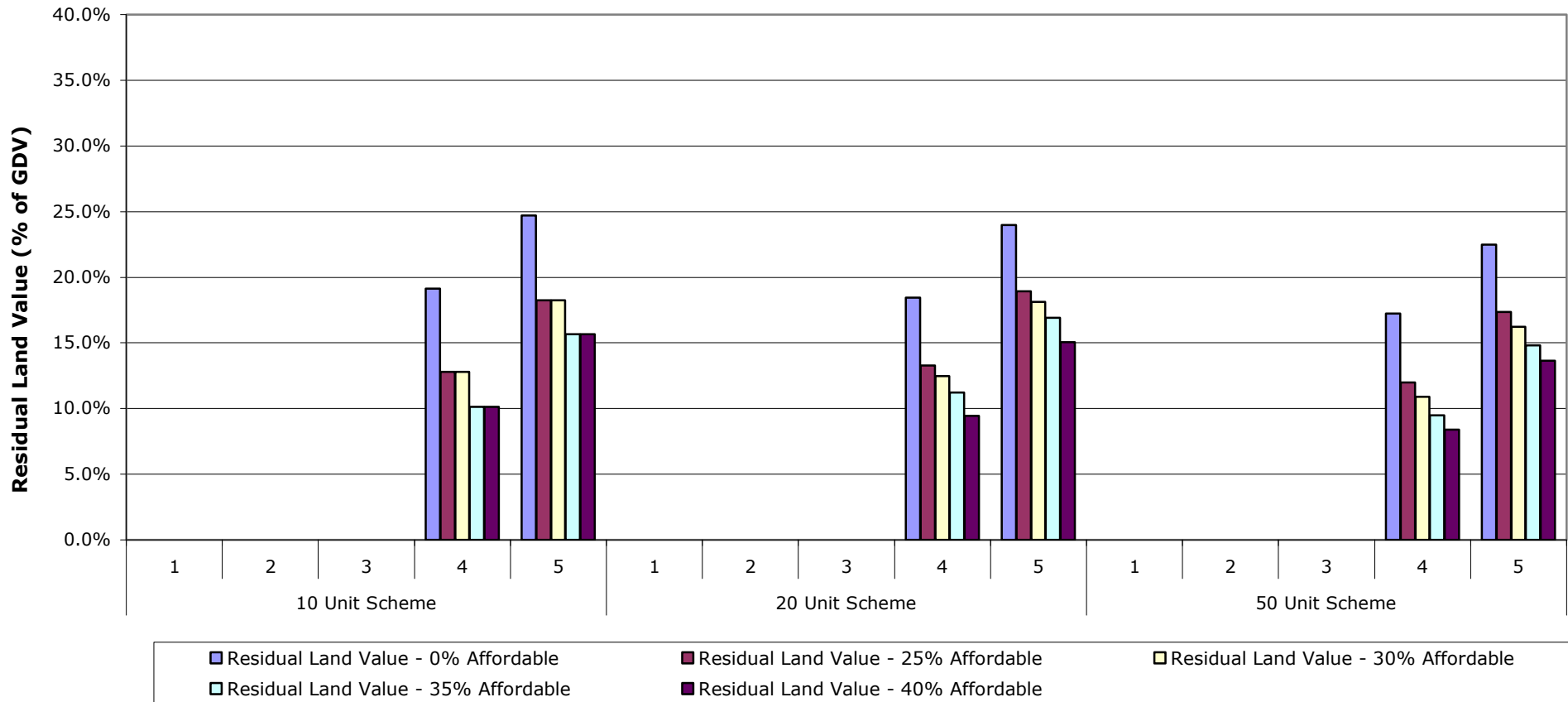


**Table 130a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 19.1% | 12.8% | 12.8% | 10.1% | 10.1% |
| | 5 | 24.7% | 18.2% | 18.2% | 15.7% | 15.7% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.5% | 13.3% | 12.5% | 11.2% | 9.4% |
| | 5 | 24.0% | 18.9% | 18.1% | 16.9% | 15.0% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.2% | 12.0% | 10.9% | 9.5% | 8.4% |
| | 5 | 22.5% | 17.3% | 16.2% | 14.8% | 13.7% |

Source: Adams Integra, August 2012

**Graph 130a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Low Density
Houses Only Schemes**

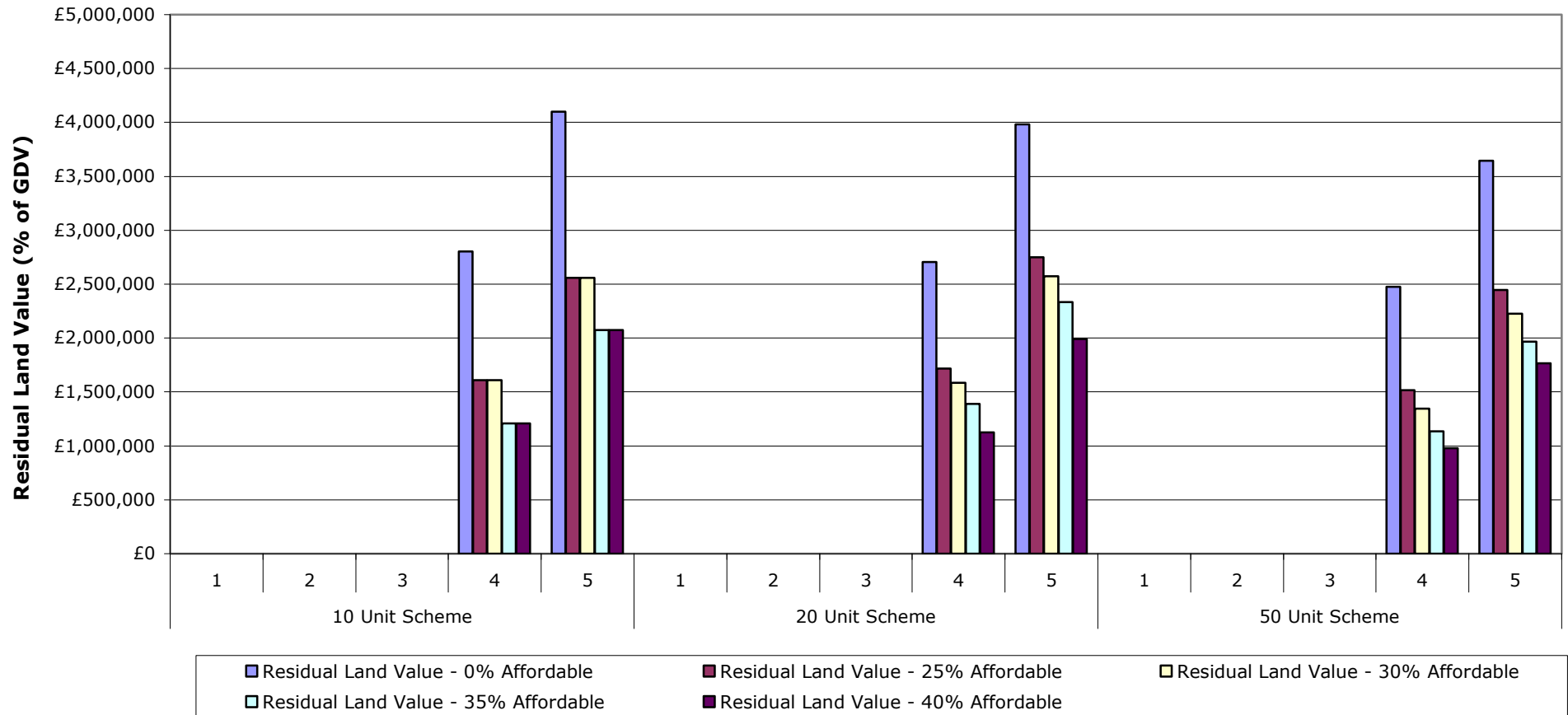


**Table 130b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,800,966 | £1,609,391 | £1,609,391 | £1,206,447 | £1,206,447 |
| | 5 | £4,098,503 | £2,559,014 | £2,559,014 | £2,074,619 | £2,074,619 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,705,490 | £1,719,285 | £1,584,842 | £1,388,761 | £1,125,242 |
| | 5 | £3,981,461 | £2,748,166 | £2,571,631 | £2,333,459 | £1,991,215 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,473,802 | £1,518,781 | £1,347,654 | £1,135,411 | £980,710 |
| | 5 | £3,642,628 | £2,446,415 | £2,228,323 | £1,966,993 | £1,765,327 |

Source: Adams Integra, August 2012

**Graph 130b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Low Density
Houses Only Schemes**

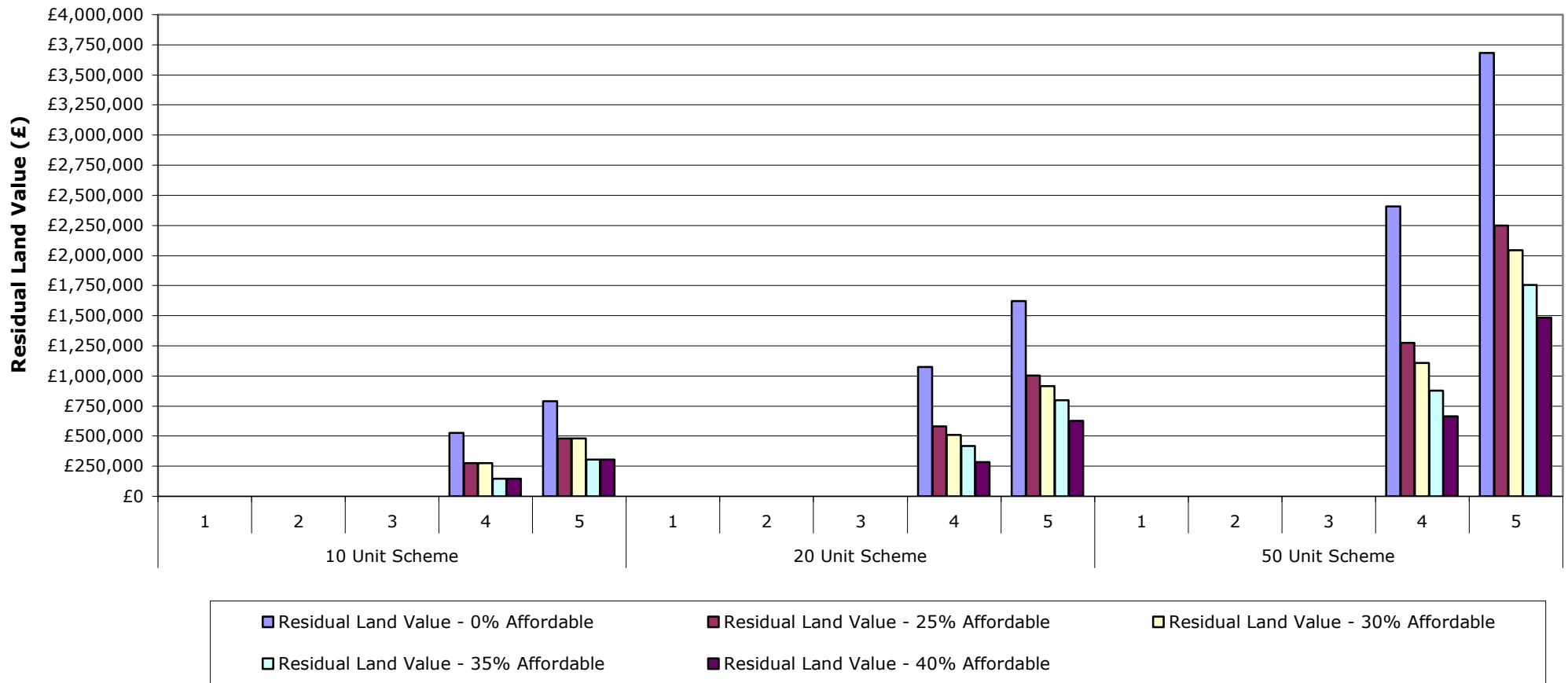


**Table 131: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £524,900 | £276,441 | £276,441 | £145,421 | £145,421 |
| | 5 | £791,164 | £482,439 | £482,439 | £306,612 | £306,612 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,072,107 | £579,005 | £511,784 | £418,053 | £284,921 |
| | 5 | £1,621,239 | £1,004,591 | £916,324 | £797,238 | £626,116 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,408,926 | £1,273,708 | £1,108,284 | £879,528 | £665,319 |
| | 5 | £3,681,241 | £2,249,736 | £2,045,140 | £1,756,760 | £1,483,844 |

Source: Adams Integra, August 2012

**Graph 131: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Medium Density
Houses Only Schemes**

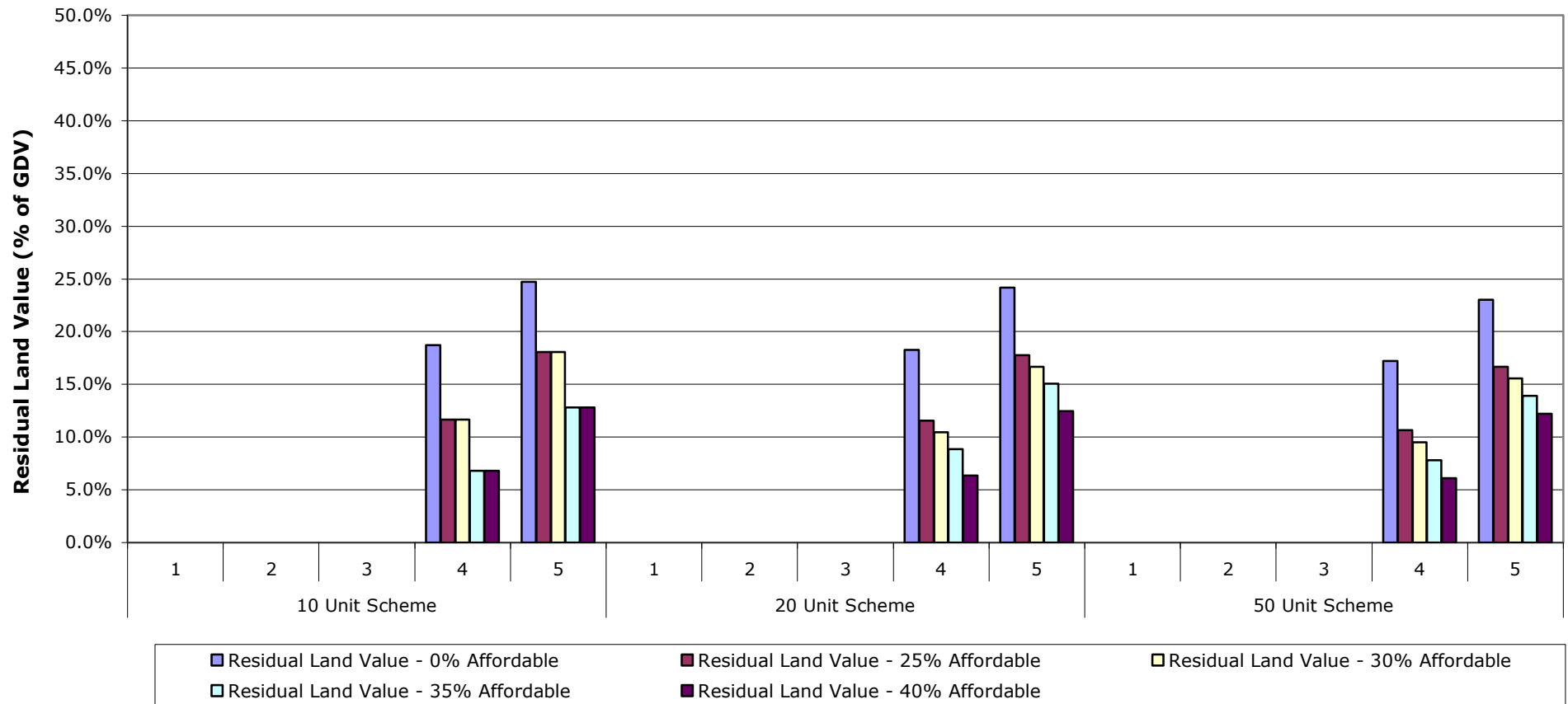


**Table 131a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.7% | 11.7% | 11.7% | 6.8% | 6.8% |
| | 5 | 24.7% | 18.1% | 18.1% | 12.8% | 12.8% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.3% | 11.6% | 10.5% | 8.9% | 6.3% |
| | 5 | 24.2% | 17.8% | 16.7% | 15.0% | 12.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.2% | 10.6% | 9.5% | 7.8% | 6.1% |
| | 5 | 23.0% | 16.7% | 15.6% | 13.9% | 12.2% |

Source: Adams Integra, August 2012

**Graph 131a: Summary of RLV (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable
Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Medium Density
Houses Only Schemes**

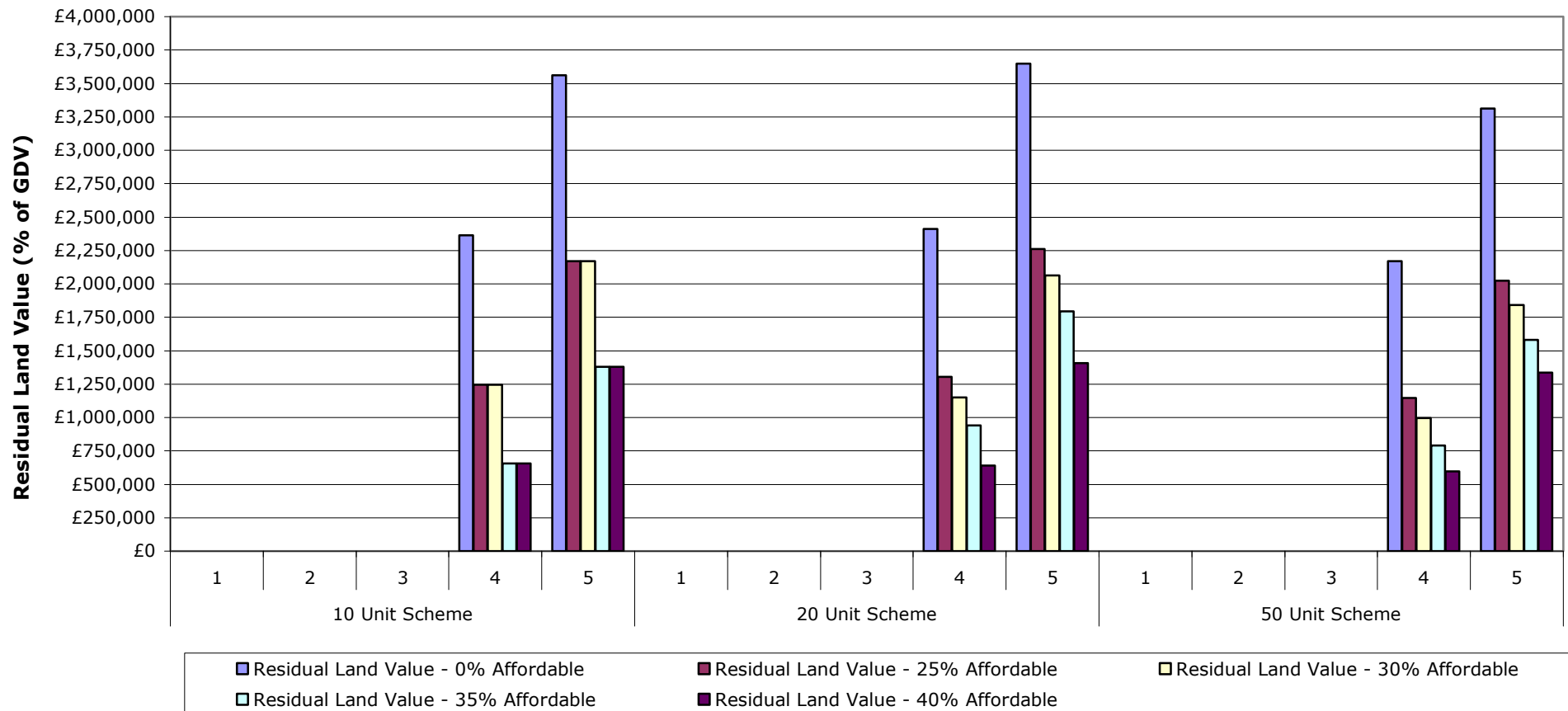


**Table 131b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,362,050 | £1,243,984 | £1,243,984 | £654,396 | £654,396 |
| | 5 | £3,560,239 | £2,170,975 | £2,170,975 | £1,379,754 | £1,379,754 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,412,242 | £1,302,762 | £1,151,513 | £940,620 | £641,072 |
| | 5 | £3,647,788 | £2,260,331 | £2,061,730 | £1,793,786 | £1,408,761 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,168,033 | £1,146,337 | £997,455 | £791,576 | £598,787 |
| | 5 | £3,313,117 | £2,024,762 | £1,840,626 | £1,581,084 | £1,335,459 |

Source: Adams Integra, August 2012

**Graph 131b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
Medium Density
House Only Schemes**

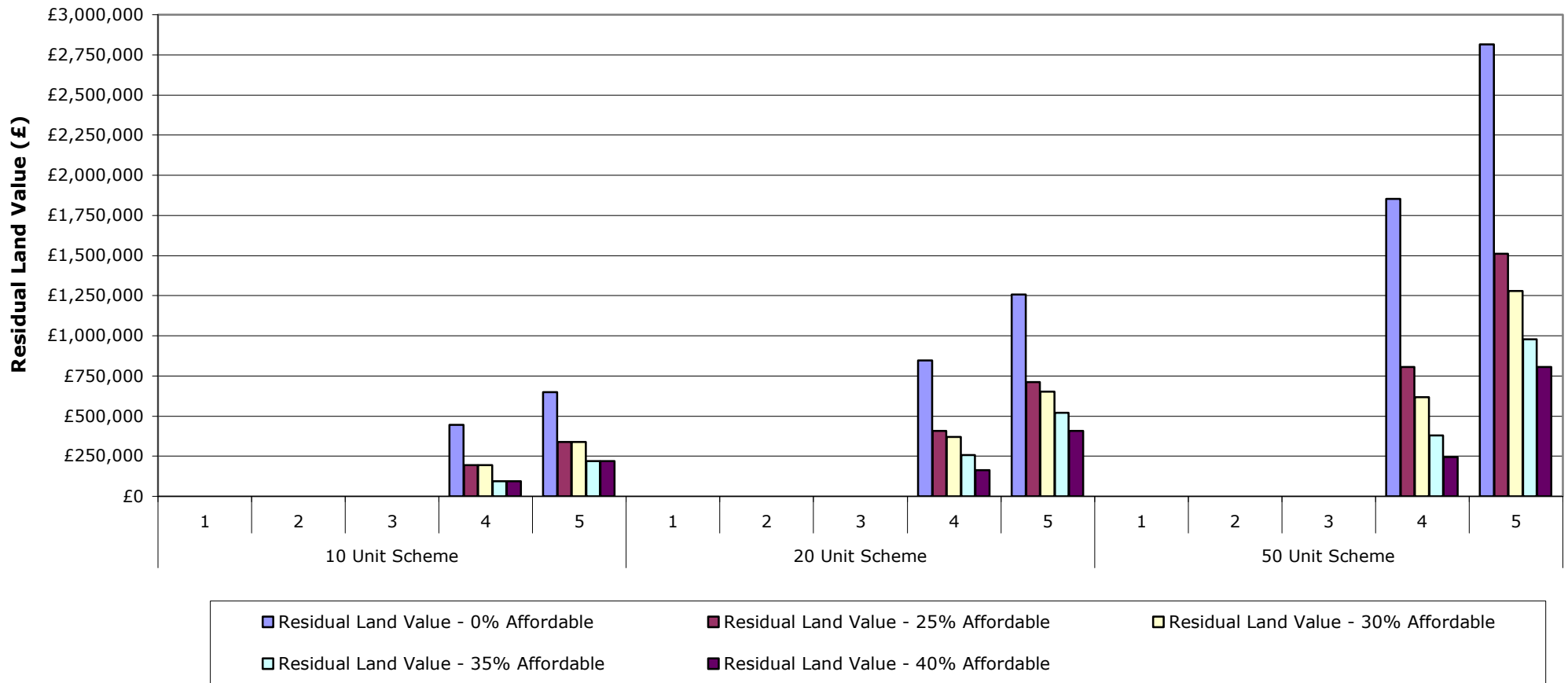


**Table 132: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £444,662 | £194,668 | £194,668 | £92,783 | £92,783 |
| | 5 | £648,649 | £338,439 | £338,439 | £220,534 | £220,534 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £847,780 | £408,781 | £369,067 | £258,137 | £163,995 |
| | 5 | £1,257,989 | £711,332 | £652,765 | £521,933 | £407,043 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,851,583 | £807,038 | £616,480 | £380,229 | £245,362 |
| | 5 | £2,813,534 | £1,510,037 | £1,278,573 | £978,778 | £806,130 |

Source: Adams Integra, August 2012

Graph 132: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 6 High Density Houses Only Schemes

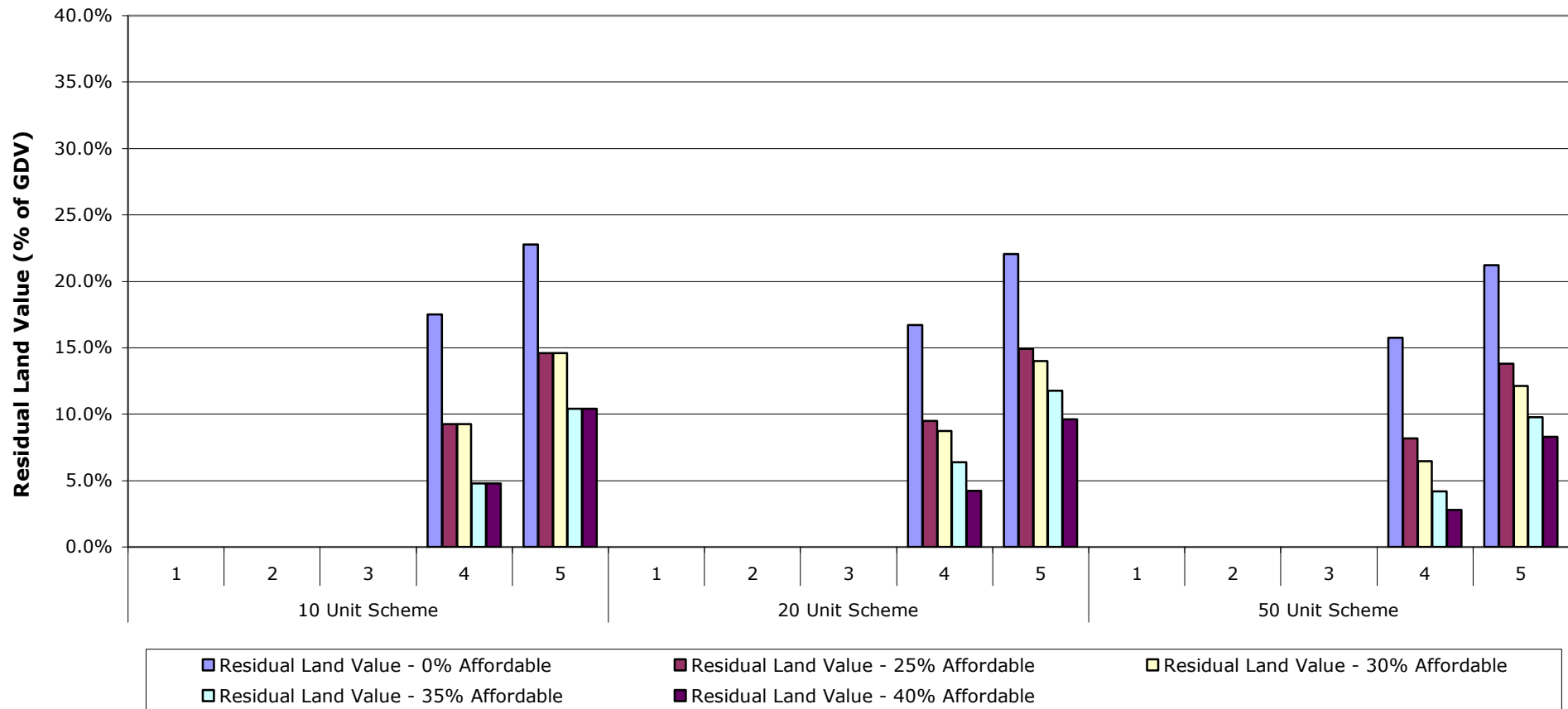


**Table 132a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.5% | 9.3% | 9.3% | 4.8% | 4.8% |
| | 5 | 22.8% | 14.6% | 14.6% | 10.4% | 10.4% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.7% | 9.5% | 8.7% | 6.4% | 4.2% |
| | 5 | 22.1% | 14.9% | 14.0% | 11.7% | 9.6% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.8% | 8.2% | 6.5% | 4.2% | 2.8% |
| | 5 | 21.2% | 13.8% | 12.1% | 9.8% | 8.3% |

Source: Adams Integra, August 2012

**Graph 132a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
High Density
Houses Only Schemes**

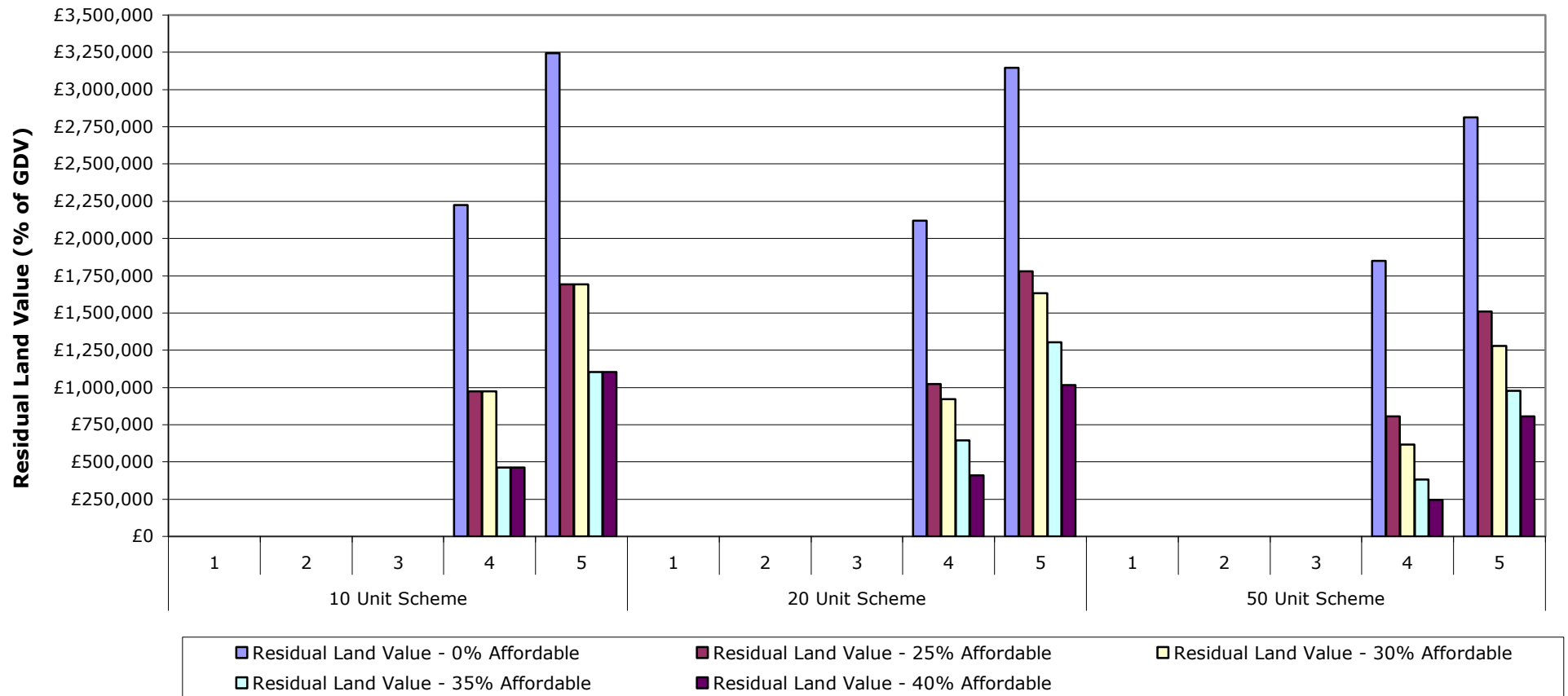


**Table 132b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,223,311 | £973,340 | £973,340 | £463,915 | £463,915 |
| | 5 | £3,243,244 | £1,692,196 | £1,692,196 | £1,102,670 | £1,102,670 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,119,450 | £1,021,954 | £922,667 | £645,342 | £409,987 |
| | 5 | £3,144,972 | £1,778,329 | £1,631,913 | £1,304,832 | £1,017,607 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,851,583 | £807,038 | £616,480 | £380,229 | £245,362 |
| | 5 | £2,813,534 | £1,510,037 | £1,278,573 | £978,778 | £806,130 |

Source: Adams Integra, August 2012

**Graph 132b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 6
High Density
Houses Only Schemes**

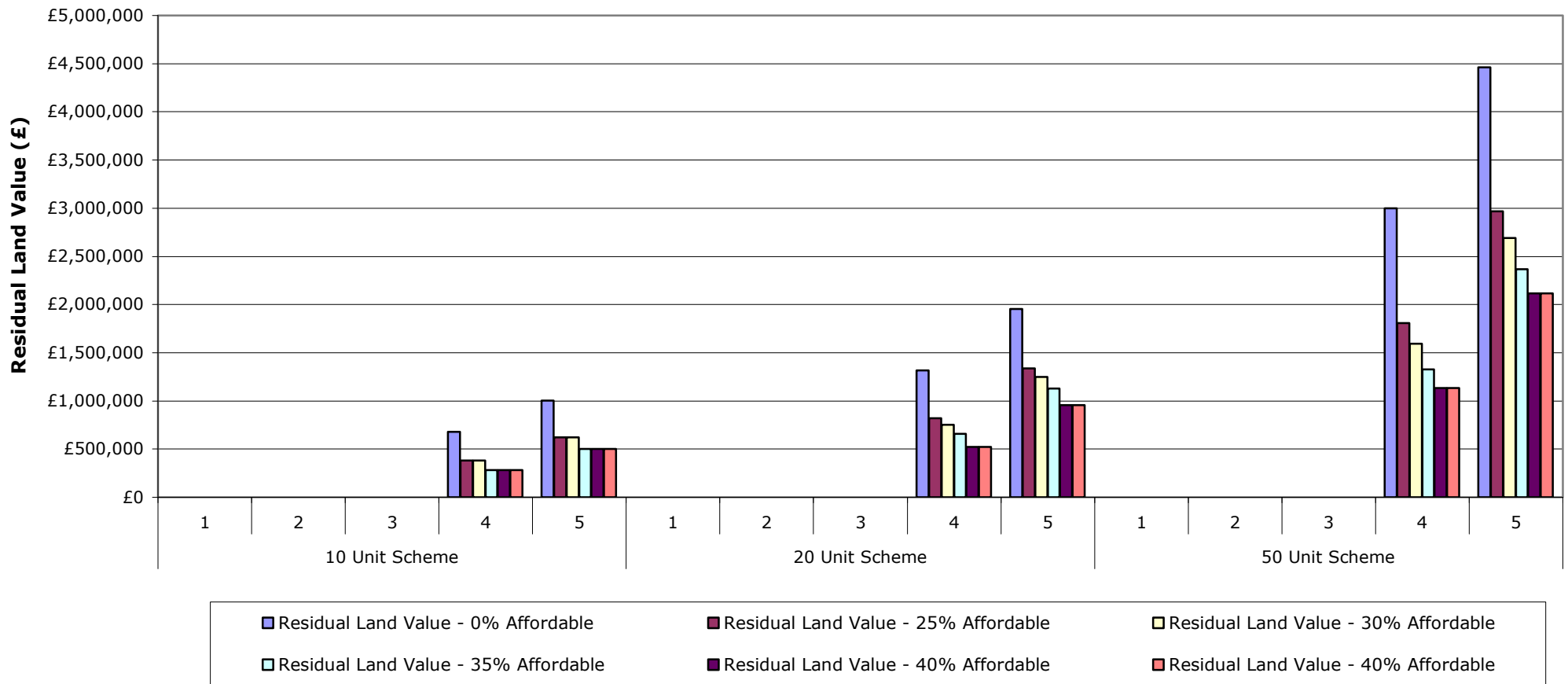


**Table 133: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £680,678 | £382,581 | £382,581 | £281,845 | £281,845 |
| | 5 | £1,005,062 | £620,190 | £620,190 | £499,091 | £499,091 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,314,268 | £821,166 | £753,945 | £655,904 | £524,145 |
| | 5 | £1,952,254 | £1,335,606 | £1,247,339 | £1,128,253 | £957,131 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £3,000,014 | £1,806,237 | £1,592,328 | £1,327,024 | £1,133,648 |
| | 5 | £4,461,046 | £2,965,780 | £2,693,165 | £2,366,502 | £2,114,420 |

Source: Adams Integra, August 2012

**Graph 133: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
Low Density
Houses Only Schemes**

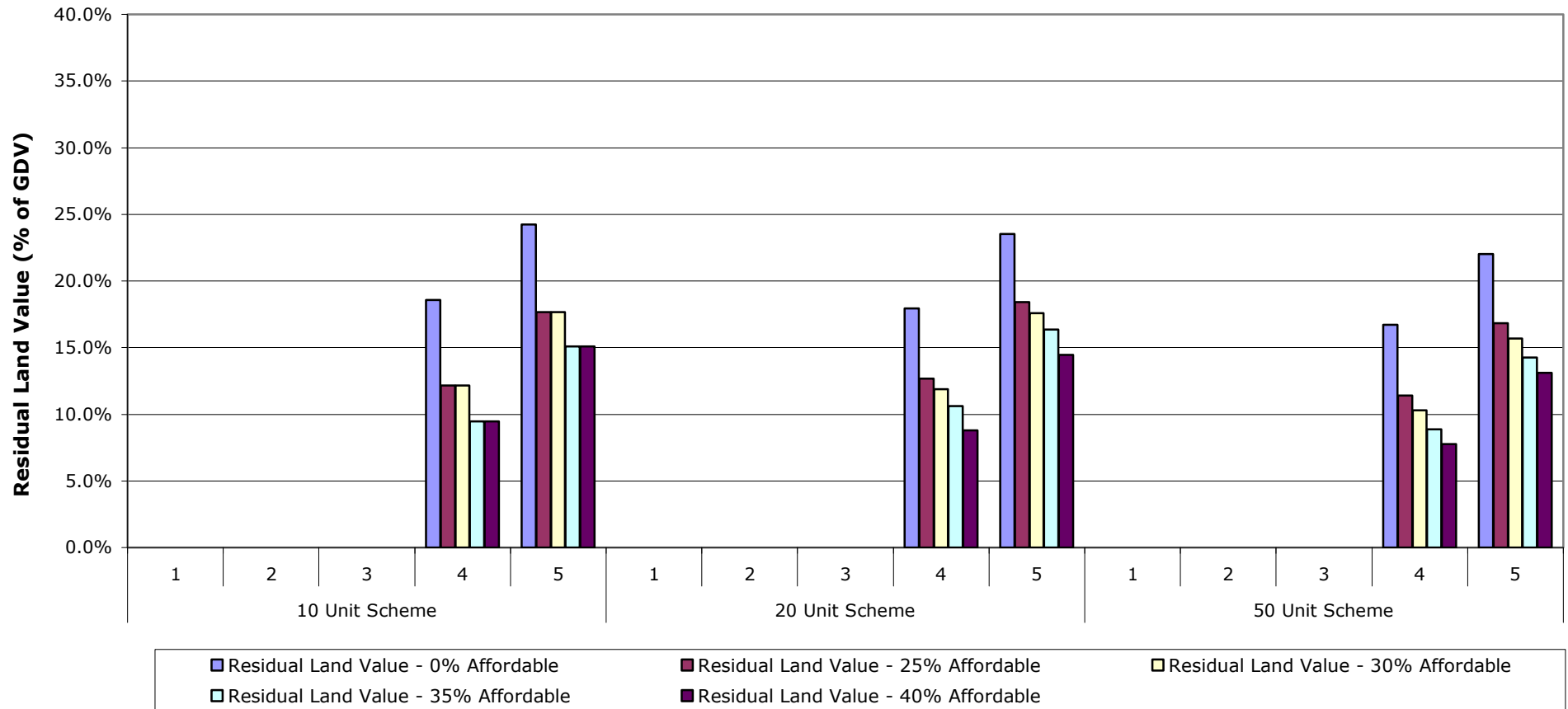


**Table 133a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.6% | 12.2% | 12.2% | 9.5% | 9.5% |
| | 5 | 24.2% | 17.7% | 17.7% | 15.1% | 15.1% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.9% | 12.7% | 11.9% | 10.6% | 8.8% |
| | 5 | 23.5% | 18.4% | 17.6% | 16.4% | 14.5% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.7% | 11.4% | 10.3% | 8.9% | 7.8% |
| | 5 | 22.0% | 16.8% | 15.7% | 14.3% | 13.1% |

Source: Adams Integra, August 2012

**Graph 133a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
Low Density
Houses Only Schemes**

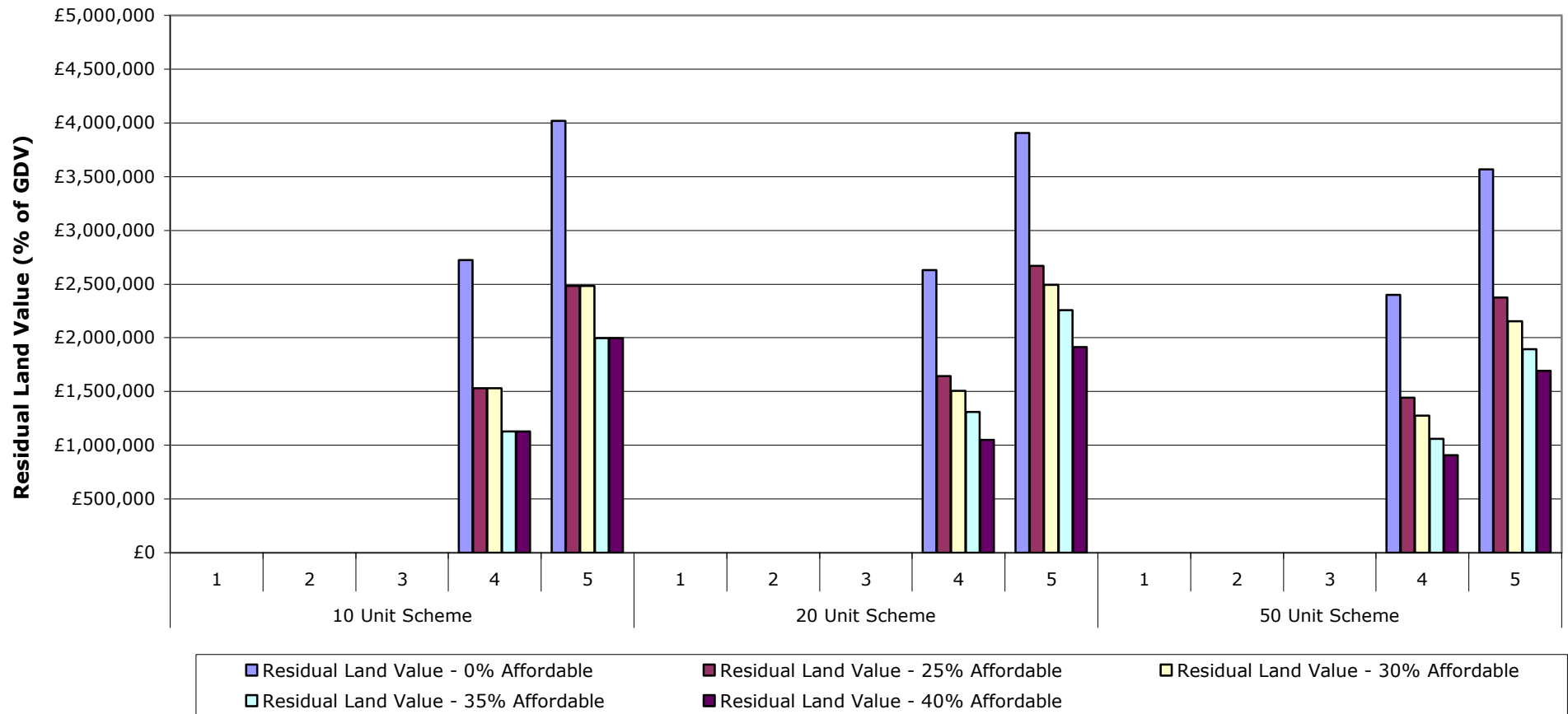


**Table 133b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,722,713 | £1,530,323 | £1,530,323 | £1,127,379 | £1,127,379 |
| | 5 | £4,020,250 | £2,480,761 | £2,480,761 | £1,996,365 | £1,996,365 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,628,537 | £1,642,332 | £1,507,889 | £1,311,809 | £1,048,289 |
| | 5 | £3,904,508 | £2,671,213 | £2,494,678 | £2,256,506 | £1,914,262 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,400,011 | £1,444,989 | £1,273,863 | £1,061,620 | £906,919 |
| | 5 | £3,568,837 | £2,372,624 | £2,154,532 | £1,893,202 | £1,691,536 |

Source: Adams Integra, August 2012

**Graph 133b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
Low Density
Houses Only Schemes**

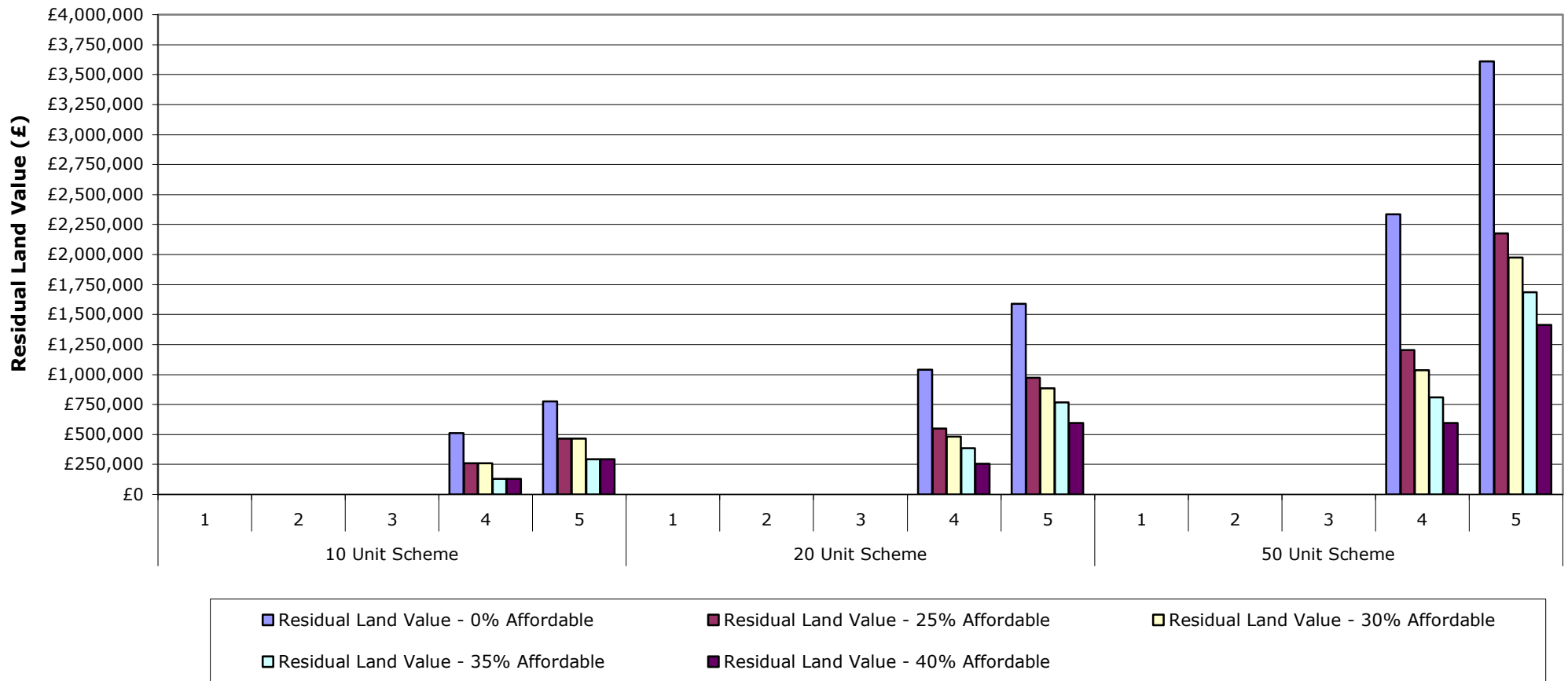


**Table 134: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £509,911 | £261,296 | £261,296 | £129,808 | £129,808 |
| | 5 | £776,175 | £467,294 | £467,294 | £291,467 | £291,467 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,041,350 | £548,248 | £481,027 | £386,976 | £253,843 |
| | 5 | £1,590,482 | £973,834 | £885,567 | £766,481 | £595,359 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,337,304 | £1,202,086 | £1,036,662 | £807,906 | £593,697 |
| | 5 | £3,609,619 | £2,178,114 | £1,973,518 | £1,685,138 | £1,412,222 |

Source: Adams Integra, August 2012

Graph 134: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 6 Medium Density Houses Only Schemes

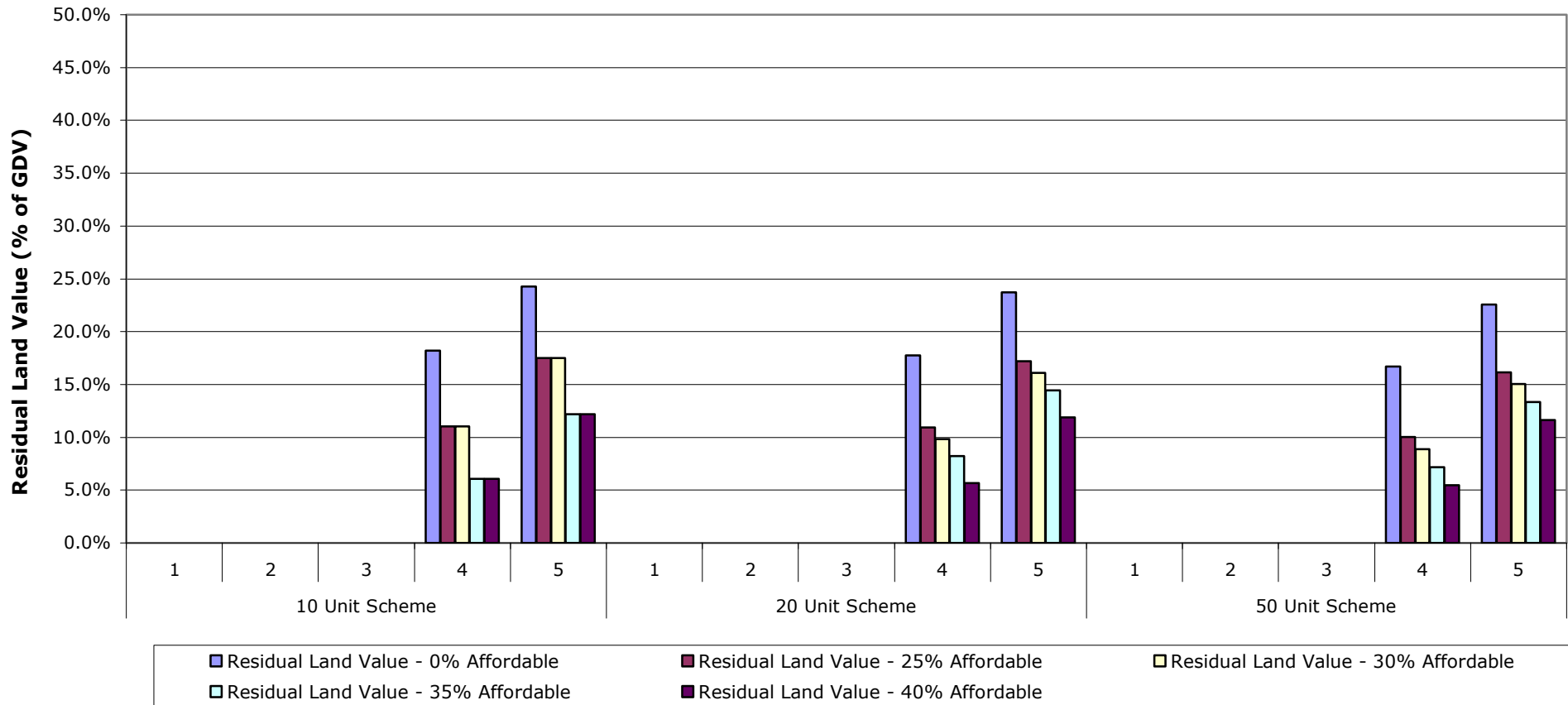


**Table 134a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 18.2% | 11.0% | 11.0% | 6.1% | 6.1% |
| | 5 | 24.3% | 17.5% | 17.5% | 12.2% | 12.2% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.8% | 10.9% | 9.9% | 8.2% | 5.7% |
| | 5 | 23.7% | 17.2% | 16.1% | 14.5% | 11.9% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.7% | 10.0% | 8.9% | 7.2% | 5.5% |
| | 5 | 22.6% | 16.1% | 15.0% | 13.3% | 11.6% |

Source: Adams Integra, August 2012

**Graph 134a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure £0, £100 CIL
CfSH Level 6
Medium Density
Houses Only Schemes**

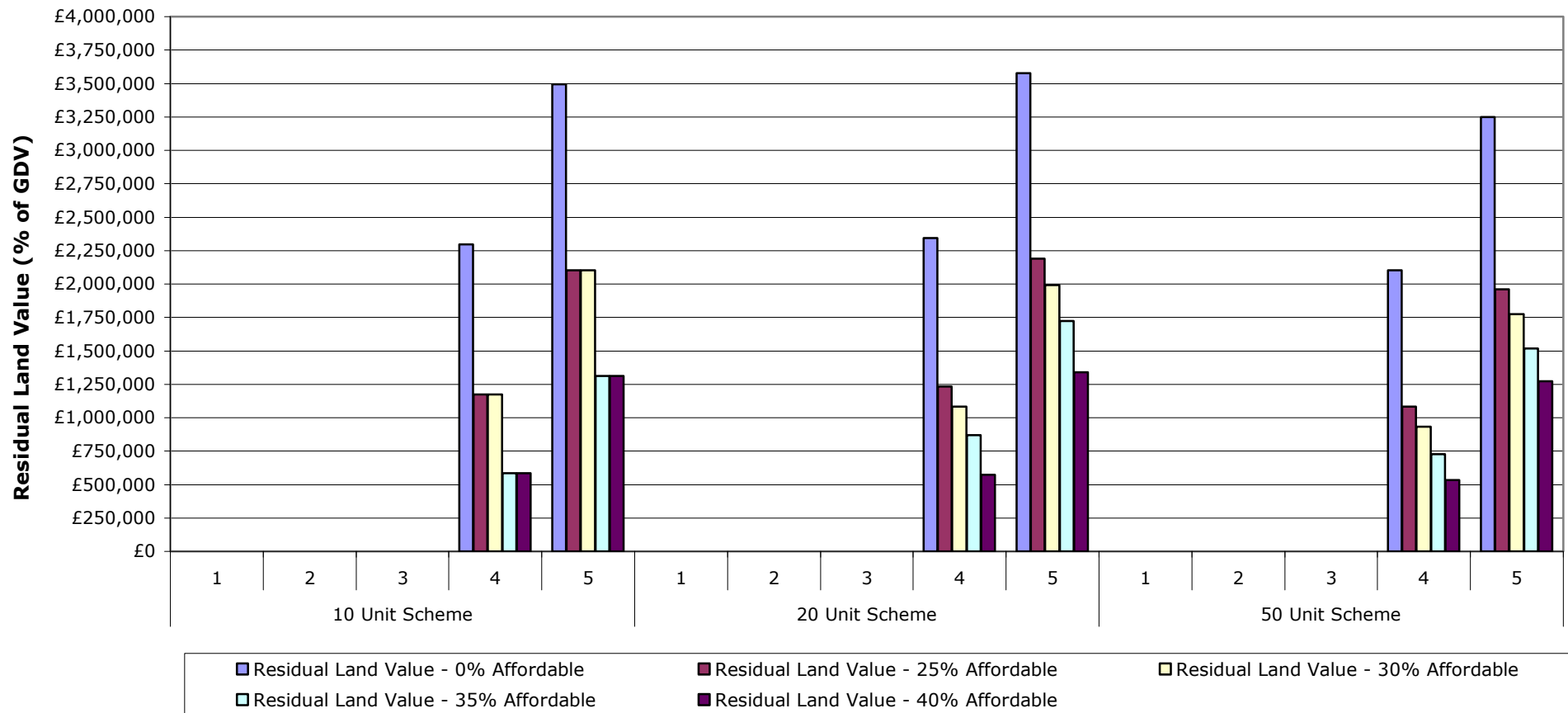


**Table 134b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,294,601 | £1,175,833 | £1,175,833 | £584,136 | £584,136 |
| | 5 | £3,492,789 | £2,102,824 | £2,102,824 | £1,311,602 | £1,311,602 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,343,038 | £1,233,558 | £1,082,310 | £870,695 | £571,148 |
| | 5 | £3,578,585 | £2,191,127 | £1,992,526 | £1,724,582 | £1,339,557 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,103,574 | £1,081,877 | £932,996 | £727,116 | £534,327 |
| | 5 | £3,248,657 | £1,960,303 | £1,776,166 | £1,516,624 | £1,271,000 |

Source: Adams Integra, August 2012

**Graph 134b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure £0, £100 CIL
CfSH Level 6
Medium Density
Houses Only Schemes**

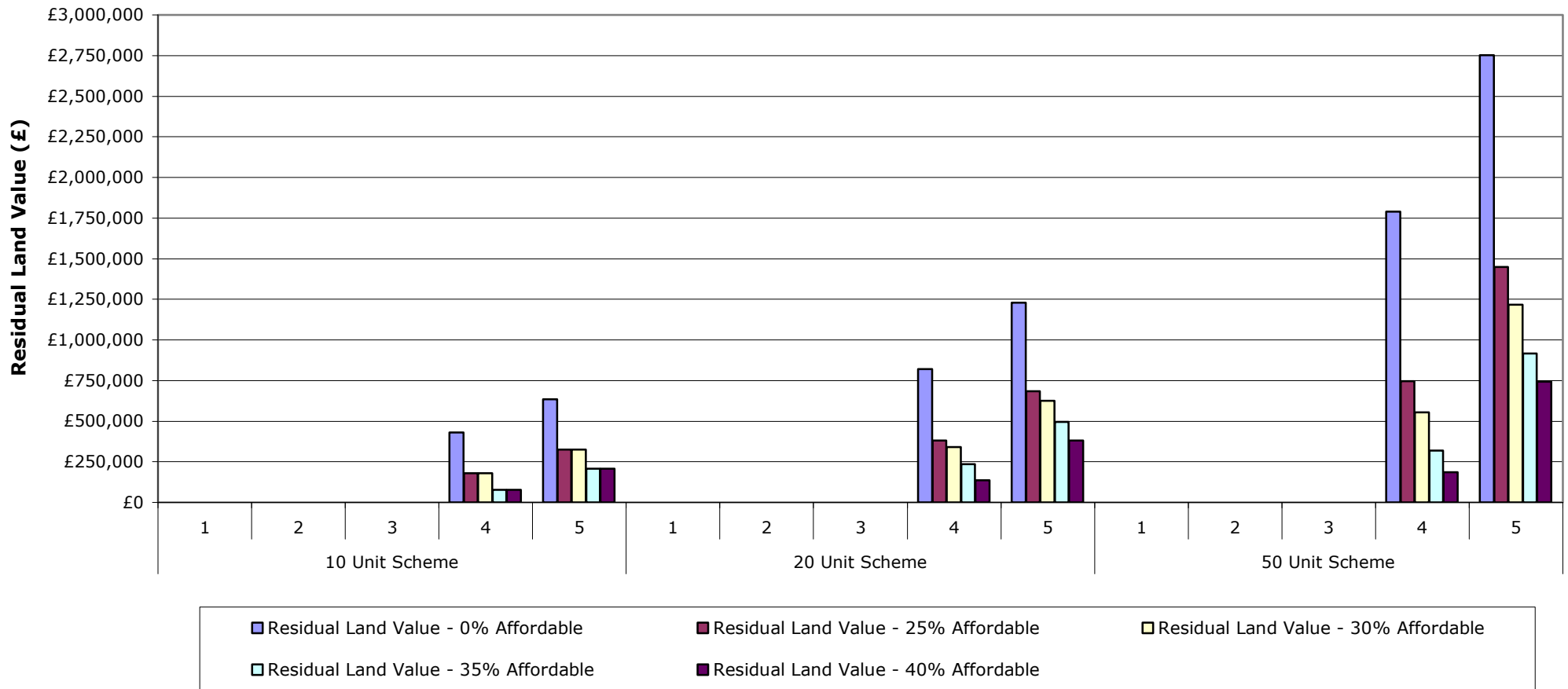


**Table 135: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £430,568 | £180,283 | £180,283 | £78,253 | £78,253 |
| | 5 | £634,700 | £324,345 | £324,345 | £206,149 | £206,149 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £820,346 | £381,061 | £341,347 | £235,167 | £135,417 |
| | 5 | £1,230,554 | £683,897 | £625,331 | £494,498 | £379,323 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,789,897 | £745,352 | £554,794 | £317,901 | £186,808 |
| | 5 | £2,751,848 | £1,448,351 | £1,216,887 | £917,092 | £744,444 |

Source: Adams Integra, August 2012

Graph 135: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 6 High Density Houses Only Schemes

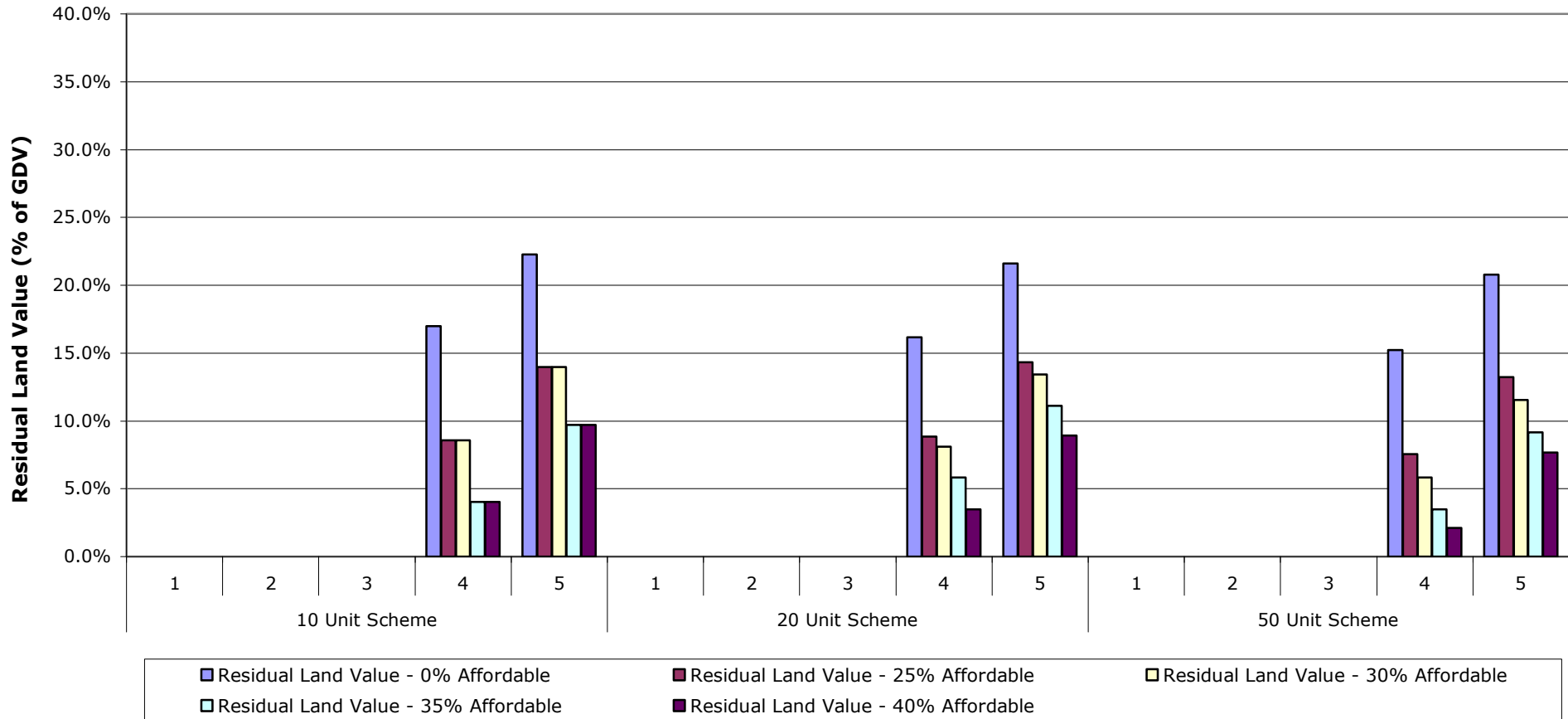


**Table 135a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|---|--------------------|--|---|---|---|---|
| 10 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 17.0% | 8.6% | 8.6% | 4.0% | 4.0% |
| | 5 | 22.3% | 14.0% | 14.0% | 9.7% | 9.7% |
| 20 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 16.2% | 8.9% | 8.1% | 5.8% | 3.5% |
| | 5 | 21.6% | 14.3% | 13.4% | 11.1% | 8.9% |
| 50 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 15.2% | 7.6% | 5.8% | 3.5% | 2.1% |
| | 5 | 20.8% | 13.2% | 11.5% | 9.2% | 7.7% |

Source: Adams Integra, August 2012

**Graph 135a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
High Density
Houses Only Schemes**

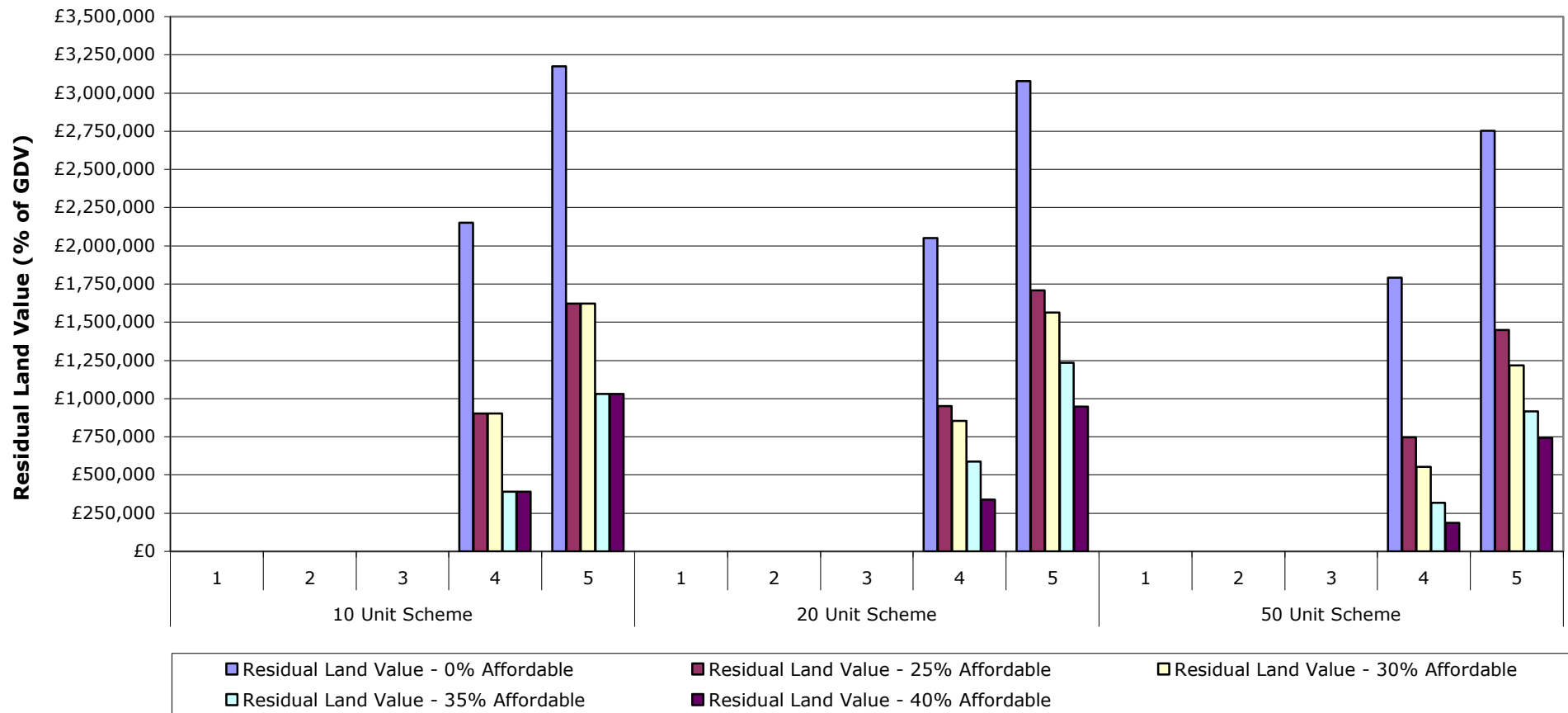


**Table 135b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 6
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,152,839 | £901,416 | £901,416 | £391,263 | £391,263 |
| | 5 | £3,173,499 | £1,621,724 | £1,621,724 | £1,030,746 | £1,030,746 |
| 20 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £2,050,864 | £952,653 | £853,367 | £587,919 | £338,544 |
| | 5 | £3,076,386 | £1,709,743 | £1,563,327 | £1,236,246 | £948,307 |
| 50 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £1,789,897 | £745,352 | £554,794 | £317,901 | £186,808 |
| | 5 | £2,751,848 | £1,448,351 | £1,216,887 | £917,092 | £744,444 |

Source: Adams Integra, August 2012

**Graph 135b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable
Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 6
High Density
Houses Only Schemes**



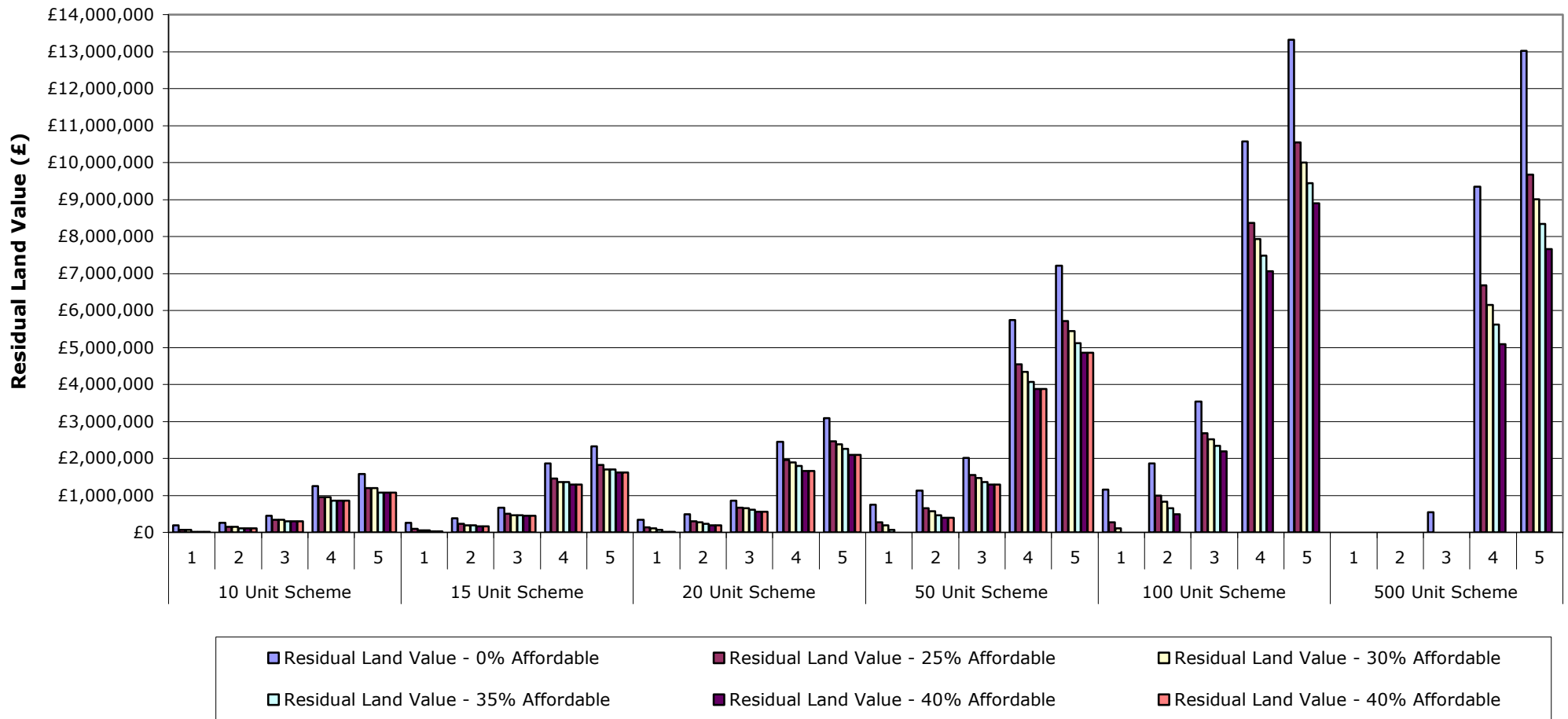
Appendix 6

**Table 136: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £184,586 | £64,461 | £64,461 | £18,098 | £18,098 |
| | 2 | £261,039 | £151,361 | £151,361 | £105,924 | £105,924 |
| | 3 | £451,796 | £339,286 | £339,286 | £294,445 | £294,445 |
| | 4 | £1,253,536 | £951,494 | £951,494 | £851,797 | £851,797 |
| | 5 | £1,577,920 | £1,193,048 | £1,193,048 | £1,071,949 | £1,071,949 |
| 15 Unit Scheme | 1 | £259,493 | £101,031 | £55,183 | £55,183 | £30,104 |
| | 2 | £381,649 | £229,752 | £185,268 | £185,268 | £160,842 |
| | 3 | £660,510 | £506,507 | £467,438 | £467,438 | £454,409 |
| | 4 | £1,857,667 | £1,460,379 | £1,361,787 | £1,361,787 | £1,294,187 |
| | 5 | £2,326,344 | £1,825,979 | £1,706,222 | £1,706,222 | £1,617,457 |
| 20 Unit Scheme | 1 | £337,861 | £137,164 | £112,225 | £66,634 | £17,201 |
| | 2 | £490,449 | £296,556 | £271,190 | £232,547 | £188,034 |
| | 3 | £861,755 | £664,973 | £652,150 | £608,509 | £555,474 |
| | 4 | £2,447,745 | £1,954,642 | £1,887,421 | £1,789,381 | £1,657,621 |
| | 5 | £3,085,731 | £2,469,083 | £2,380,816 | £2,261,729 | £2,090,607 |
| 50 Unit Scheme | 1 | £751,106 | £270,322 | £185,010 | £73,484 | £1,208 |
| | 2 | £1,125,991 | £648,662 | £569,071 | £462,022 | £394,986 |
| | 3 | £2,009,394 | £1,550,163 | £1,465,628 | £1,358,924 | £1,294,921 |
| | 4 | £5,744,476 | £4,550,699 | £4,336,790 | £4,071,486 | £3,878,110 |
| | 5 | £7,205,508 | £5,710,242 | £5,437,627 | £5,110,964 | £4,858,882 |
| 100 Unit Scheme | 1 | £1,163,206 | £273,988 | £107,555 | £0 | £0 |
| | 2 | £1,869,511 | £996,740 | £828,911 | £648,604 | £484,583 |
| | 3 | £3,533,894 | £2,680,687 | £2,519,877 | £2,339,724 | £2,187,786 |
| | 4 | £10,571,004 | £8,361,402 | £7,929,313 | £7,477,881 | £7,054,664 |
| | 5 | £13,323,674 | £10,548,547 | £10,003,353 | £9,438,816 | £8,902,494 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £541,129 | £0 | £0 | £0 | £0 |
| | 4 | £9,340,437 | £6,686,196 | £6,152,609 | £5,623,587 | £5,089,999 |
| | 5 | £13,021,135 | £9,676,547 | £9,002,002 | £8,336,836 | £7,662,291 |

Source: Adams Integra, August 2012

Graph 136: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL CfSH Level 3 Low Density

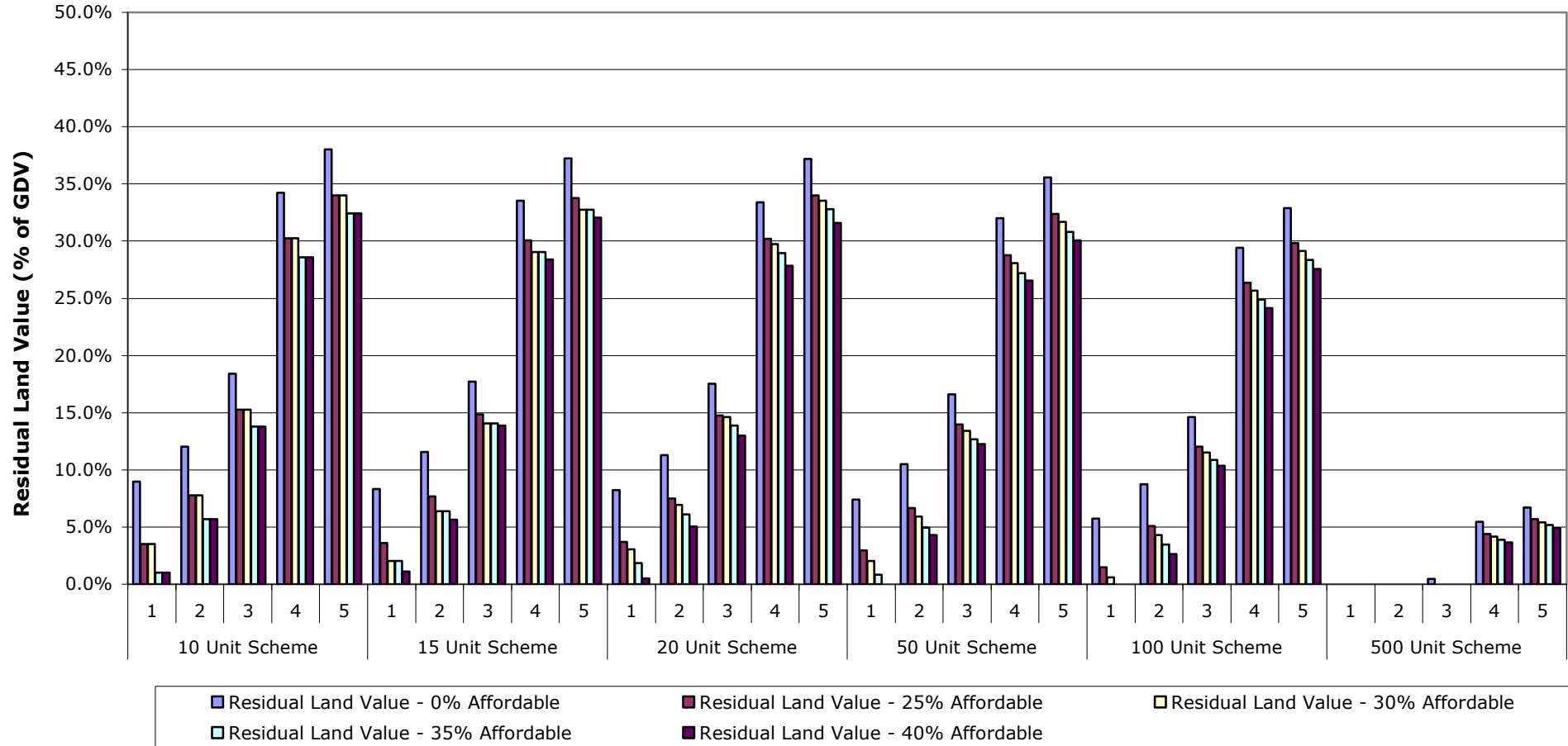


**Table 136a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 9.0% | 3.5% | 3.5% | 1.0% | 1.0% |
| | 2 | 12.0% | 7.8% | 7.8% | 5.7% | 5.7% |
| | 3 | 18.4% | 15.3% | 15.3% | 13.8% | 13.8% |
| | 4 | 34.2% | 30.2% | 30.2% | 28.6% | 28.6% |
| | 5 | 38.0% | 34.0% | 34.0% | 32.4% | 32.4% |
| 15 Unit Scheme | 1 | 8.3% | 3.6% | 2.0% | 2.0% | 1.1% |
| | 2 | 11.6% | 7.7% | 6.4% | 6.4% | 5.6% |
| | 3 | 17.7% | 14.9% | 14.1% | 14.1% | 13.9% |
| | 4 | 33.5% | 30.1% | 29.1% | 29.1% | 28.4% |
| | 5 | 37.2% | 33.8% | 32.8% | 32.8% | 32.0% |
| 20 Unit Scheme | 1 | 8.2% | 3.7% | 3.1% | 1.9% | 0.5% |
| | 2 | 11.3% | 7.5% | 7.0% | 6.1% | 5.0% |
| | 3 | 17.6% | 14.7% | 14.6% | 13.9% | 13.0% |
| | 4 | 33.4% | 30.2% | 29.7% | 29.0% | 27.8% |
| | 5 | 37.2% | 34.0% | 33.5% | 32.8% | 31.6% |
| 50 Unit Scheme | 1 | 7.4% | 3.0% | 2.1% | 0.8% | 0.0% |
| | 2 | 10.5% | 6.7% | 5.9% | 4.9% | 4.3% |
| | 3 | 16.6% | 14.0% | 13.4% | 12.7% | 12.3% |
| | 4 | 32.0% | 28.8% | 28.1% | 27.2% | 26.5% |
| | 5 | 35.6% | 32.4% | 31.7% | 30.8% | 30.1% |
| 100 Unit Scheme | 1 | 5.7% | 1.5% | 0.6% | 0.0% | 0.0% |
| | 2 | 8.7% | 5.1% | 4.3% | 3.5% | 2.6% |
| | 3 | 14.6% | 12.0% | 11.5% | 10.9% | 10.4% |
| | 4 | 29.4% | 26.4% | 25.7% | 24.9% | 24.1% |
| | 5 | 32.9% | 29.8% | 29.1% | 28.3% | 27.6% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 5.5% | 4.4% | 4.2% | 3.9% | 3.6% |
| | 5 | 6.7% | 5.7% | 5.4% | 5.2% | 4.9% |

Source: Adams Integra, August 2012

**Graph 136a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Low Density**

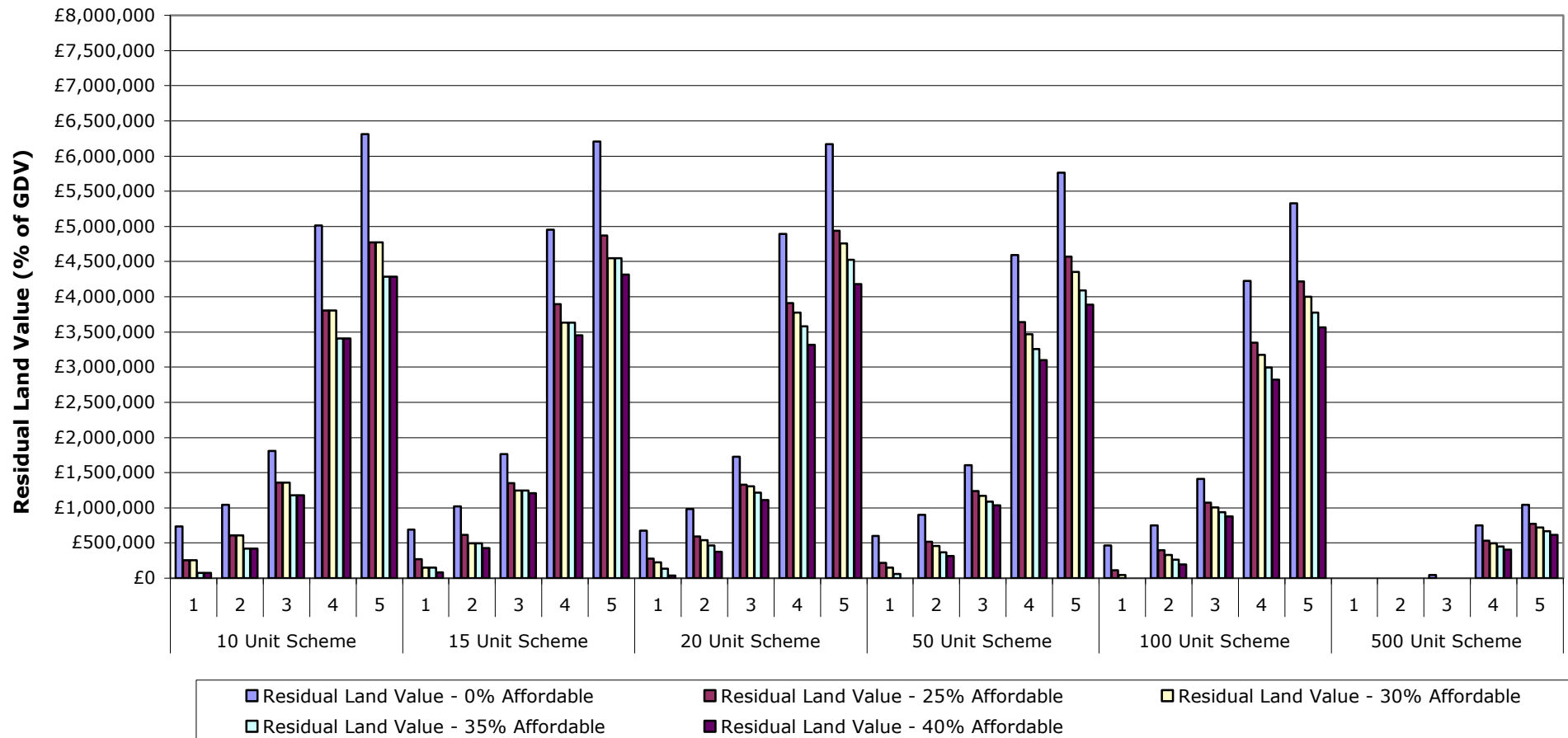


**Table 136b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £738,346 | £257,842 | £257,842 | £72,393 | £72,393 |
| | 2 | £1,044,155 | £605,443 | £605,443 | £423,696 | £423,696 |
| | 3 | £1,807,184 | £1,357,145 | £1,357,145 | £1,177,780 | £1,177,780 |
| | 4 | £5,014,144 | £3,805,977 | £3,805,977 | £3,407,188 | £3,407,188 |
| | 5 | £6,311,681 | £4,772,192 | £4,772,192 | £4,287,797 | £4,287,797 |
| 15 Unit Scheme | 1 | £691,981 | £269,417 | £147,154 | £147,154 | £80,277 |
| | 2 | £1,017,730 | £612,671 | £494,047 | £494,047 | £428,912 |
| | 3 | £1,761,360 | £1,350,685 | £1,246,502 | £1,246,502 | £1,211,758 |
| | 4 | £4,953,779 | £3,894,345 | £3,631,431 | £3,631,431 | £3,451,164 |
| | 5 | £6,203,583 | £4,869,277 | £4,549,924 | £4,549,924 | £4,313,219 |
| 20 Unit Scheme | 1 | £675,721 | £274,327 | £224,451 | £133,268 | £34,402 |
| | 2 | £980,899 | £593,111 | £542,381 | £465,094 | £376,068 |
| | 3 | £1,723,510 | £1,329,946 | £1,304,300 | £1,217,017 | £1,110,947 |
| | 4 | £4,895,490 | £3,909,285 | £3,774,842 | £3,578,761 | £3,315,242 |
| | 5 | £6,171,461 | £4,938,166 | £4,761,631 | £4,523,459 | £4,181,215 |
| 50 Unit Scheme | 1 | £600,885 | £216,257 | £148,008 | £58,787 | £966 |
| | 2 | £900,793 | £518,930 | £455,257 | £369,618 | £315,989 |
| | 3 | £1,607,515 | £1,240,130 | £1,172,502 | £1,087,139 | £1,035,937 |
| | 4 | £4,595,581 | £3,640,559 | £3,469,432 | £3,257,189 | £3,102,488 |
| | 5 | £5,764,407 | £4,568,193 | £4,350,101 | £4,088,771 | £3,887,105 |
| 100 Unit Scheme | 1 | £465,282 | £109,595 | £43,022 | £0 | £0 |
| | 2 | £747,805 | £398,696 | £331,564 | £259,441 | £193,833 |
| | 3 | £1,413,558 | £1,072,275 | £1,007,951 | £935,890 | £875,114 |
| | 4 | £4,228,402 | £3,344,561 | £3,171,725 | £2,991,152 | £2,821,865 |
| | 5 | £5,329,470 | £4,219,419 | £4,001,341 | £3,775,526 | £3,560,997 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £43,290 | £0 | £0 | £0 | £0 |
| | 4 | £747,235 | £534,896 | £492,209 | £449,887 | £407,200 |
| | 5 | £1,041,691 | £774,124 | £720,160 | £666,947 | £612,983 |

Source: Adams Integra, August 2012

**Graph 136b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Low Density**

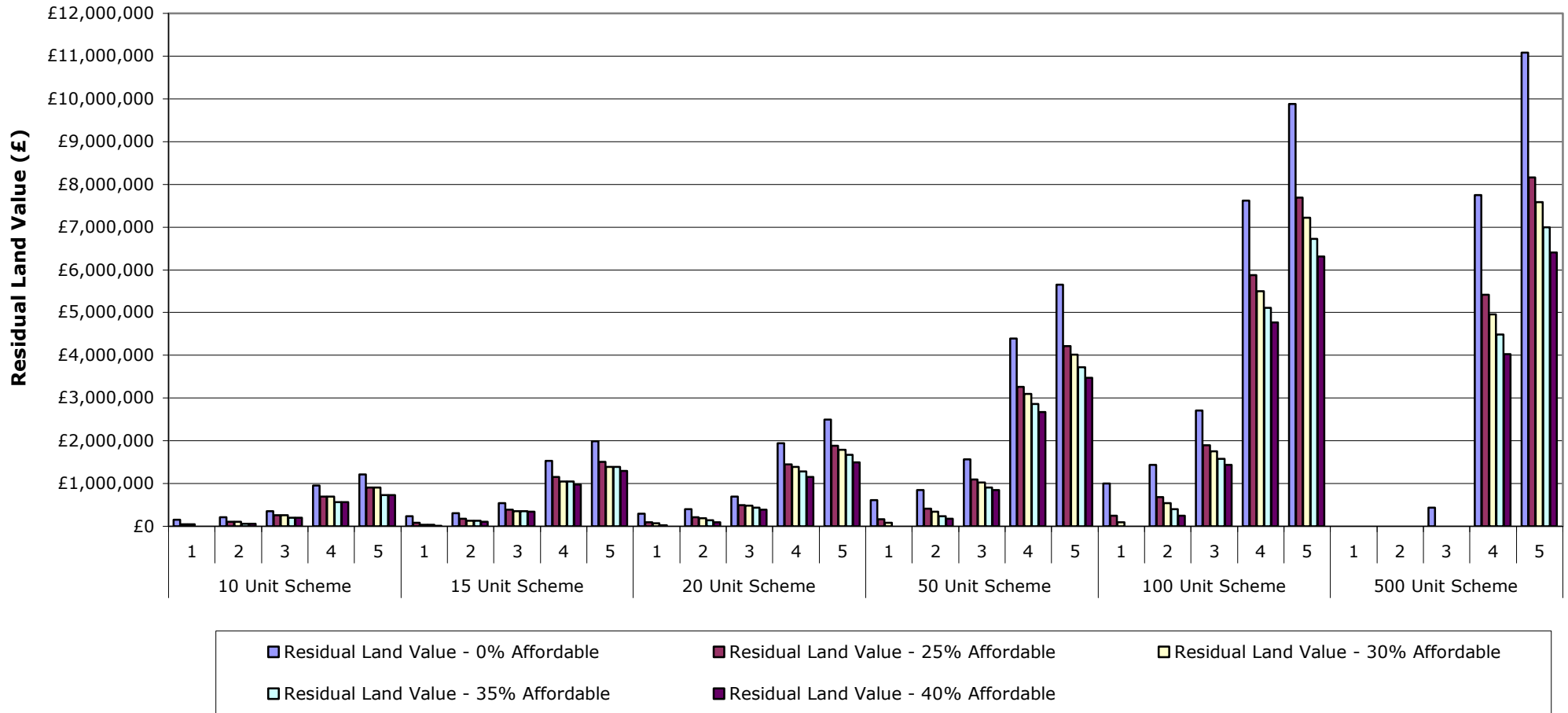


**Table 137: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £155,203 | £50,272 | £50,272 | £3 | £3 |
| | 2 | £207,210 | £104,854 | £104,854 | £59,131 | £59,131 |
| | 3 | £354,806 | £253,544 | £253,544 | £203,155 | £203,155 |
| | 4 | £948,815 | £697,506 | £697,506 | £563,519 | £563,519 |
| | 5 | £1,215,079 | £901,380 | £901,380 | £727,366 | £727,366 |
| 15 Unit Scheme | 1 | £234,842 | £83,734 | £37,885 | £37,885 | £12,806 |
| | 2 | £311,990 | £173,131 | £128,198 | £128,198 | £101,901 |
| | 3 | £542,432 | £394,054 | £349,709 | £349,709 | £336,680 |
| | 4 | £1,529,318 | £1,148,292 | £1,049,699 | £1,049,699 | £982,099 |
| | 5 | £1,990,553 | £1,508,244 | £1,388,487 | £1,388,487 | £1,299,722 |
| 20 Unit Scheme | 1 | £297,206 | £95,252 | £70,314 | £24,722 | £0 |
| | 2 | £404,890 | £210,132 | £184,244 | £141,424 | £96,461 |
| | 3 | £689,170 | £492,388 | £484,561 | £440,465 | £386,877 |
| | 4 | £1,947,429 | £1,454,326 | £1,387,105 | £1,289,064 | £1,157,305 |
| | 5 | £2,496,560 | £1,879,913 | £1,791,645 | £1,672,559 | £1,501,437 |
| 50 Unit Scheme | 1 | £608,538 | £159,591 | £84,090 | £0 | £0 |
| | 2 | £853,393 | £408,463 | £340,374 | £240,695 | £174,017 |
| | 3 | £1,560,836 | £1,093,438 | £1,019,542 | £911,070 | £847,067 |
| | 4 | £4,395,382 | £3,260,164 | £3,094,740 | £2,865,984 | £2,672,608 |
| | 5 | £5,648,669 | £4,217,165 | £4,012,569 | £3,724,189 | £3,472,106 |
| 100 Unit Scheme | 1 | £997,320 | £241,467 | £97,156 | £0 | £0 |
| | 2 | £1,441,044 | £687,379 | £545,334 | £394,883 | £248,123 |
| | 3 | £2,704,958 | £1,899,011 | £1,749,773 | £1,581,193 | £1,433,674 |
| | 4 | £7,620,199 | £5,872,560 | £5,501,055 | £5,110,208 | £4,773,579 |
| | 5 | £9,878,057 | £7,693,736 | £7,219,893 | £6,726,709 | £6,312,295 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £435,197 | £0 | £0 | £0 | £0 |
| | 4 | £7,744,271 | £5,412,939 | £4,962,196 | £4,485,074 | £4,022,171 |
| | 5 | £11,080,496 | £8,156,152 | £7,589,163 | £6,991,058 | £6,409,561 |

Source: Adams Integra, August 2012

**Graph 137: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Medium Density**

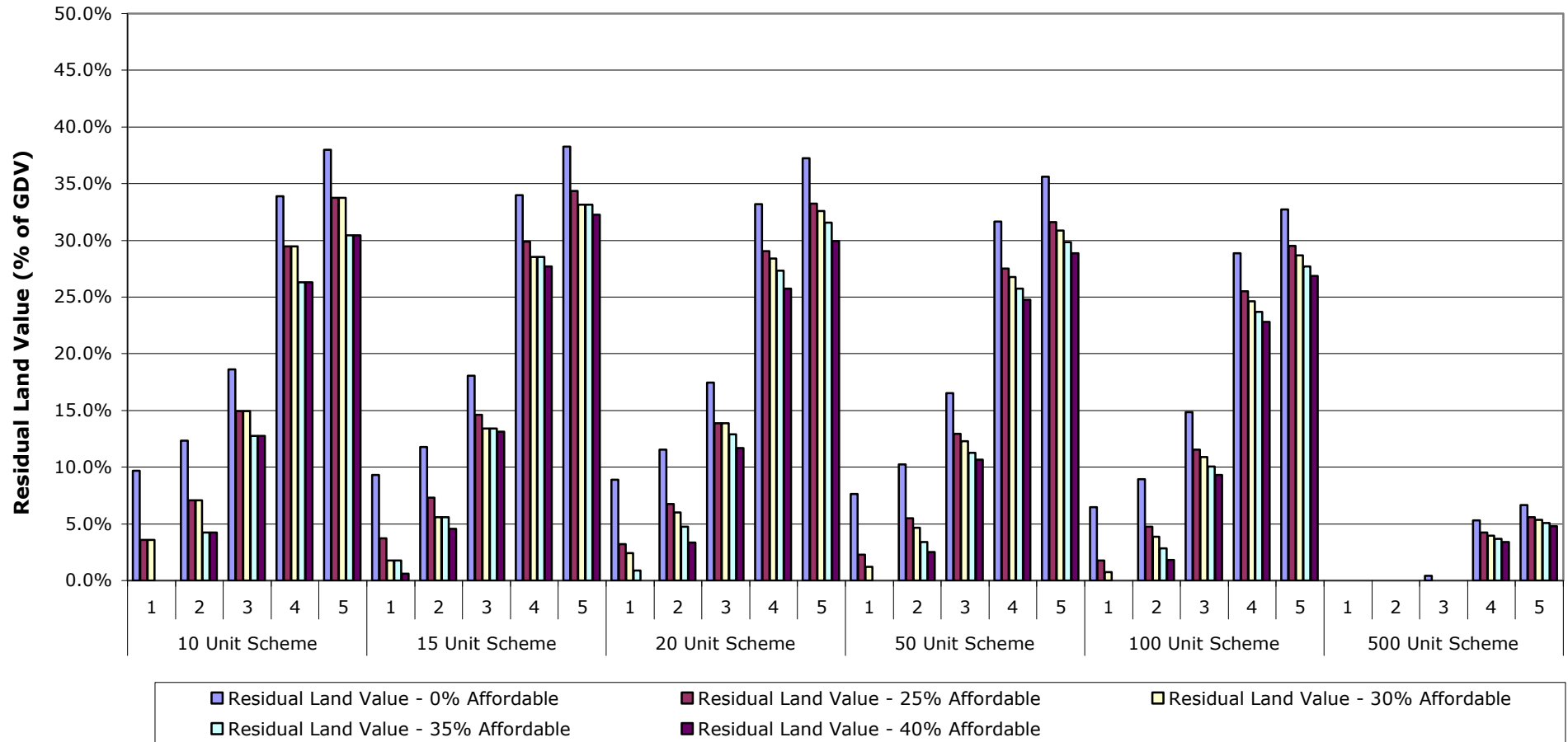


**Table 137a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 9.7% | 3.6% | 3.6% | 0.0% | 0.0% |
| | 2 | 12.3% | 7.1% | 7.1% | 4.2% | 4.2% |
| | 3 | 18.6% | 14.9% | 14.9% | 12.7% | 12.7% |
| | 4 | 33.9% | 29.5% | 29.5% | 26.3% | 26.3% |
| | 5 | 38.0% | 33.7% | 33.7% | 30.4% | 30.4% |
| 15 Unit Scheme | 1 | 9.3% | 3.7% | 1.8% | 1.8% | 0.6% |
| | 2 | 11.8% | 7.3% | 5.6% | 5.6% | 4.6% |
| | 3 | 18.1% | 14.6% | 13.4% | 13.4% | 13.1% |
| | 4 | 34.0% | 29.9% | 28.6% | 28.6% | 27.7% |
| | 5 | 38.3% | 34.4% | 33.1% | 33.1% | 32.3% |
| 20 Unit Scheme | 1 | 8.9% | 3.2% | 2.4% | 0.9% | 0.0% |
| | 2 | 11.6% | 6.7% | 6.0% | 4.7% | 3.3% |
| | 3 | 17.5% | 13.9% | 13.9% | 12.9% | 11.7% |
| | 4 | 33.2% | 29.0% | 28.4% | 27.3% | 25.8% |
| | 5 | 37.3% | 33.2% | 32.6% | 31.6% | 29.9% |
| 50 Unit Scheme | 1 | 7.7% | 2.3% | 1.2% | 0.0% | 0.0% |
| | 2 | 10.2% | 5.5% | 4.7% | 3.4% | 2.5% |
| | 3 | 16.5% | 12.9% | 12.3% | 11.3% | 10.7% |
| | 4 | 31.6% | 27.5% | 26.8% | 25.7% | 24.8% |
| | 5 | 35.6% | 31.6% | 30.9% | 29.8% | 28.8% |
| 100 Unit Scheme | 1 | 6.5% | 1.8% | 0.7% | 0.0% | 0.0% |
| | 2 | 8.9% | 4.7% | 3.8% | 2.9% | 1.8% |
| | 3 | 14.8% | 11.6% | 10.9% | 10.1% | 9.3% |
| | 4 | 28.9% | 25.5% | 24.6% | 23.7% | 22.8% |
| | 5 | 32.7% | 29.5% | 28.7% | 27.7% | 26.9% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 5.3% | 4.2% | 4.0% | 3.7% | 3.4% |
| | 5 | 6.6% | 5.6% | 5.4% | 5.1% | 4.8% |

Source: Adams Integra, August 2012

**Graph 137a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Medium Density**

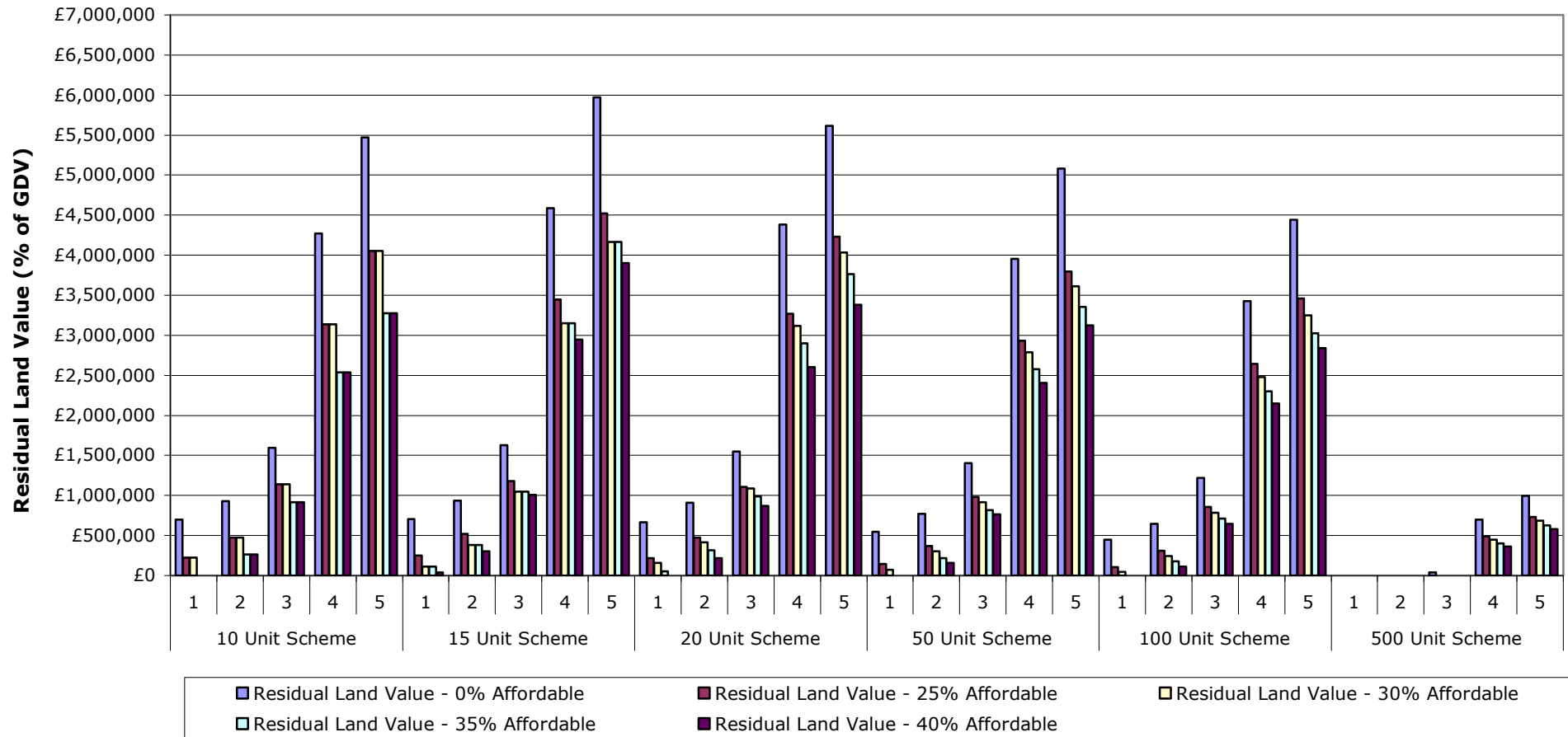


**Table 137b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £698,414 | £226,223 | £226,223 | £15 | £15 |
| | 2 | £932,445 | £471,842 | £471,842 | £266,089 | £266,089 |
| | 3 | £1,596,627 | £1,140,949 | £1,140,949 | £914,199 | £914,199 |
| | 4 | £4,269,666 | £3,138,776 | £3,138,776 | £2,535,836 | £2,535,836 |
| | 5 | £5,467,855 | £4,056,210 | £4,056,210 | £3,273,146 | £3,273,146 |
| 15 Unit Scheme | 1 | £704,525 | £251,201 | £113,655 | £113,655 | £38,419 |
| | 2 | £935,970 | £519,393 | £384,593 | £384,593 | £305,702 |
| | 3 | £1,627,297 | £1,182,161 | £1,049,128 | £1,049,128 | £1,010,040 |
| | 4 | £4,587,955 | £3,444,876 | £3,149,098 | £3,149,098 | £2,946,297 |
| | 5 | £5,971,659 | £4,524,732 | £4,165,460 | £4,165,460 | £3,899,167 |
| 20 Unit Scheme | 1 | £668,714 | £214,317 | £158,206 | £55,624 | £0 |
| | 2 | £911,002 | £472,798 | £414,549 | £318,203 | £217,037 |
| | 3 | £1,550,633 | £1,107,873 | £1,090,262 | £991,045 | £870,474 |
| | 4 | £4,381,714 | £3,272,234 | £3,120,986 | £2,900,395 | £2,603,936 |
| | 5 | £5,617,261 | £4,229,803 | £4,031,202 | £3,763,258 | £3,378,233 |
| 50 Unit Scheme | 1 | £547,684 | £143,632 | £75,681 | £0 | £0 |
| | 2 | £768,054 | £367,617 | £306,337 | £216,626 | £156,615 |
| | 3 | £1,404,752 | £984,094 | £917,588 | £819,963 | £762,361 |
| | 4 | £3,955,844 | £2,934,148 | £2,785,266 | £2,579,386 | £2,405,348 |
| | 5 | £5,083,802 | £3,795,448 | £3,611,312 | £3,351,770 | £3,124,896 |
| 100 Unit Scheme | 1 | £448,794 | £108,660 | £43,720 | £0 | £0 |
| | 2 | £648,470 | £309,320 | £245,400 | £177,697 | £111,656 |
| | 3 | £1,217,231 | £854,555 | £787,398 | £711,537 | £645,154 |
| | 4 | £3,429,090 | £2,642,652 | £2,475,475 | £2,299,594 | £2,148,111 |
| | 5 | £4,445,126 | £3,462,181 | £3,248,952 | £3,027,019 | £2,840,533 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £39,168 | £0 | £0 | £0 | £0 |
| | 4 | £696,984 | £487,165 | £446,598 | £403,657 | £361,995 |
| | 5 | £997,245 | £734,054 | £683,025 | £629,195 | £576,860 |

Source: Adams Integra, August 2012

**Graph 137b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Medium Density**

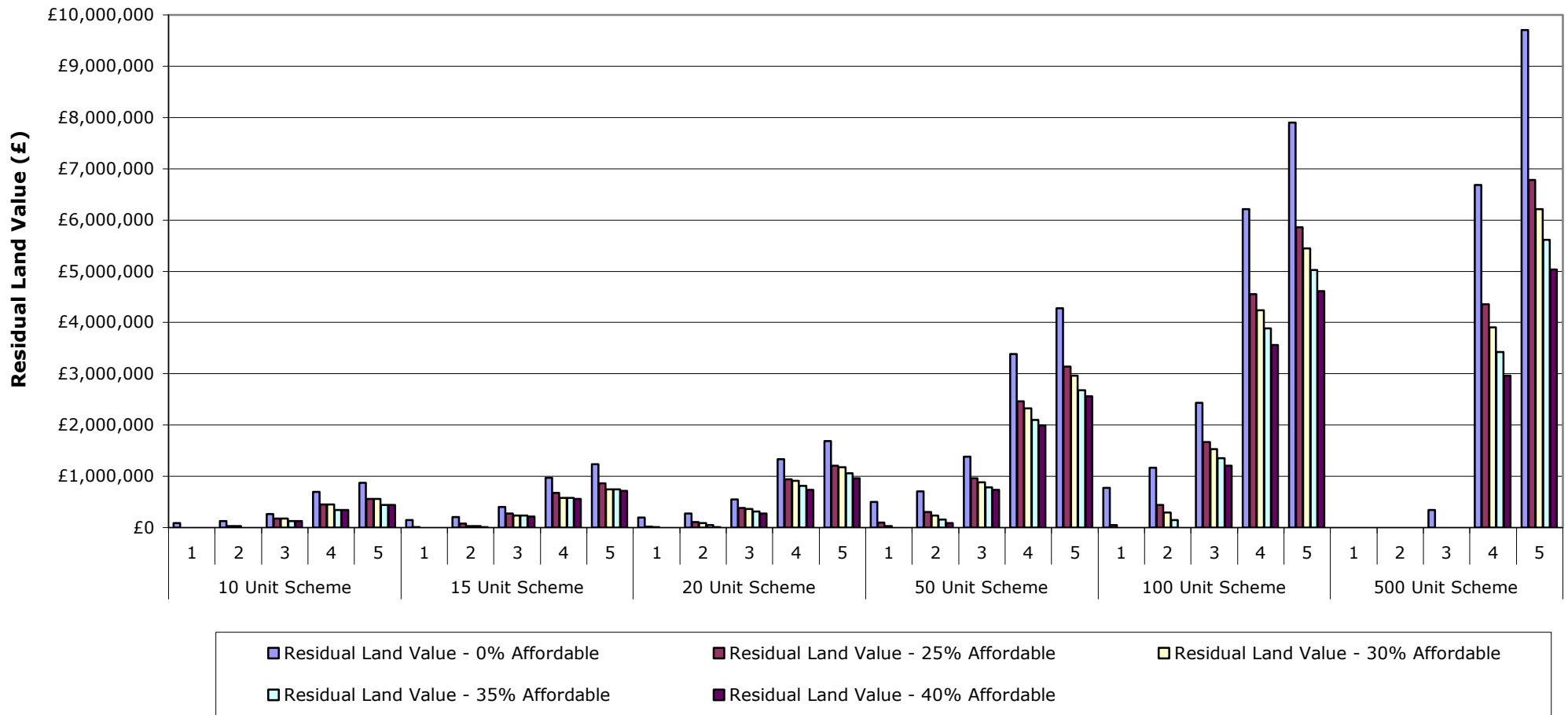


**Table 138: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £87,708 | £0 | £0 | £0 | £0 |
| | 2 | £130,689 | £26,240 | £26,240 | £0 | £0 |
| | 3 | £269,653 | £173,599 | £173,599 | £127,371 | £127,371 |
| | 4 | £693,680 | £446,979 | £446,979 | £346,243 | £346,243 |
| | 5 | £875,083 | £561,384 | £561,384 | £444,871 | £444,871 |
| 15 Unit Scheme | 1 | £143,657 | £11,962 | £0 | £0 | £0 |
| | 2 | £203,690 | £74,155 | £29,222 | £29,222 | £11,251 |
| | 3 | £404,657 | £271,439 | £231,777 | £231,777 | £212,133 |
| | 4 | £973,715 | £676,886 | £578,294 | £578,294 | £555,637 |
| | 5 | £1,233,480 | £863,822 | £744,065 | £744,065 | £718,827 |
| 20 Unit Scheme | 1 | £196,645 | £22,082 | £4,973 | £0 | £0 |
| | 2 | £274,338 | £107,285 | £89,416 | £44,734 | £12,852 |
| | 3 | £549,553 | £378,709 | £359,570 | £315,474 | £272,948 |
| | 4 | £1,333,098 | £939,893 | £917,363 | £819,322 | £737,452 |
| | 5 | £1,689,500 | £1,202,826 | £1,177,730 | £1,058,644 | £957,512 |
| 50 Unit Scheme | 1 | £501,235 | £98,074 | £26,779 | £0 | £0 |
| | 2 | £706,051 | £303,189 | £239,375 | £154,412 | £91,168 |
| | 3 | £1,381,354 | £957,235 | £883,185 | £788,919 | £739,819 |
| | 4 | £3,382,738 | £2,463,107 | £2,321,149 | £2,096,693 | £1,988,589 |
| | 5 | £4,281,098 | £3,138,132 | £2,964,963 | £2,682,616 | £2,558,095 |
| 100 Unit Scheme | 1 | £778,725 | £47,364 | £0 | £0 | £0 |
| | 2 | £1,164,611 | £437,682 | £290,988 | £143,441 | £0 |
| | 3 | £2,436,922 | £1,670,283 | £1,526,557 | £1,352,247 | £1,208,521 |
| | 4 | £6,207,645 | £4,556,772 | £4,235,763 | £3,885,724 | £3,564,715 |
| | 5 | £7,900,207 | £5,855,324 | £5,448,746 | £5,022,555 | £4,615,977 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £340,677 | £0 | £0 | £0 | £0 |
| | 4 | £6,687,011 | £4,355,680 | £3,904,936 | £3,427,814 | £2,964,912 |
| | 5 | £9,702,273 | £6,777,929 | £6,210,941 | £5,612,835 | £5,031,338 |

Source: Adams Integra, August 2012

Graph 138: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL CfSH Level 3 High Density

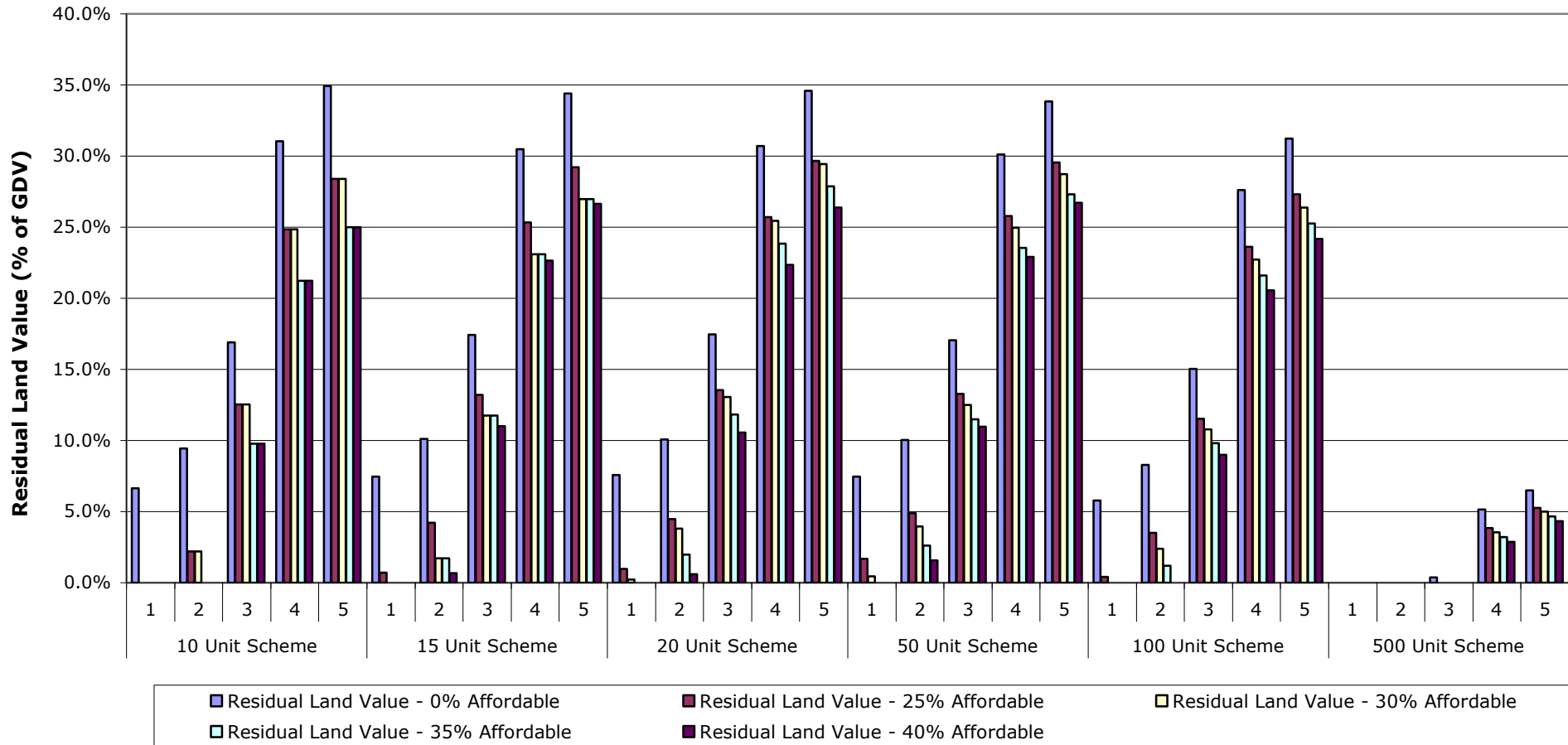


**Table 138a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 6.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 9.4% | 2.2% | 2.2% | 0.0% | 0.0% |
| | 3 | 16.9% | 12.5% | 12.5% | 9.8% | 9.8% |
| | 4 | 31.0% | 24.8% | 24.8% | 21.2% | 21.2% |
| | 5 | 34.9% | 28.4% | 28.4% | 25.0% | 25.0% |
| 15 Unit Scheme | 1 | 7.5% | 0.7% | 0.0% | 0.0% | 0.0% |
| | 2 | 10.1% | 4.2% | 1.7% | 1.7% | 0.7% |
| | 3 | 17.4% | 13.2% | 11.8% | 11.8% | 11.0% |
| | 4 | 30.5% | 25.3% | 23.1% | 23.1% | 22.6% |
| | 5 | 34.4% | 29.2% | 27.0% | 27.0% | 26.6% |
| 20 Unit Scheme | 1 | 7.6% | 1.0% | 0.2% | 0.0% | 0.0% |
| | 2 | 10.1% | 4.5% | 3.8% | 2.0% | 0.6% |
| | 3 | 17.5% | 13.6% | 13.1% | 11.8% | 10.5% |
| | 4 | 30.7% | 25.7% | 25.5% | 23.8% | 22.4% |
| | 5 | 34.6% | 29.7% | 29.5% | 27.9% | 26.4% |
| 50 Unit Scheme | 1 | 7.5% | 1.7% | 0.5% | 0.0% | 0.0% |
| | 2 | 10.0% | 4.9% | 3.9% | 2.6% | 1.6% |
| | 3 | 17.1% | 13.3% | 12.5% | 11.5% | 11.0% |
| | 4 | 30.1% | 25.8% | 24.9% | 23.6% | 22.9% |
| | 5 | 33.9% | 29.6% | 28.7% | 27.3% | 26.7% |
| 100 Unit Scheme | 1 | 5.8% | 0.4% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.3% | 3.5% | 2.4% | 1.2% | 0.0% |
| | 3 | 15.0% | 11.5% | 10.8% | 9.8% | 9.0% |
| | 4 | 27.6% | 23.6% | 22.7% | 21.6% | 20.5% |
| | 5 | 31.2% | 27.3% | 26.4% | 25.3% | 24.2% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 5.1% | 3.9% | 3.6% | 3.2% | 2.9% |
| | 5 | 6.5% | 5.3% | 5.0% | 4.7% | 4.3% |

Source: Adams Integra, August 2012

**Graph 138a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
High Density**

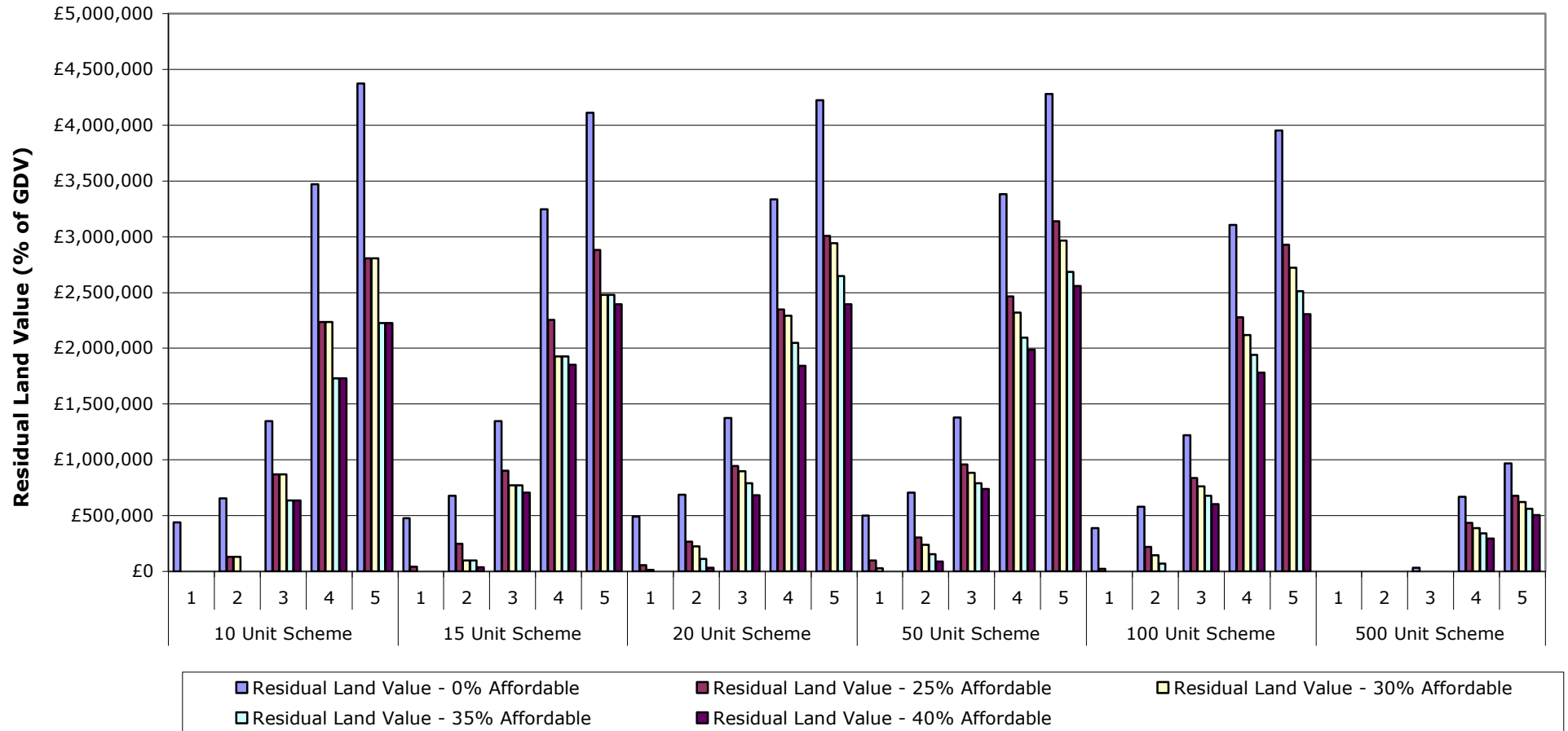


**Table 138b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £438,540 | £0 | £0 | £0 | £0 |
| | 2 | £653,446 | £131,200 | £131,200 | £0 | £0 |
| | 3 | £1,348,263 | £867,995 | £867,995 | £636,853 | £636,853 |
| | 4 | £3,468,400 | £2,234,895 | £2,234,895 | £1,731,215 | £1,731,215 |
| | 5 | £4,375,413 | £2,806,920 | £2,806,920 | £2,224,357 | £2,224,357 |
| 15 Unit Scheme | 1 | £478,857 | £39,873 | £0 | £0 | £0 |
| | 2 | £678,968 | £247,183 | £97,405 | £97,405 | £37,504 |
| | 3 | £1,348,858 | £904,796 | £772,589 | £772,589 | £707,111 |
| | 4 | £3,245,715 | £2,256,288 | £1,927,646 | £1,927,646 | £1,852,123 |
| | 5 | £4,111,601 | £2,879,407 | £2,480,216 | £2,480,216 | £2,396,091 |
| 20 Unit Scheme | 1 | £491,612 | £55,205 | £12,432 | £0 | £0 |
| | 2 | £685,845 | £268,214 | £223,539 | £111,836 | £32,131 |
| | 3 | £1,373,882 | £946,772 | £898,925 | £788,685 | £682,369 |
| | 4 | £3,332,745 | £2,349,731 | £2,293,407 | £2,048,306 | £1,843,630 |
| | 5 | £4,223,749 | £3,007,065 | £2,944,325 | £2,646,610 | £2,393,781 |
| 50 Unit Scheme | 1 | £501,235 | £98,074 | £26,779 | £0 | £0 |
| | 2 | £706,051 | £303,189 | £239,375 | £154,412 | £91,168 |
| | 3 | £1,381,354 | £957,235 | £883,185 | £788,919 | £739,819 |
| | 4 | £3,382,738 | £2,463,107 | £2,321,149 | £2,096,693 | £1,988,589 |
| | 5 | £4,281,098 | £3,138,132 | £2,964,963 | £2,682,616 | £2,558,095 |
| 100 Unit Scheme | 1 | £389,363 | £23,682 | £0 | £0 | £0 |
| | 2 | £582,305 | £218,841 | £145,494 | £71,721 | £0 |
| | 3 | £1,218,461 | £835,142 | £763,279 | £676,123 | £604,260 |
| | 4 | £3,103,822 | £2,278,386 | £2,117,882 | £1,942,862 | £1,782,357 |
| | 5 | £3,950,104 | £2,927,662 | £2,724,373 | £2,511,278 | £2,307,988 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £34,068 | £0 | £0 | £0 | £0 |
| | 4 | £668,701 | £435,568 | £390,494 | £342,781 | £296,491 |
| | 5 | £970,227 | £677,793 | £621,094 | £561,284 | £503,134 |

Source: Adams Integra, August 2012

**Graph 138b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
High Density**



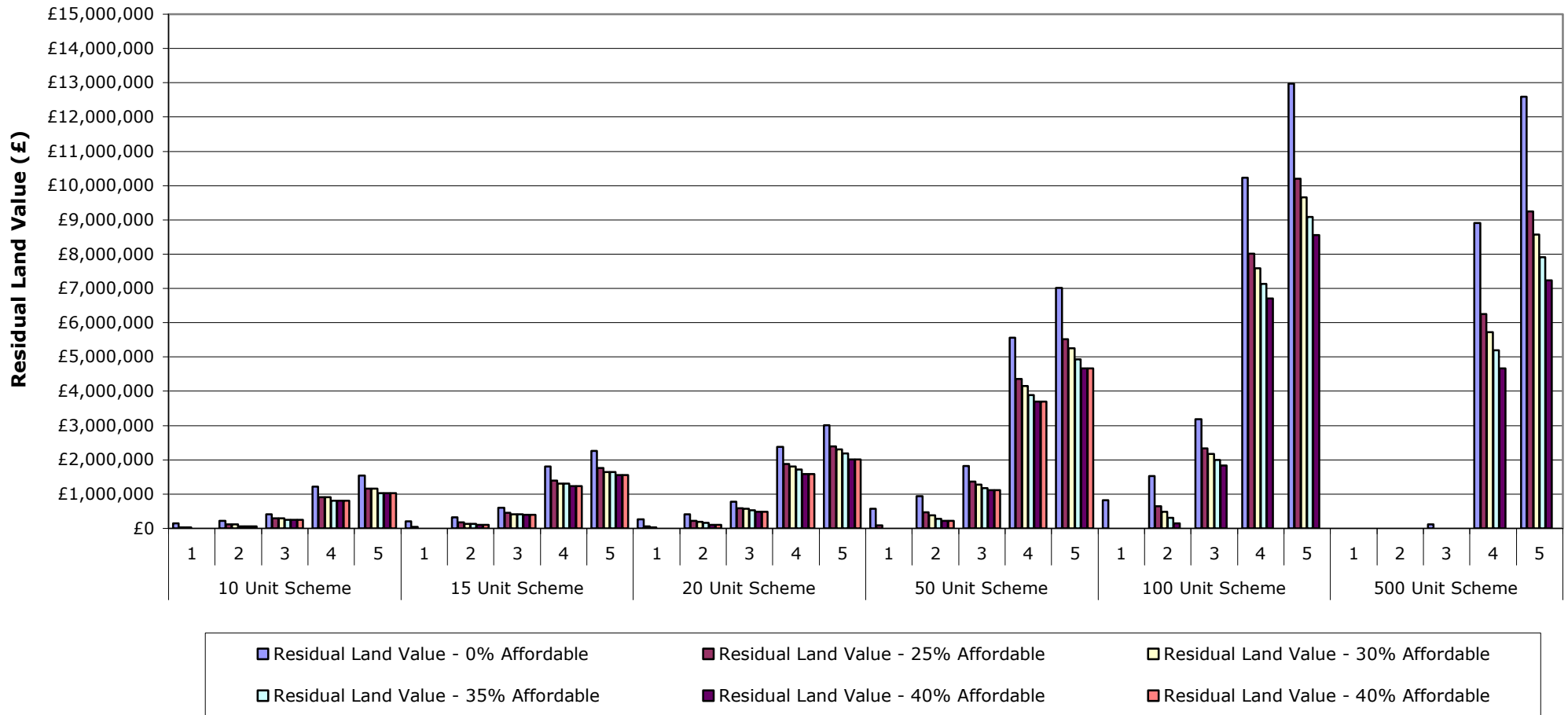
Appendix 6i

**Table 139: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £145,694 | £23,704 | £23,704 | £0 | £0 |
| | 2 | £226,072 | £110,604 | £110,604 | £65,167 | £65,167 |
| | 3 | £412,262 | £299,752 | £299,752 | £254,911 | £254,911 |
| | 4 | £1,214,409 | £912,368 | £912,368 | £812,670 | £812,670 |
| | 5 | £1,538,794 | £1,153,921 | £1,153,921 | £1,032,823 | £1,032,823 |
| 15 Unit Scheme | 1 | £204,230 | £39,806 | £0 | £0 | £0 |
| | 2 | £322,260 | £170,847 | £125,914 | £125,914 | £99,617 |
| | 3 | £601,734 | £452,394 | £408,050 | £408,050 | £395,020 |
| | 4 | £1,798,891 | £1,401,603 | £1,303,010 | £1,303,010 | £1,235,410 |
| | 5 | £2,267,567 | £1,767,202 | £1,647,445 | £1,647,445 | £1,558,681 |
| 20 Unit Scheme | 1 | £260,106 | £57,005 | £32,066 | £0 | £0 |
| | 2 | £417,804 | £223,313 | £197,424 | £154,737 | £109,774 |
| | 3 | £784,802 | £588,020 | £575,198 | £531,556 | £483,506 |
| | 4 | £2,370,792 | £1,877,690 | £1,810,468 | £1,712,428 | £1,580,668 |
| | 5 | £3,008,778 | £2,392,130 | £2,303,863 | £2,184,777 | £2,013,655 |
| 50 Unit Scheme | 1 | £566,627 | £86,517 | £0 | £0 | £0 |
| | 2 | £941,513 | £469,019 | £388,599 | £275,622 | £212,887 |
| | 3 | £1,824,916 | £1,365,684 | £1,281,150 | £1,174,445 | £1,110,443 |
| | 4 | £5,559,997 | £4,366,220 | £4,152,312 | £3,887,008 | £3,693,632 |
| | 5 | £7,021,030 | £5,525,763 | £5,253,148 | £4,926,486 | £4,674,403 |
| 100 Unit Scheme | 1 | £815,638 | £0 | £0 | £0 | £0 |
| | 2 | £1,521,943 | £649,172 | £481,343 | £304,172 | £142,724 |
| | 3 | £3,186,326 | £2,333,119 | £2,172,309 | £1,992,156 | £1,840,218 |
| | 4 | £10,223,436 | £8,013,834 | £7,581,745 | £7,130,313 | £6,707,096 |
| | 5 | £12,976,106 | £10,200,979 | £9,655,785 | £9,091,248 | £8,554,926 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £116,321 | £0 | £0 | £0 | £0 |
| | 4 | £8,910,976 | £6,256,736 | £5,723,148 | £5,194,126 | £4,660,539 |
| | 5 | £12,591,675 | £9,247,086 | £8,572,541 | £7,907,375 | £7,232,830 |

Source: Adams Integra, August 2012

Graph 139: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 3 Low Density

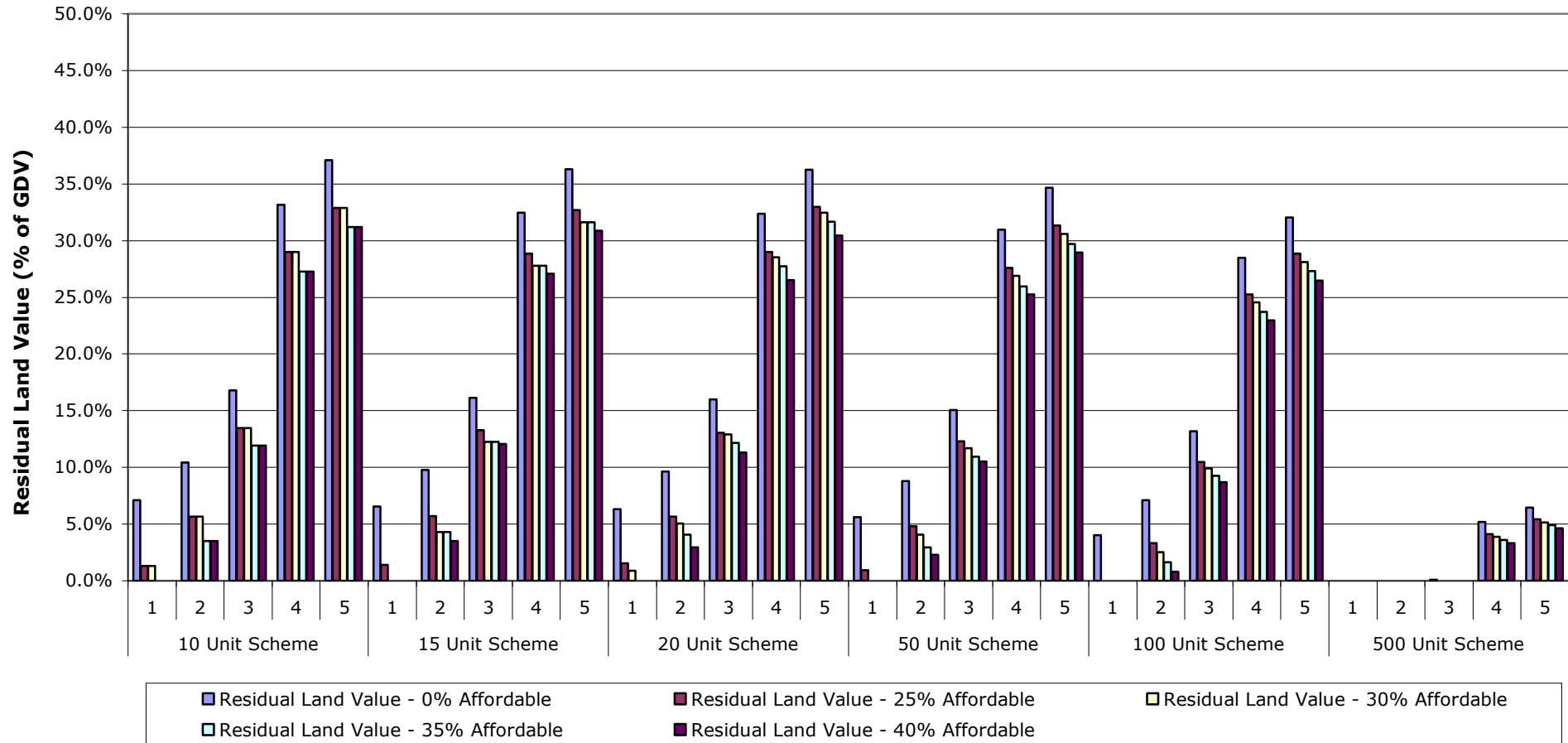


**Table 139a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 7.1% | 1.3% | 1.3% | 0.0% | 0.0% |
| | 2 | 10.4% | 5.7% | 5.7% | 3.5% | 3.5% |
| | 3 | 16.8% | 13.5% | 13.5% | 11.9% | 11.9% |
| | 4 | 33.1% | 29.0% | 29.0% | 27.3% | 27.3% |
| | 5 | 37.1% | 32.9% | 32.9% | 31.2% | 31.2% |
| 15 Unit Scheme | 1 | 6.6% | 1.4% | 0.0% | 0.0% | 0.0% |
| | 2 | 9.8% | 5.7% | 4.3% | 4.3% | 3.5% |
| | 3 | 16.2% | 13.3% | 12.3% | 12.3% | 12.0% |
| | 4 | 32.5% | 28.9% | 27.8% | 27.8% | 27.1% |
| | 5 | 36.3% | 32.7% | 31.6% | 31.6% | 30.9% |
| 20 Unit Scheme | 1 | 6.3% | 1.5% | 0.9% | 0.0% | 0.0% |
| | 2 | 9.6% | 5.6% | 5.1% | 4.1% | 2.9% |
| | 3 | 16.0% | 13.0% | 12.9% | 12.1% | 11.3% |
| | 4 | 32.4% | 29.0% | 28.5% | 27.7% | 26.5% |
| | 5 | 36.3% | 33.0% | 32.5% | 31.7% | 30.4% |
| 50 Unit Scheme | 1 | 5.6% | 0.9% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.8% | 4.8% | 4.1% | 2.9% | 2.3% |
| | 3 | 15.1% | 12.3% | 11.7% | 11.0% | 10.5% |
| | 4 | 31.0% | 27.6% | 26.9% | 26.0% | 25.3% |
| | 5 | 34.7% | 31.3% | 30.6% | 29.7% | 28.9% |
| 100 Unit Scheme | 1 | 4.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.1% | 3.3% | 2.5% | 1.6% | 0.8% |
| | 3 | 13.2% | 10.5% | 9.9% | 9.3% | 8.7% |
| | 4 | 28.5% | 25.3% | 24.5% | 23.7% | 22.9% |
| | 5 | 32.0% | 28.8% | 28.1% | 27.3% | 26.5% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 5.2% | 4.1% | 3.9% | 3.6% | 3.3% |
| | 5 | 6.5% | 5.4% | 5.2% | 4.9% | 4.6% |

Source: Adams Integra, August 2012

**Graph 139a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Low Density**

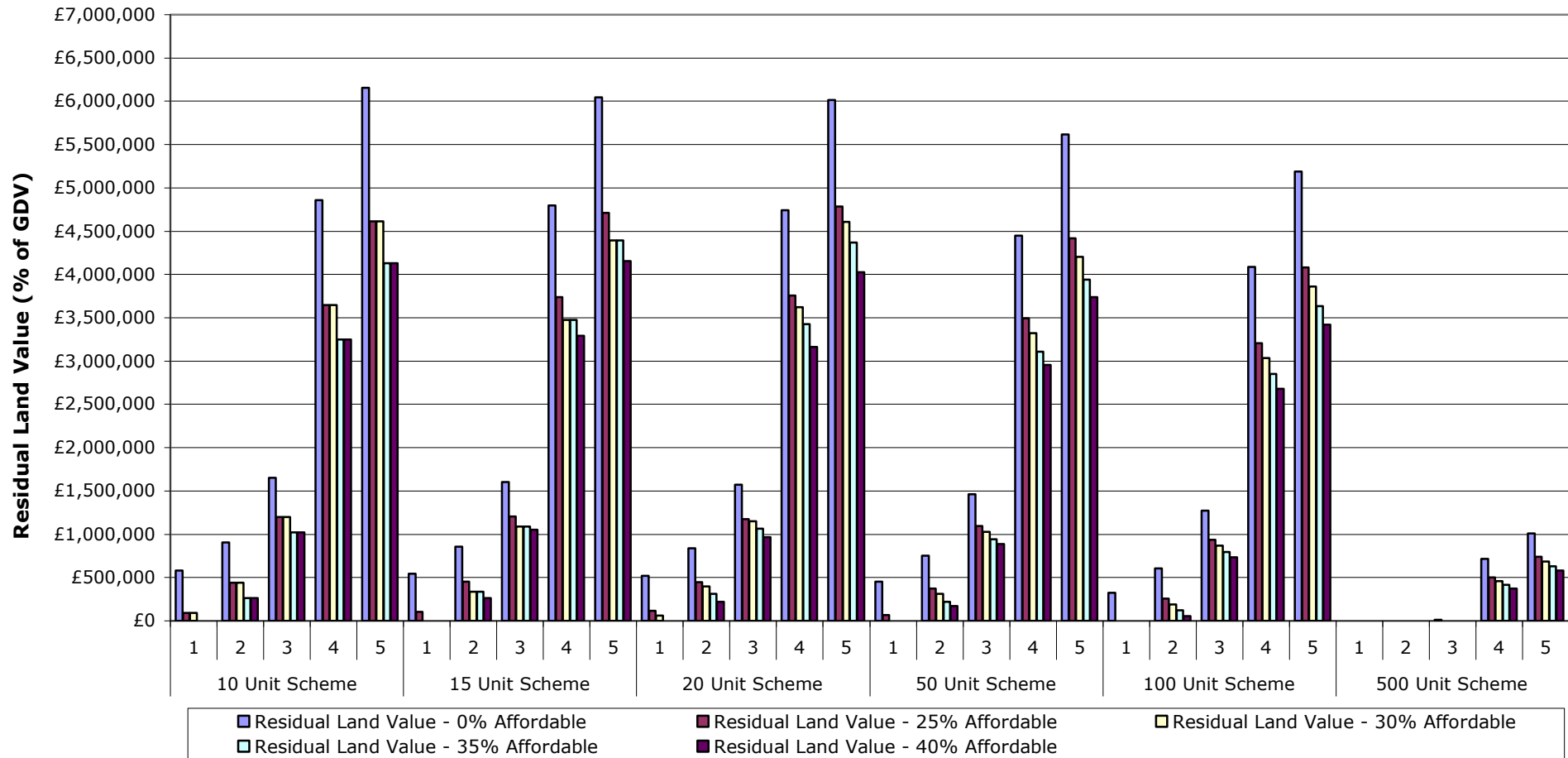


**Table 139b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £582,776 | £94,815 | £94,815 | £0 | £0 |
| | 2 | £904,287 | £442,416 | £442,416 | £260,669 | £260,669 |
| | 3 | £1,649,047 | £1,199,009 | £1,199,009 | £1,019,643 | £1,019,643 |
| | 4 | £4,857,637 | £3,649,471 | £3,649,471 | £3,250,681 | £3,250,681 |
| | 5 | £6,155,174 | £4,615,686 | £4,615,686 | £4,131,290 | £4,131,290 |
| 15 Unit Scheme | 1 | £544,613 | £106,149 | £0 | £0 | £0 |
| | 2 | £859,360 | £455,592 | £335,770 | £335,770 | £265,644 |
| | 3 | £1,604,623 | £1,206,384 | £1,088,132 | £1,088,132 | £1,053,388 |
| | 4 | £4,797,042 | £3,737,608 | £3,474,694 | £3,474,694 | £3,294,427 |
| | 5 | £6,046,845 | £4,712,539 | £4,393,187 | £4,393,187 | £4,156,482 |
| 20 Unit Scheme | 1 | £520,213 | £114,009 | £64,133 | £0 | £0 |
| | 2 | £835,608 | £446,625 | £394,849 | £309,474 | £219,548 |
| | 3 | £1,569,605 | £1,176,040 | £1,150,395 | £1,063,112 | £967,011 |
| | 4 | £4,741,584 | £3,755,380 | £3,620,937 | £3,424,856 | £3,161,337 |
| | 5 | £6,017,556 | £4,784,260 | £4,607,726 | £4,369,553 | £4,027,309 |
| 50 Unit Scheme | 1 | £453,302 | £69,214 | £0 | £0 | £0 |
| | 2 | £753,210 | £375,215 | £310,879 | £220,498 | £170,309 |
| | 3 | £1,459,933 | £1,092,547 | £1,024,920 | £939,556 | £888,354 |
| | 4 | £4,447,998 | £3,492,976 | £3,321,849 | £3,109,606 | £2,954,906 |
| | 5 | £5,616,824 | £4,420,611 | £4,202,519 | £3,941,189 | £3,739,523 |
| 100 Unit Scheme | 1 | £326,255 | £0 | £0 | £0 | £0 |
| | 2 | £608,777 | £259,669 | £192,537 | £121,669 | £57,090 |
| | 3 | £1,274,530 | £933,248 | £868,923 | £796,862 | £736,087 |
| | 4 | £4,089,374 | £3,205,534 | £3,032,698 | £2,852,125 | £2,682,838 |
| | 5 | £5,190,442 | £4,080,392 | £3,862,314 | £3,636,499 | £3,421,970 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £9,306 | £0 | £0 | £0 | £0 |
| | 4 | £712,878 | £500,539 | £457,852 | £415,530 | £372,843 |
| | 5 | £1,007,334 | £739,767 | £685,803 | £632,590 | £578,626 |

Source: Adams Integra, August 2012

**Graph 139b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Low Density**

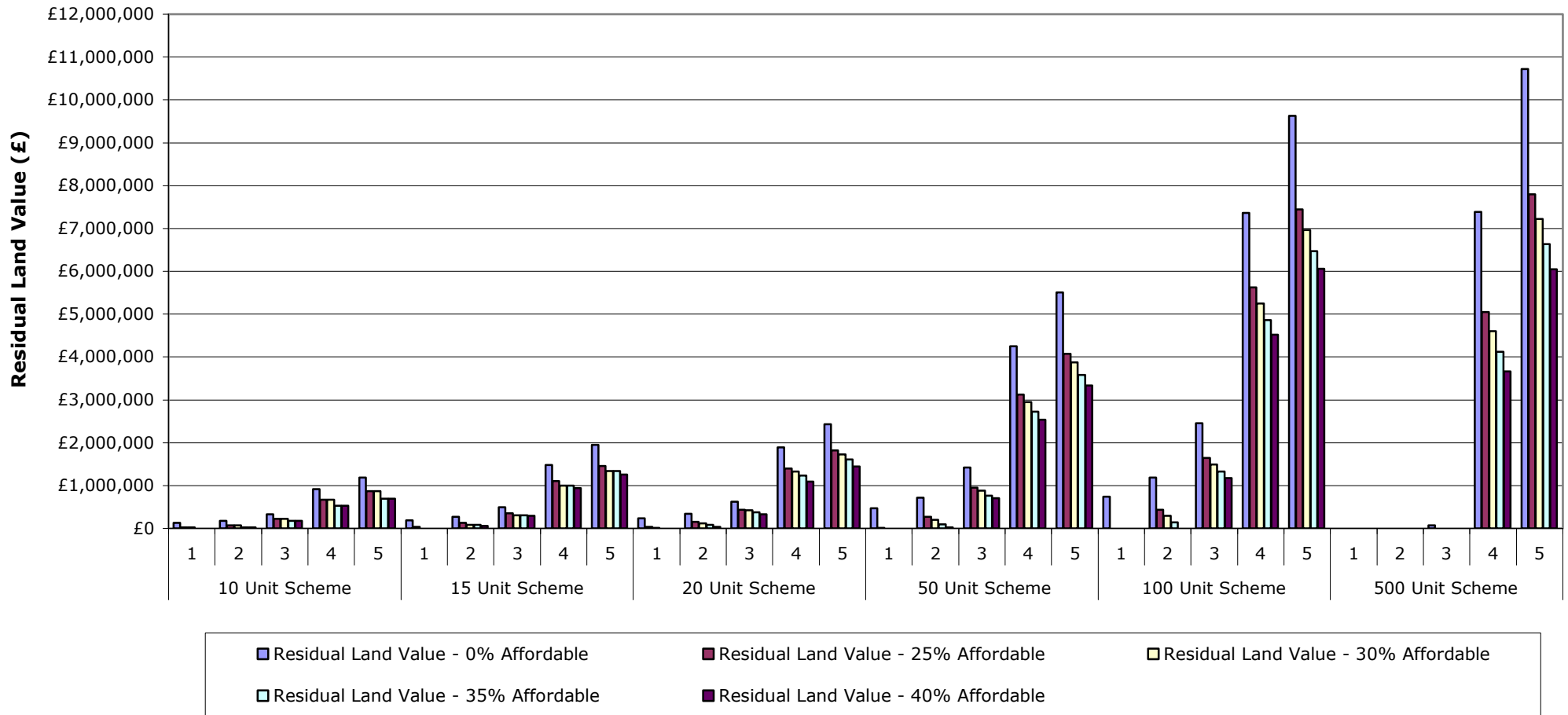


**Table 140: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £123,977 | £19,045 | £19,045 | £0 | £0 |
| | 2 | £176,296 | £73,627 | £73,627 | £27,904 | £27,904 |
| | 3 | £324,516 | £227,858 | £227,858 | £173,981 | £173,981 |
| | 4 | £918,837 | £667,528 | £667,528 | £533,542 | £533,542 |
| | 5 | £1,185,101 | £871,403 | £871,403 | £697,388 | £697,388 |
| 15 Unit Scheme | 1 | £186,598 | £35,003 | £0 | £0 | £0 |
| | 2 | £264,721 | £124,401 | £79,467 | £79,467 | £53,170 |
| | 3 | £495,651 | £346,785 | £302,441 | £302,441 | £289,411 |
| | 4 | £1,482,537 | £1,101,511 | £1,002,918 | £1,002,918 | £935,318 |
| | 5 | £1,943,772 | £1,461,463 | £1,341,706 | £1,341,706 | £1,252,941 |
| 20 Unit Scheme | 1 | £239,897 | £31,174 | £6,236 | £0 | £0 |
| | 2 | £342,735 | £148,177 | £122,028 | £77,346 | £32,383 |
| | 3 | £627,656 | £435,362 | £422,406 | £378,309 | £324,722 |
| | 4 | £1,885,914 | £1,392,812 | £1,325,590 | £1,227,550 | £1,095,790 |
| | 5 | £2,435,046 | £1,818,398 | £1,730,131 | £1,611,045 | £1,439,923 |
| 50 Unit Scheme | 1 | £471,346 | £11,620 | £0 | £0 | £0 |
| | 2 | £711,341 | £264,932 | £200,901 | £95,156 | £26,046 |
| | 3 | £1,418,784 | £951,386 | £877,490 | £769,018 | £705,016 |
| | 4 | £4,253,330 | £3,118,112 | £2,952,688 | £2,723,933 | £2,530,557 |
| | 5 | £5,506,618 | £4,075,113 | £3,870,517 | £3,582,137 | £3,330,054 |
| 100 Unit Scheme | 1 | £743,290 | £0 | £0 | £0 | £0 |
| | 2 | £1,187,013 | £437,862 | £294,338 | £142,481 | £0 |
| | 3 | £2,450,928 | £1,644,981 | £1,495,742 | £1,327,162 | £1,179,644 |
| | 4 | £7,366,169 | £5,618,529 | £5,247,025 | £4,856,178 | £4,519,549 |
| | 5 | £9,624,027 | £7,439,706 | £6,965,863 | £6,472,678 | £6,058,265 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £70,662 | £0 | £0 | £0 | £0 |
| | 4 | £7,381,395 | £5,050,064 | £4,599,321 | £4,122,199 | £3,659,296 |
| | 5 | £10,717,621 | £7,793,277 | £7,226,288 | £6,628,183 | £6,046,685 |

Source: Adams Integra, August 2012

**Graph 140: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Medium Density**

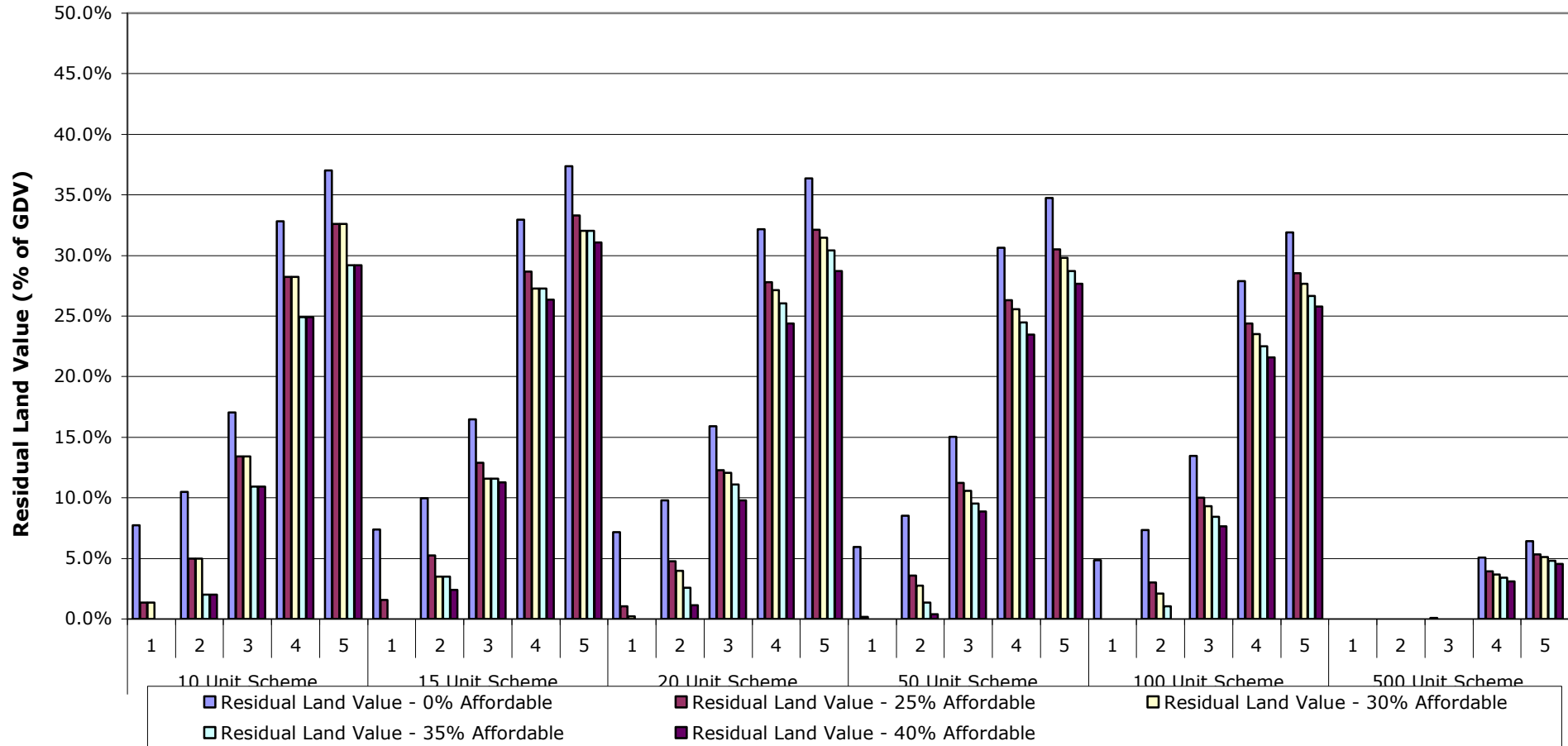


**Table 140a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 7.7% | 1.4% | 1.4% | 0.0% | 0.0% |
| | 2 | 10.5% | 5.0% | 5.0% | 2.0% | 2.0% |
| | 3 | 17.0% | 13.4% | 13.4% | 10.9% | 10.9% |
| | 4 | 32.8% | 28.2% | 28.2% | 24.9% | 24.9% |
| | 5 | 37.0% | 32.6% | 32.6% | 29.2% | 29.2% |
| 15 Unit Scheme | 1 | 7.4% | 1.6% | 0.0% | 0.0% | 0.0% |
| | 2 | 10.0% | 5.3% | 3.5% | 3.5% | 2.4% |
| | 3 | 16.5% | 12.9% | 11.6% | 11.6% | 11.3% |
| | 4 | 32.9% | 28.7% | 27.3% | 27.3% | 26.4% |
| | 5 | 37.4% | 33.3% | 32.0% | 32.0% | 31.1% |
| 20 Unit Scheme | 1 | 7.2% | 1.1% | 0.2% | 0.0% | 0.0% |
| | 2 | 9.8% | 4.7% | 4.0% | 2.6% | 1.1% |
| | 3 | 15.9% | 12.3% | 12.1% | 11.1% | 9.8% |
| | 4 | 32.2% | 27.8% | 27.2% | 26.0% | 24.4% |
| | 5 | 36.3% | 32.1% | 31.5% | 30.4% | 28.7% |
| 50 Unit Scheme | 1 | 5.9% | 0.2% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.5% | 3.6% | 2.8% | 1.3% | 0.4% |
| | 3 | 15.0% | 11.3% | 10.6% | 9.5% | 8.9% |
| | 4 | 30.6% | 26.3% | 25.6% | 24.5% | 23.5% |
| | 5 | 34.7% | 30.5% | 29.8% | 28.7% | 27.7% |
| 100 Unit Scheme | 1 | 4.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.4% | 3.0% | 2.1% | 1.0% | 0.0% |
| | 3 | 13.4% | 10.0% | 9.3% | 8.4% | 7.7% |
| | 4 | 27.9% | 24.4% | 23.5% | 22.5% | 21.6% |
| | 5 | 31.9% | 28.5% | 27.7% | 26.7% | 25.8% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 5.1% | 3.9% | 3.7% | 3.4% | 3.1% |
| | 5 | 6.4% | 5.3% | 5.1% | 4.8% | 4.5% |

Source: Adams Integra, August 2012

**Graph 140a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Medium Density**

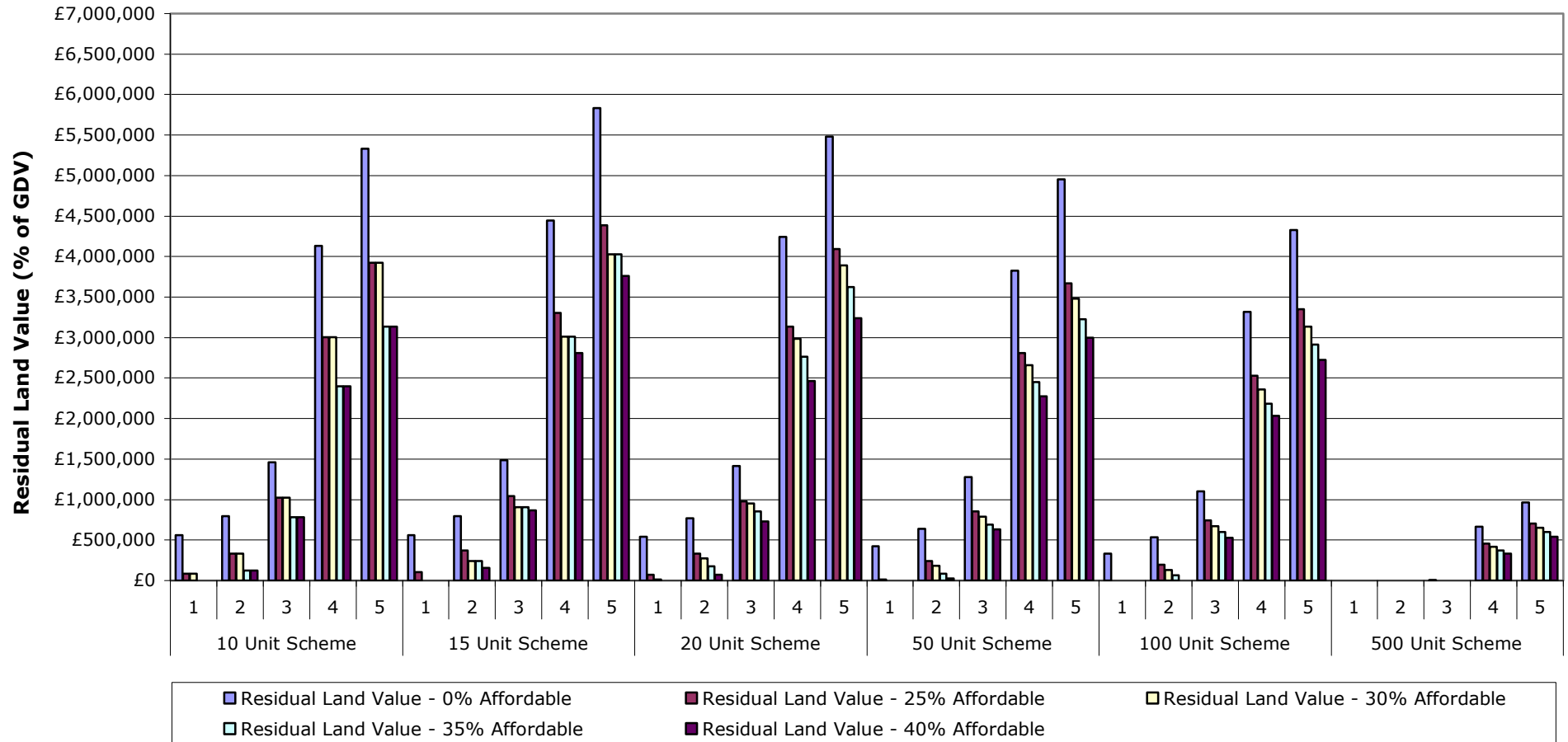


**Table 140b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £557,895 | £85,703 | £85,703 | £0 | £0 |
| | 2 | £793,331 | £331,323 | £331,323 | £125,570 | £125,570 |
| | 3 | £1,460,323 | £1,025,359 | £1,025,359 | £782,914 | £782,914 |
| | 4 | £4,134,768 | £3,003,878 | £3,003,878 | £2,400,938 | £2,400,938 |
| | 5 | £5,332,956 | £3,921,312 | £3,921,312 | £3,138,248 | £3,138,248 |
| 15 Unit Scheme | 1 | £559,795 | £105,009 | £0 | £0 | £0 |
| | 2 | £794,164 | £373,202 | £238,402 | £238,402 | £159,511 |
| | 3 | £1,486,953 | £1,040,356 | £907,322 | £907,322 | £868,234 |
| | 4 | £4,447,611 | £3,304,532 | £3,008,754 | £3,008,754 | £2,805,953 |
| | 5 | £5,831,315 | £4,384,388 | £4,025,117 | £4,025,117 | £3,758,823 |
| 20 Unit Scheme | 1 | £539,769 | £70,142 | £14,031 | £0 | £0 |
| | 2 | £771,153 | £333,399 | £274,562 | £174,029 | £72,862 |
| | 3 | £1,412,225 | £979,564 | £950,413 | £851,196 | £730,625 |
| | 4 | £4,243,307 | £3,133,827 | £2,982,578 | £2,761,987 | £2,465,528 |
| | 5 | £5,478,853 | £4,091,396 | £3,892,795 | £3,624,851 | £3,239,826 |
| 50 Unit Scheme | 1 | £424,211 | £10,458 | £0 | £0 | £0 |
| | 2 | £640,207 | £238,439 | £180,811 | £85,640 | £23,442 |
| | 3 | £1,276,906 | £856,248 | £789,741 | £692,116 | £634,514 |
| | 4 | £3,827,997 | £2,806,301 | £2,657,419 | £2,451,539 | £2,277,501 |
| | 5 | £4,955,956 | £3,667,602 | £3,483,465 | £3,223,923 | £2,997,049 |
| 100 Unit Scheme | 1 | £334,481 | £0 | £0 | £0 | £0 |
| | 2 | £534,156 | £197,038 | £132,452 | £64,116 | £0 |
| | 3 | £1,102,918 | £740,241 | £673,084 | £597,223 | £530,840 |
| | 4 | £3,314,776 | £2,528,338 | £2,361,161 | £2,185,280 | £2,033,797 |
| | 5 | £4,330,812 | £3,347,868 | £3,134,638 | £2,912,705 | £2,726,219 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £6,360 | £0 | £0 | £0 | £0 |
| | 4 | £664,326 | £454,506 | £413,939 | £370,998 | £329,337 |
| | 5 | £964,586 | £701,395 | £650,366 | £596,536 | £544,202 |

Source: Adams Integra, August 2012

**Graph 140b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Medium Density**

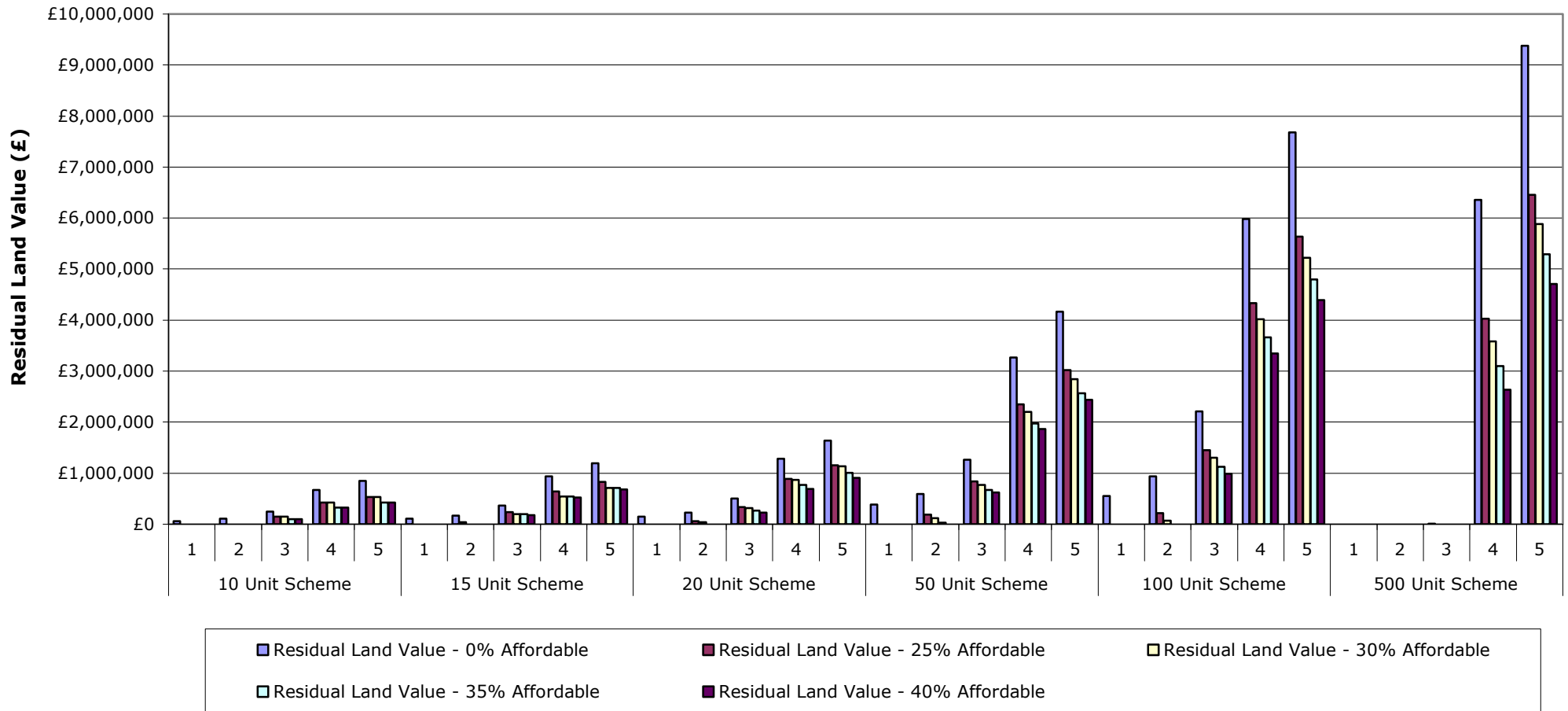


**Table 141: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £62,113 | £0 | £0 | £0 | £0 |
| | 2 | £105,094 | £645 | £645 | £0 | £0 |
| | 3 | £244,826 | £148,004 | £148,004 | £101,776 | £101,776 |
| | 4 | £669,109 | £422,152 | £422,152 | £321,416 | £321,416 |
| | 5 | £850,512 | £536,813 | £536,813 | £420,044 | £420,044 |
| 15 Unit Scheme | 1 | £107,493 | £0 | £0 | £0 | £0 |
| | 2 | £169,584 | £37,991 | £0 | £0 | £0 |
| | 3 | £369,578 | £241,233 | £195,974 | £195,974 | £176,331 |
| | 4 | £938,997 | £642,169 | £543,576 | £543,576 | £520,920 |
| | 5 | £1,198,763 | £829,104 | £709,347 | £709,347 | £684,110 |
| 20 Unit Scheme | 1 | £149,712 | £0 | £0 | £0 | £0 |
| | 2 | £231,565 | £58,366 | £40,497 | £0 | £0 |
| | 3 | £502,591 | £331,257 | £312,119 | £268,022 | £230,146 |
| | 4 | £1,286,136 | £892,930 | £870,401 | £772,360 | £690,490 |
| | 5 | £1,642,537 | £1,155,864 | £1,130,768 | £1,011,682 | £910,550 |
| 50 Unit Scheme | 1 | £387,153 | £0 | £0 | £0 | £0 |
| | 2 | £587,978 | £187,678 | £118,801 | £31,420 | £0 |
| | 3 | £1,263,281 | £839,162 | £765,113 | £670,846 | £621,746 |
| | 4 | £3,264,665 | £2,345,035 | £2,203,076 | £1,978,620 | £1,870,517 |
| | 5 | £4,163,025 | £3,020,059 | £2,846,890 | £2,564,543 | £2,440,022 |
| 100 Unit Scheme | 1 | £556,269 | £0 | £0 | £0 | £0 |
| | 2 | £942,155 | £217,298 | £68,262 | £0 | £0 |
| | 3 | £2,214,466 | £1,447,827 | £1,304,101 | £1,129,791 | £986,065 |
| | 4 | £5,985,189 | £4,334,316 | £4,013,307 | £3,663,268 | £3,342,259 |
| | 5 | £7,677,751 | £5,632,868 | £5,226,290 | £4,800,099 | £4,393,521 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £12,149 | £0 | £0 | £0 | £0 |
| | 4 | £6,361,509 | £4,030,178 | £3,579,434 | £3,102,312 | £2,639,410 |
| | 5 | £9,376,771 | £6,452,427 | £5,885,438 | £5,287,333 | £4,705,836 |

Source: Adams Integra, August 2012

Graph 141: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 3 High Density

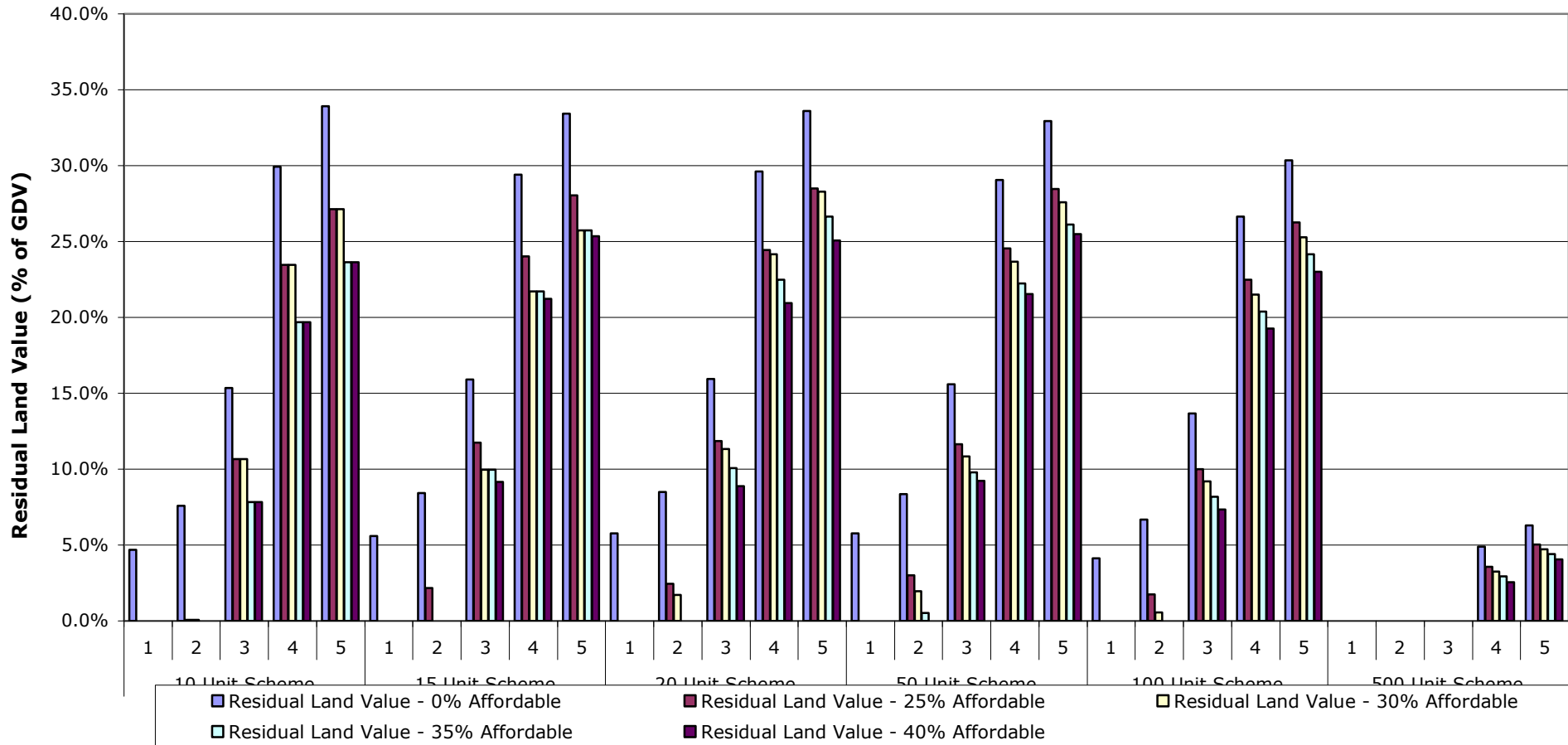


**Table 141a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 4.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.6% | 0.1% | 0.1% | 0.0% | 0.0% |
| | 3 | 15.3% | 10.7% | 10.7% | 7.8% | 7.8% |
| | 4 | 29.9% | 23.5% | 23.5% | 19.7% | 19.7% |
| | 5 | 33.9% | 27.1% | 27.1% | 23.6% | 23.6% |
| 15 Unit Scheme | 1 | 5.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.4% | 2.2% | 0.0% | 0.0% | 0.0% |
| | 3 | 15.9% | 11.7% | 10.0% | 10.0% | 9.2% |
| | 4 | 29.4% | 24.0% | 21.7% | 21.7% | 21.2% |
| | 5 | 33.4% | 28.0% | 25.7% | 25.7% | 25.3% |
| 20 Unit Scheme | 1 | 5.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.5% | 2.4% | 1.7% | 0.0% | 0.0% |
| | 3 | 16.0% | 11.9% | 11.3% | 10.1% | 8.9% |
| | 4 | 29.6% | 24.4% | 24.2% | 22.5% | 20.9% |
| | 5 | 33.6% | 28.5% | 28.3% | 26.6% | 25.1% |
| 50 Unit Scheme | 1 | 5.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.4% | 3.0% | 2.0% | 0.5% | 0.0% |
| | 3 | 15.6% | 11.6% | 10.8% | 9.8% | 9.2% |
| | 4 | 29.1% | 24.5% | 23.7% | 22.2% | 21.5% |
| | 5 | 32.9% | 28.5% | 27.6% | 26.1% | 25.5% |
| 100 Unit Scheme | 1 | 4.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.7% | 1.7% | 0.6% | 0.0% | 0.0% |
| | 3 | 13.7% | 10.0% | 9.2% | 8.2% | 7.3% |
| | 4 | 26.6% | 22.5% | 21.5% | 20.4% | 19.3% |
| | 5 | 30.4% | 26.3% | 25.3% | 24.2% | 23.0% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 4.9% | 3.6% | 3.3% | 2.9% | 2.6% |
| | 5 | 6.3% | 5.0% | 4.7% | 4.4% | 4.1% |

Source: Adams Integra, August 2012

**Graph 141a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
High Density**

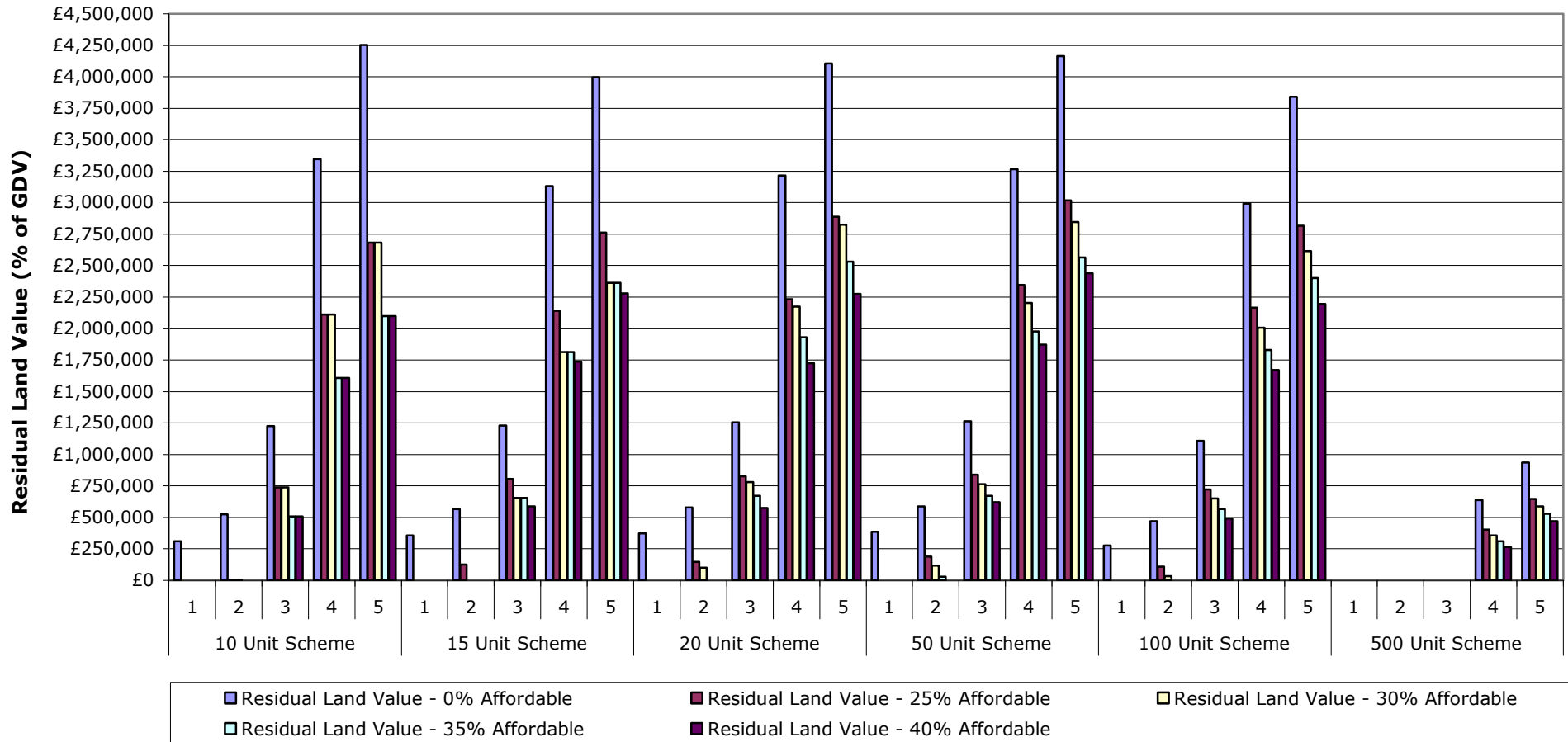


**Table 141b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £310,566 | £0 | £0 | £0 | £0 |
| | 2 | £525,472 | £3,225 | £3,225 | £0 | £0 |
| | 3 | £1,224,128 | £740,020 | £740,020 | £508,879 | £508,879 |
| | 4 | £3,345,544 | £2,110,760 | £2,110,760 | £1,607,080 | £1,607,080 |
| | 5 | £4,252,558 | £2,684,064 | £2,684,064 | £2,100,221 | £2,100,221 |
| 15 Unit Scheme | 1 | £358,310 | £0 | £0 | £0 | £0 |
| | 2 | £565,279 | £126,636 | £0 | £0 | £0 |
| | 3 | £1,231,928 | £804,110 | £653,247 | £653,247 | £587,769 |
| | 4 | £3,129,990 | £2,140,563 | £1,811,921 | £1,811,921 | £1,736,398 |
| | 5 | £3,995,876 | £2,763,681 | £2,364,491 | £2,364,491 | £2,280,366 |
| 20 Unit Scheme | 1 | £374,280 | £0 | £0 | £0 | £0 |
| | 2 | £578,912 | £145,916 | £101,242 | £0 | £0 |
| | 3 | £1,256,476 | £828,143 | £780,297 | £670,056 | £575,364 |
| | 4 | £3,215,340 | £2,232,326 | £2,176,001 | £1,930,900 | £1,726,225 |
| | 5 | £4,106,344 | £2,889,660 | £2,826,919 | £2,529,204 | £2,276,375 |
| 50 Unit Scheme | 1 | £387,153 | £0 | £0 | £0 | £0 |
| | 2 | £587,978 | £187,678 | £118,801 | £31,420 | £0 |
| | 3 | £1,263,281 | £839,162 | £765,113 | £670,846 | £621,746 |
| | 4 | £3,264,665 | £2,345,035 | £2,203,076 | £1,978,620 | £1,870,517 |
| | 5 | £4,163,025 | £3,020,059 | £2,846,890 | £2,564,543 | £2,440,022 |
| 100 Unit Scheme | 1 | £278,135 | £0 | £0 | £0 | £0 |
| | 2 | £471,077 | £108,649 | £34,131 | £0 | £0 |
| | 3 | £1,107,233 | £723,914 | £652,051 | £564,895 | £493,032 |
| | 4 | £2,992,594 | £2,167,158 | £2,006,654 | £1,831,634 | £1,671,129 |
| | 5 | £3,838,876 | £2,816,434 | £2,613,145 | £2,400,050 | £2,196,760 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £1,215 | £0 | £0 | £0 | £0 |
| | 4 | £636,151 | £403,018 | £357,943 | £310,231 | £263,941 |
| | 5 | £937,677 | £645,243 | £588,544 | £528,733 | £470,584 |

Source: Adams Integra, August 2012

**Graph 141b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
High Density**

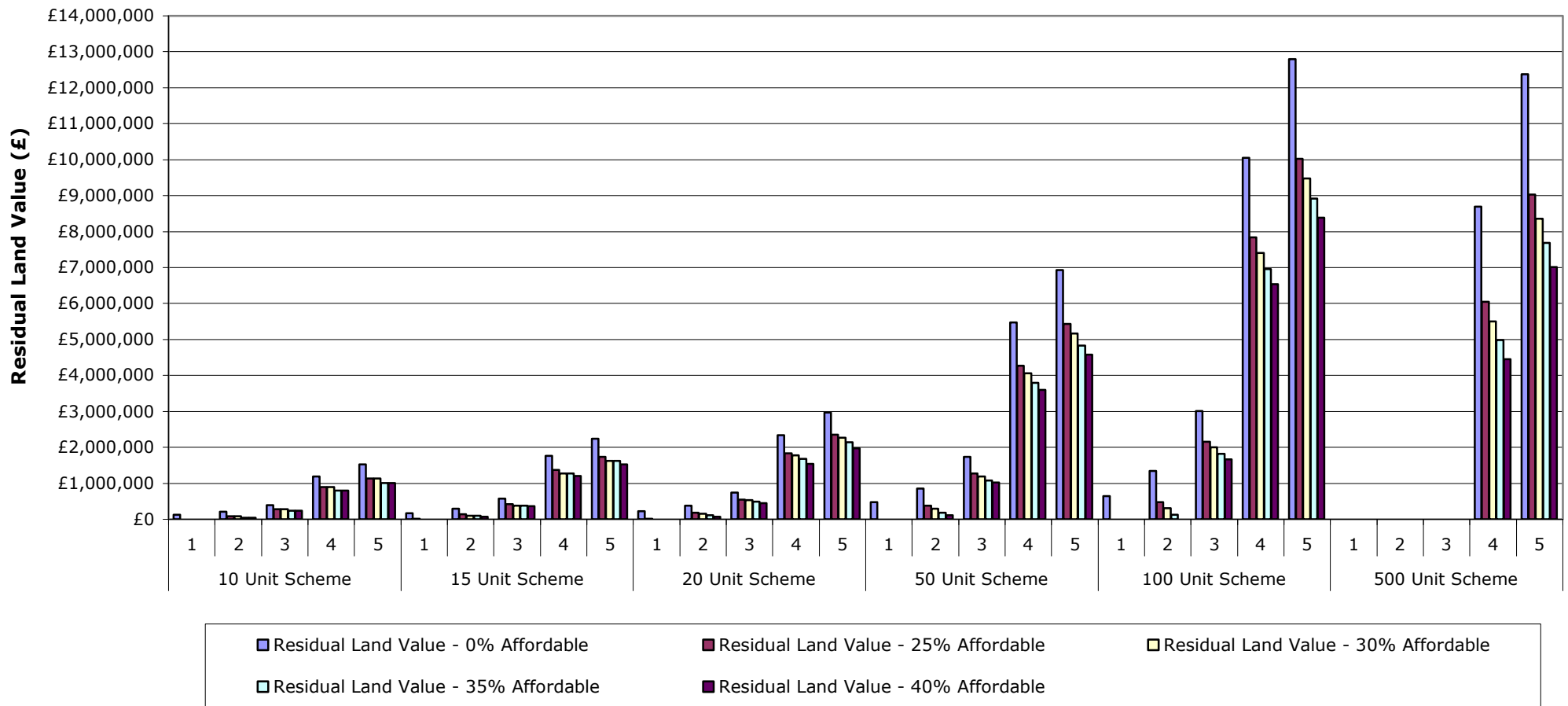


**Table 142: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £125,316 | £3,325 | £3,325 | £0 | £0 |
| | 2 | £205,897 | £90,225 | £90,225 | £44,789 | £44,789 |
| | 3 | £392,495 | £279,985 | £279,985 | £239,992 | £239,992 |
| | 4 | £1,194,846 | £892,804 | £892,804 | £793,107 | £793,107 |
| | 5 | £1,519,230 | £1,134,358 | £1,134,358 | £1,013,259 | £1,013,259 |
| 15 Unit Scheme | 1 | £173,923 | £9,193 | £0 | £0 | £0 |
| | 2 | £292,566 | £140,234 | £95,301 | £95,301 | £69,004 |
| | 3 | £572,345 | £422,700 | £378,355 | £378,355 | £365,326 |
| | 4 | £1,769,502 | £1,372,215 | £1,273,622 | £1,273,622 | £1,206,022 |
| | 5 | £2,238,179 | £1,737,814 | £1,618,057 | £1,618,057 | £1,529,292 |
| 20 Unit Scheme | 1 | £225,791 | £16,925 | £0 | £0 | £0 |
| | 2 | £378,927 | £183,634 | £159,339 | £114,658 | £69,695 |
| | 3 | £746,326 | £549,544 | £536,721 | £493,080 | £444,629 |
| | 4 | £2,332,316 | £1,839,213 | £1,771,992 | £1,673,952 | £1,542,192 |
| | 5 | £2,970,302 | £2,353,654 | £2,265,387 | £2,146,300 | £1,975,178 |
| 50 Unit Scheme | 1 | £479,330 | £0 | £0 | £0 | £0 |
| | 2 | £849,274 | £375,819 | £295,399 | £186,184 | £118,955 |
| | 3 | £1,732,677 | £1,273,445 | £1,188,910 | £1,082,206 | £1,018,204 |
| | 4 | £5,467,758 | £4,273,981 | £4,060,073 | £3,794,769 | £3,601,393 |
| | 5 | £6,928,791 | £5,433,524 | £5,160,909 | £4,834,247 | £4,582,164 |
| 100 Unit Scheme | 1 | £641,854 | £0 | £0 | £0 | £0 |
| | 2 | £1,348,159 | £480,340 | £310,763 | £132,554 | £0 |
| | 3 | £3,012,542 | £2,159,335 | £1,998,525 | £1,818,372 | £1,666,434 |
| | 4 | £10,049,652 | £7,840,050 | £7,407,961 | £6,956,529 | £6,533,312 |
| | 5 | £12,802,322 | £10,027,195 | £9,482,001 | £8,917,464 | £8,381,142 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £8,696,246 | £6,042,005 | £5,508,418 | £4,979,396 | £4,445,808 |
| | 5 | £12,376,944 | £9,032,356 | £8,357,811 | £7,692,645 | £7,018,100 |

Source: Adams Integra, August 2012

Graph 142: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 3 Low Density

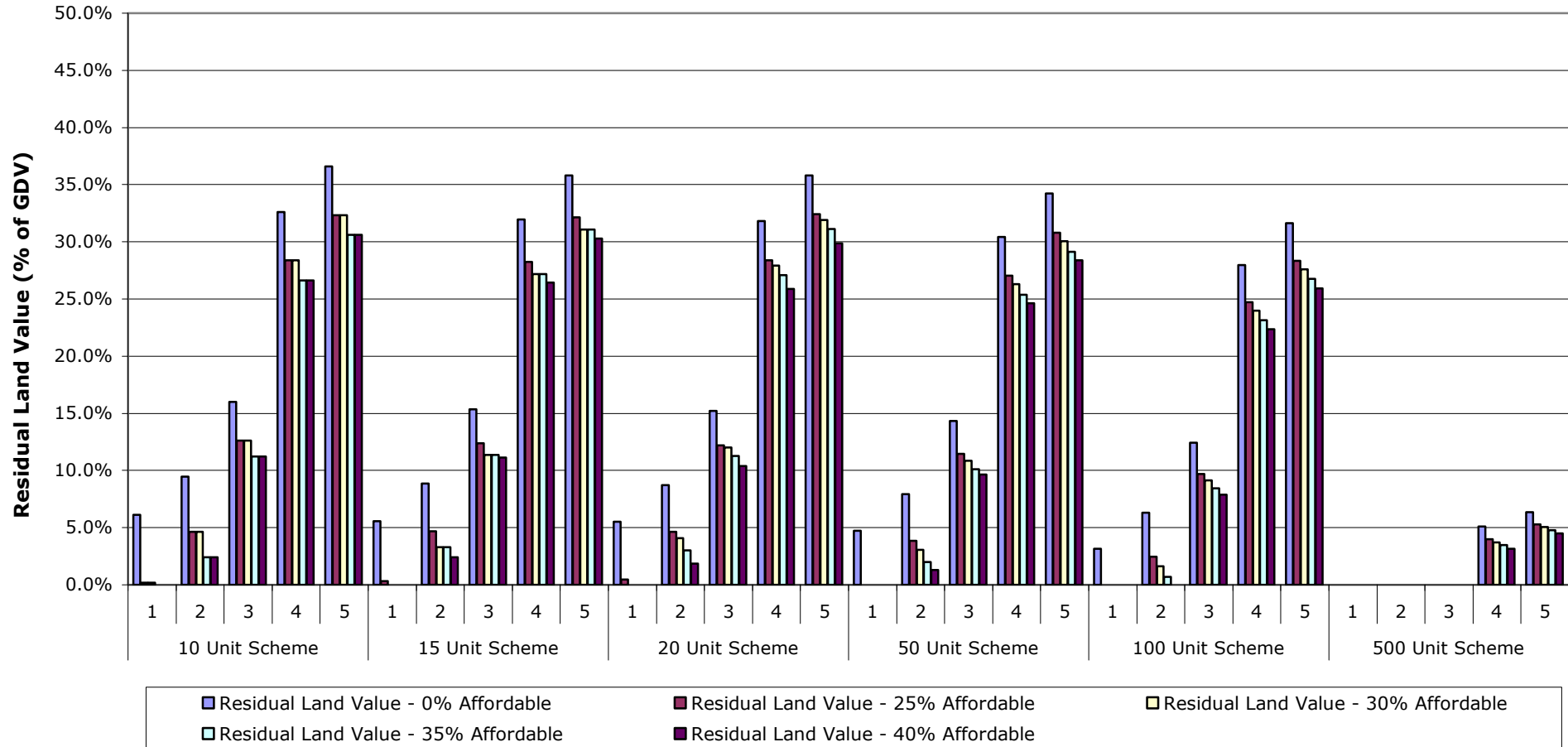


**Table 142a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 6.1% | 0.2% | 0.2% | 0.0% | 0.0% |
| | 2 | 9.5% | 4.6% | 4.6% | 2.4% | 2.4% |
| | 3 | 16.0% | 12.6% | 12.6% | 11.2% | 11.2% |
| | 4 | 32.6% | 28.4% | 28.4% | 26.6% | 26.6% |
| | 5 | 36.6% | 32.3% | 32.3% | 30.6% | 30.6% |
| 15 Unit Scheme | 1 | 5.6% | 0.3% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.9% | 4.7% | 3.3% | 3.3% | 2.4% |
| | 3 | 15.4% | 12.4% | 11.4% | 11.4% | 11.1% |
| | 4 | 31.9% | 28.3% | 27.2% | 27.2% | 26.5% |
| | 5 | 35.8% | 32.1% | 31.1% | 31.1% | 30.3% |
| 20 Unit Scheme | 1 | 5.5% | 0.5% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.7% | 4.6% | 4.1% | 3.0% | 1.9% |
| | 3 | 15.2% | 12.2% | 12.0% | 11.3% | 10.4% |
| | 4 | 31.8% | 28.4% | 27.9% | 27.1% | 25.9% |
| | 5 | 35.8% | 32.4% | 31.9% | 31.1% | 29.9% |
| 50 Unit Scheme | 1 | 4.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.9% | 3.9% | 3.1% | 2.0% | 1.3% |
| | 3 | 14.3% | 11.5% | 10.9% | 10.1% | 9.6% |
| | 4 | 30.4% | 27.0% | 26.3% | 25.4% | 24.6% |
| | 5 | 34.2% | 30.8% | 30.1% | 29.1% | 28.4% |
| 100 Unit Scheme | 1 | 3.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.3% | 2.5% | 1.6% | 0.7% | 0.0% |
| | 3 | 12.4% | 9.7% | 9.1% | 8.5% | 7.9% |
| | 4 | 28.0% | 24.7% | 24.0% | 23.2% | 22.4% |
| | 5 | 31.6% | 28.4% | 27.6% | 26.8% | 25.9% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 5.1% | 4.0% | 3.7% | 3.5% | 3.2% |
| | 5 | 6.4% | 5.3% | 5.0% | 4.8% | 4.5% |

Source: Adams Integra, August 2012

**Graph 142a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
Low Density**

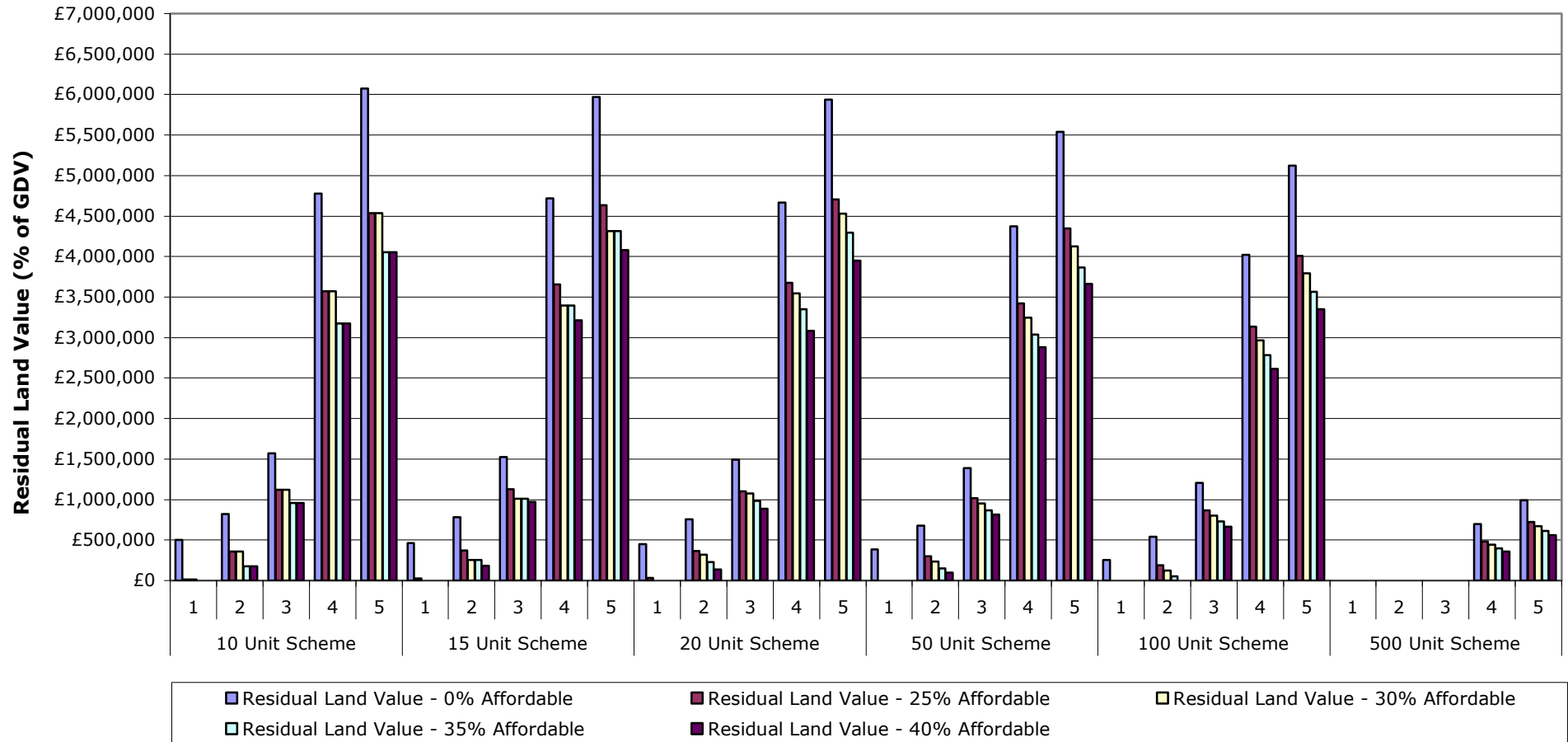


**Table 142b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £501,262 | £13,301 | £13,301 | £0 | £0 |
| | 2 | £823,588 | £360,902 | £360,902 | £179,155 | £179,155 |
| | 3 | £1,569,979 | £1,119,940 | £1,119,940 | £959,968 | £959,968 |
| | 4 | £4,779,384 | £3,571,218 | £3,571,218 | £3,172,428 | £3,172,428 |
| | 5 | £6,076,921 | £4,537,432 | £4,537,432 | £4,053,037 | £4,053,037 |
| 15 Unit Scheme | 1 | £463,796 | £24,515 | £0 | £0 | £0 |
| | 2 | £780,175 | £373,958 | £254,136 | £254,136 | £184,010 |
| | 3 | £1,526,254 | £1,127,199 | £1,008,947 | £1,008,947 | £974,203 |
| | 4 | £4,718,673 | £3,659,239 | £3,396,325 | £3,396,325 | £3,216,058 |
| | 5 | £5,968,477 | £4,634,171 | £4,314,819 | £4,314,819 | £4,078,113 |
| 20 Unit Scheme | 1 | £451,581 | £33,850 | £0 | £0 | £0 |
| | 2 | £757,854 | £367,268 | £318,678 | £229,315 | £139,389 |
| | 3 | £1,492,652 | £1,099,088 | £1,073,442 | £986,159 | £889,257 |
| | 4 | £4,664,632 | £3,678,427 | £3,543,984 | £3,347,903 | £3,084,384 |
| | 5 | £5,940,603 | £4,707,308 | £4,530,773 | £4,292,601 | £3,950,357 |
| 50 Unit Scheme | 1 | £383,464 | £0 | £0 | £0 | £0 |
| | 2 | £679,419 | £300,655 | £236,319 | £148,947 | £95,164 |
| | 3 | £1,386,141 | £1,018,756 | £951,128 | £865,765 | £814,563 |
| | 4 | £4,374,207 | £3,419,185 | £3,248,058 | £3,035,815 | £2,881,114 |
| | 5 | £5,543,033 | £4,346,819 | £4,128,727 | £3,867,397 | £3,665,731 |
| 100 Unit Scheme | 1 | £256,742 | £0 | £0 | £0 | £0 |
| | 2 | £539,264 | £192,136 | £124,305 | £53,022 | £0 |
| | 3 | £1,205,017 | £863,734 | £799,410 | £727,349 | £666,573 |
| | 4 | £4,019,861 | £3,136,020 | £2,963,184 | £2,782,612 | £2,613,325 |
| | 5 | £5,120,929 | £4,010,878 | £3,792,800 | £3,566,986 | £3,352,457 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £695,700 | £483,360 | £440,673 | £398,352 | £355,665 |
| | 5 | £990,156 | £722,588 | £668,625 | £615,412 | £561,448 |

Source: Adams Integra, August 2012

**Graph 142b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
Low Density**

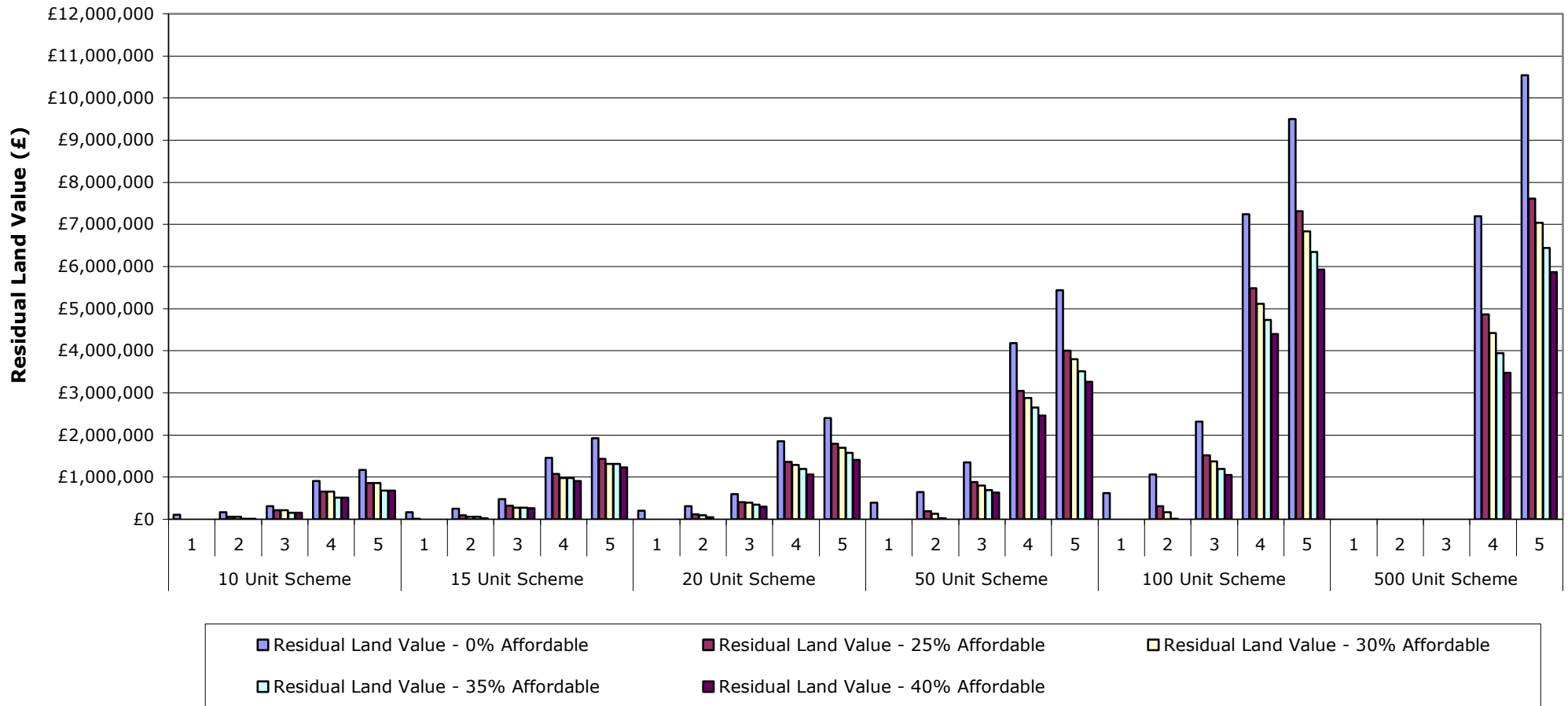


**Table 143: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £108,363 | £3,432 | £3,432 | £0 | £0 |
| | 2 | £162,463 | £58,014 | £58,014 | £12,291 | £12,291 |
| | 3 | £309,371 | £212,401 | £212,401 | £158,368 | £158,368 |
| | 4 | £903,849 | £652,540 | £652,540 | £518,553 | £518,553 |
| | 5 | £1,170,113 | £856,414 | £856,414 | £682,400 | £682,400 |
| 15 Unit Scheme | 1 | £164,118 | £10,638 | £0 | £0 | £0 |
| | 2 | £246,058 | £100,035 | £55,102 | £55,102 | £28,805 |
| | 3 | £477,180 | £323,151 | £278,806 | £278,806 | £265,777 |
| | 4 | £1,459,146 | £1,078,120 | £979,527 | £979,527 | £911,927 |
| | 5 | £1,920,381 | £1,438,072 | £1,318,315 | £1,318,315 | £1,229,550 |
| 20 Unit Scheme | 1 | £208,179 | £0 | £0 | £0 | £0 |
| | 2 | £311,657 | £116,139 | £89,989 | £45,307 | £344 |
| | 3 | £596,898 | £404,284 | £391,328 | £347,232 | £293,645 |
| | 4 | £1,855,157 | £1,362,055 | £1,294,833 | £1,196,793 | £1,065,033 |
| | 5 | £2,404,289 | £1,787,641 | £1,699,374 | £1,580,288 | £1,409,165 |
| 50 Unit Scheme | 1 | £399,580 | £0 | £0 | £0 | £0 |
| | 2 | £640,316 | £197,149 | £128,945 | £21,171 | £0 |
| | 3 | £1,347,759 | £880,360 | £806,464 | £697,992 | £633,990 |
| | 4 | £4,182,304 | £3,047,087 | £2,881,662 | £2,652,907 | £2,459,531 |
| | 5 | £5,435,592 | £4,004,087 | £3,799,491 | £3,511,111 | £3,259,029 |
| 100 Unit Scheme | 1 | £616,275 | £0 | £0 | £0 | £0 |
| | 2 | £1,059,998 | £309,524 | £171,134 | £10,173 | £0 |
| | 3 | £2,323,913 | £1,517,965 | £1,368,727 | £1,200,147 | £1,052,629 |
| | 4 | £7,239,153 | £5,491,514 | £5,120,009 | £4,729,163 | £4,392,534 |
| | 5 | £9,497,012 | £7,312,691 | £6,838,848 | £6,345,663 | £5,931,249 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £7,199,958 | £4,868,627 | £4,417,883 | £3,940,761 | £3,477,859 |
| | 5 | £10,536,183 | £7,611,839 | £7,044,851 | £6,446,745 | £5,865,248 |

Source: Adams Integra, August 2012

Graph 143: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 3 Medium Density

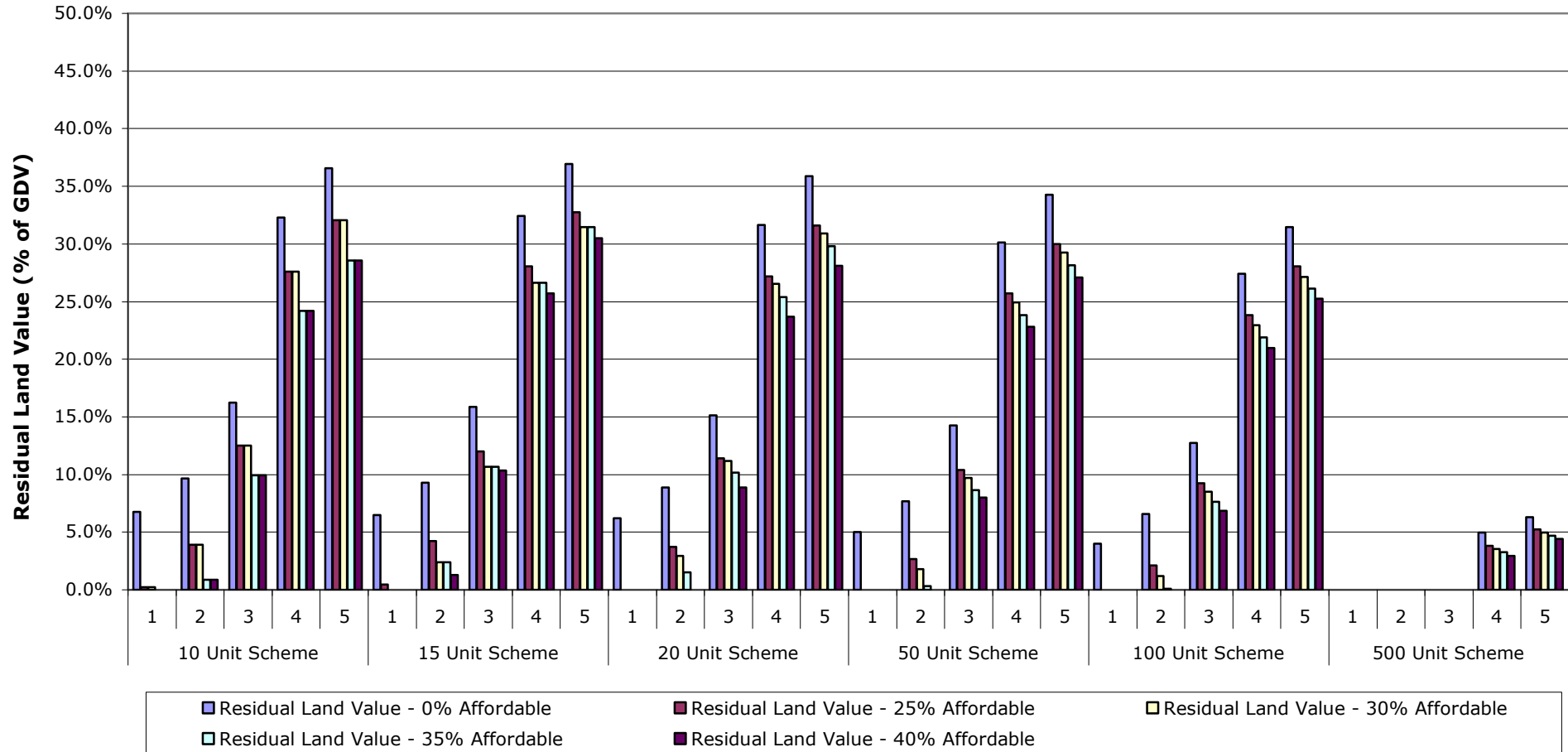


**Table 143a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 6.8% | 0.2% | 0.2% | 0.0% | 0.0% |
| | 2 | 9.7% | 3.9% | 3.9% | 0.9% | 0.9% |
| | 3 | 16.2% | 12.5% | 12.5% | 9.9% | 9.9% |
| | 4 | 32.3% | 27.6% | 27.6% | 24.2% | 24.2% |
| | 5 | 36.6% | 32.1% | 32.1% | 28.6% | 28.6% |
| 15 Unit Scheme | 1 | 6.5% | 0.5% | 0.0% | 0.0% | 0.0% |
| | 2 | 9.3% | 4.2% | 2.4% | 2.4% | 1.3% |
| | 3 | 15.9% | 12.0% | 10.7% | 10.7% | 10.4% |
| | 4 | 32.4% | 28.1% | 26.6% | 26.6% | 25.7% |
| | 5 | 36.9% | 32.8% | 31.5% | 31.5% | 30.5% |
| 20 Unit Scheme | 1 | 6.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.9% | 3.7% | 2.9% | 1.5% | 0.0% |
| | 3 | 15.1% | 11.4% | 11.2% | 10.2% | 8.9% |
| | 4 | 31.6% | 27.2% | 26.5% | 25.4% | 23.7% |
| | 5 | 35.9% | 31.6% | 30.9% | 29.8% | 28.1% |
| 50 Unit Scheme | 1 | 5.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.7% | 2.7% | 1.8% | 0.3% | 0.0% |
| | 3 | 14.3% | 10.4% | 9.7% | 8.6% | 8.0% |
| | 4 | 30.1% | 25.7% | 24.9% | 23.8% | 22.8% |
| | 5 | 34.3% | 30.0% | 29.2% | 28.1% | 27.1% |
| 100 Unit Scheme | 1 | 4.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.6% | 2.1% | 1.2% | 0.1% | 0.0% |
| | 3 | 12.8% | 9.2% | 8.5% | 7.6% | 6.8% |
| | 4 | 27.4% | 23.8% | 22.9% | 21.9% | 21.0% |
| | 5 | 31.5% | 28.1% | 27.2% | 26.1% | 25.3% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 5.0% | 3.8% | 3.5% | 3.2% | 2.9% |
| | 5 | 6.3% | 5.2% | 5.0% | 4.7% | 4.4% |

Source: Adams Integra, August 2012

**Graph 143a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
Medium Density**

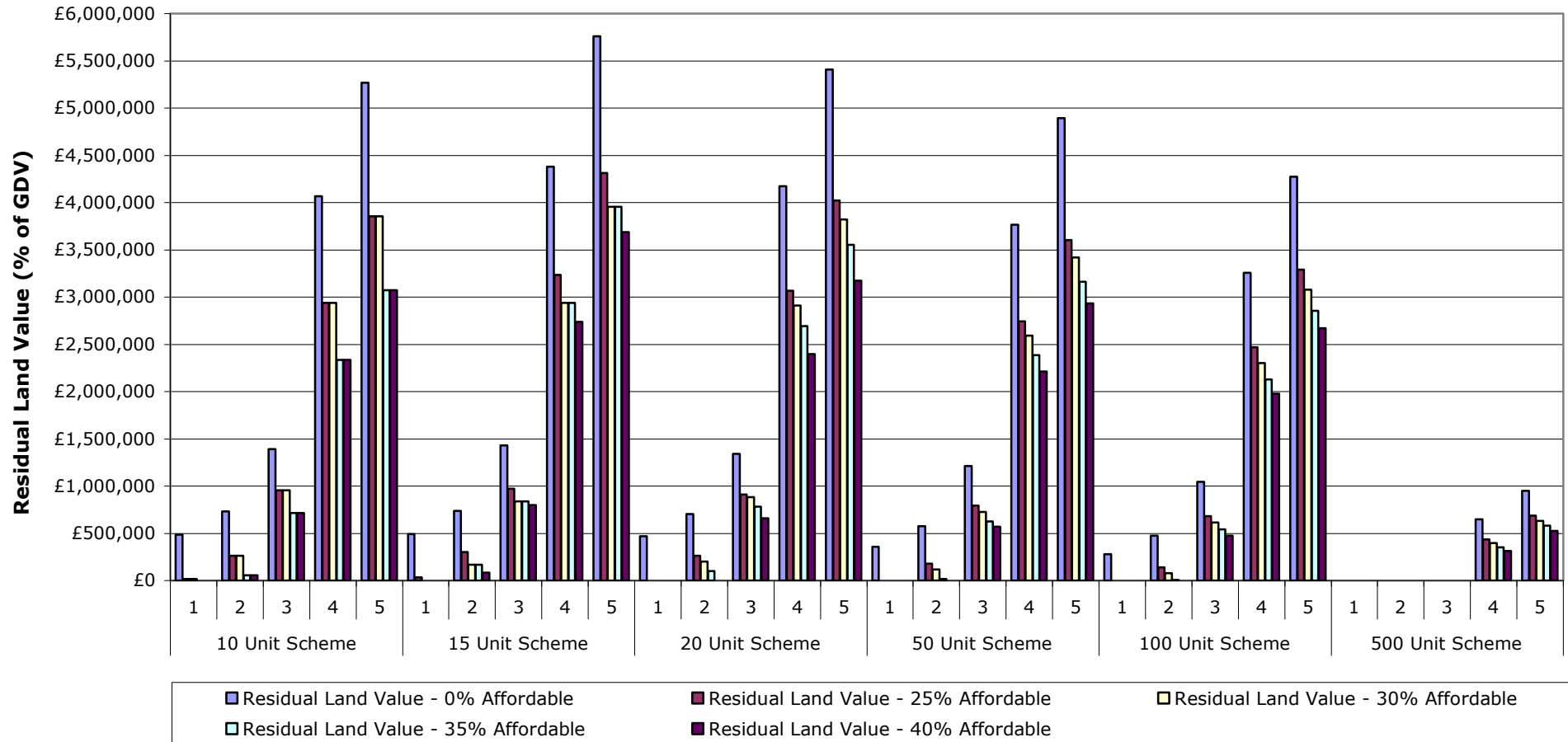


**Table 143b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £487,635 | £15,444 | £15,444 | £0 | £0 |
| | 2 | £731,085 | £261,063 | £261,063 | £55,310 | £55,310 |
| | 3 | £1,392,171 | £955,802 | £955,802 | £712,654 | £712,654 |
| | 4 | £4,067,319 | £2,936,428 | £2,936,428 | £2,333,489 | £2,333,489 |
| | 5 | £5,265,507 | £3,853,863 | £3,853,863 | £3,070,799 | £3,070,799 |
| 15 Unit Scheme | 1 | £492,354 | £31,913 | £0 | £0 | £0 |
| | 2 | £738,174 | £300,106 | £165,306 | £165,306 | £86,415 |
| | 3 | £1,431,539 | £969,453 | £836,419 | £836,419 | £797,331 |
| | 4 | £4,377,439 | £3,234,360 | £2,938,582 | £2,938,582 | £2,735,781 |
| | 5 | £5,761,143 | £4,314,216 | £3,954,945 | £3,954,945 | £3,688,651 |
| 20 Unit Scheme | 1 | £468,403 | £0 | £0 | £0 | £0 |
| | 2 | £701,229 | £261,312 | £202,475 | £101,942 | £775 |
| | 3 | £1,343,022 | £909,639 | £880,488 | £781,272 | £660,700 |
| | 4 | £4,174,103 | £3,064,623 | £2,913,375 | £2,692,784 | £2,396,325 |
| | 5 | £5,409,650 | £4,022,192 | £3,823,591 | £3,555,647 | £3,170,622 |
| 50 Unit Scheme | 1 | £359,622 | £0 | £0 | £0 | £0 |
| | 2 | £576,284 | £177,434 | £116,051 | £19,054 | £0 |
| | 3 | £1,212,983 | £792,324 | £725,818 | £628,193 | £570,591 |
| | 4 | £3,764,074 | £2,742,378 | £2,593,496 | £2,387,616 | £2,213,578 |
| | 5 | £4,892,033 | £3,603,678 | £3,419,542 | £3,160,000 | £2,933,126 |
| 100 Unit Scheme | 1 | £277,324 | £0 | £0 | £0 | £0 |
| | 2 | £476,999 | £139,286 | £77,010 | £4,578 | £0 |
| | 3 | £1,045,761 | £683,084 | £615,927 | £540,066 | £473,683 |
| | 4 | £3,257,619 | £2,471,181 | £2,304,004 | £2,128,123 | £1,976,640 |
| | 5 | £4,273,655 | £3,290,711 | £3,077,482 | £2,855,548 | £2,669,062 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £647,996 | £438,176 | £397,609 | £354,668 | £313,007 |
| | 5 | £948,256 | £685,066 | £634,037 | £580,207 | £527,872 |

Source: Adams Integra, August 2012

**Graph 143b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
Medium Density**

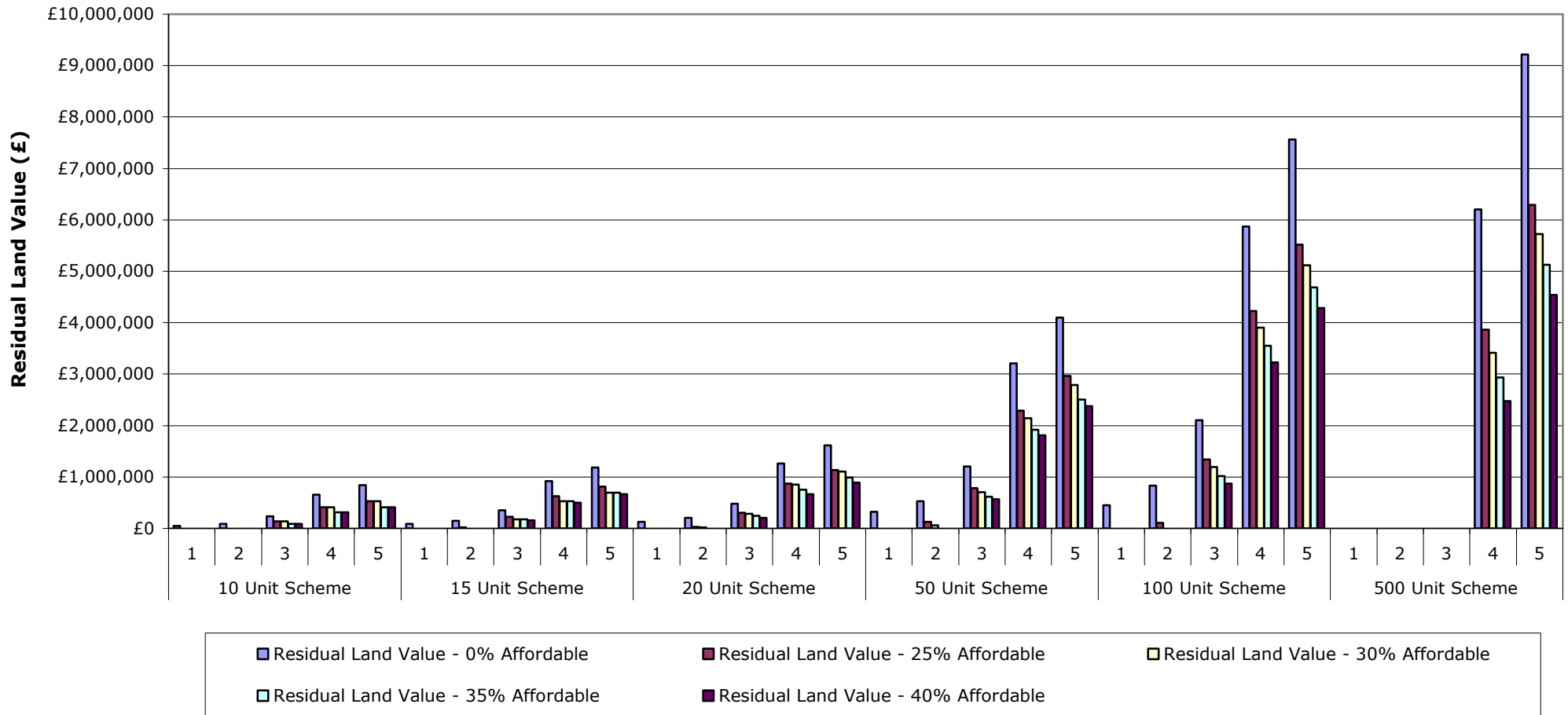


**Table 144: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £49,316 | £0 | £0 | £0 | £0 |
| | 2 | £92,297 | £0 | £0 | £0 | £0 |
| | 3 | £237,204 | £135,207 | £135,207 | £88,978 | £88,978 |
| | 4 | £656,823 | £409,738 | £409,738 | £309,002 | £309,002 |
| | 5 | £838,226 | £524,527 | £524,527 | £407,631 | £407,631 |
| 15 Unit Scheme | 1 | £89,411 | £0 | £0 | £0 | £0 |
| | 2 | £151,502 | £19,909 | £0 | £0 | £0 |
| | 3 | £352,039 | £223,332 | £178,073 | £178,073 | £160,030 |
| | 4 | £921,638 | £624,810 | £526,217 | £526,217 | £503,561 |
| | 5 | £1,181,404 | £811,746 | £691,989 | £691,989 | £666,751 |
| 20 Unit Scheme | 1 | £125,253 | £0 | £0 | £0 | £0 |
| | 2 | £207,350 | £33,907 | £16,037 | £0 | £0 |
| | 3 | £484,100 | £307,532 | £288,393 | £244,297 | £205,931 |
| | 4 | £1,262,655 | £869,449 | £846,919 | £748,879 | £667,009 |
| | 5 | £1,619,056 | £1,132,383 | £1,107,287 | £988,200 | £887,069 |
| 50 Unit Scheme | 1 | £327,502 | £0 | £0 | £0 | £0 |
| | 2 | £528,941 | £128,077 | £57,305 | £0 | £0 |
| | 3 | £1,204,245 | £780,126 | £706,076 | £611,810 | £562,710 |
| | 4 | £3,205,629 | £2,285,998 | £2,144,040 | £1,919,584 | £1,811,480 |
| | 5 | £4,103,989 | £2,961,023 | £2,787,853 | £2,505,507 | £2,380,986 |
| 100 Unit Scheme | 1 | £449,677 | £0 | £0 | £0 | £0 |
| | 2 | £830,927 | £103,631 | £0 | £0 | £0 |
| | 3 | £2,103,238 | £1,336,599 | £1,192,873 | £1,018,563 | £874,837 |
| | 4 | £5,873,961 | £4,223,088 | £3,902,079 | £3,552,040 | £3,231,031 |
| | 5 | £7,566,523 | £5,521,640 | £5,115,062 | £4,688,871 | £4,282,293 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £6,198,757 | £3,867,426 | £3,416,683 | £2,939,561 | £2,476,658 |
| | 5 | £9,214,020 | £6,289,676 | £5,722,687 | £5,124,582 | £4,543,084 |

Source: Adams Integra, August 2012

Graph 144: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 3 High Density

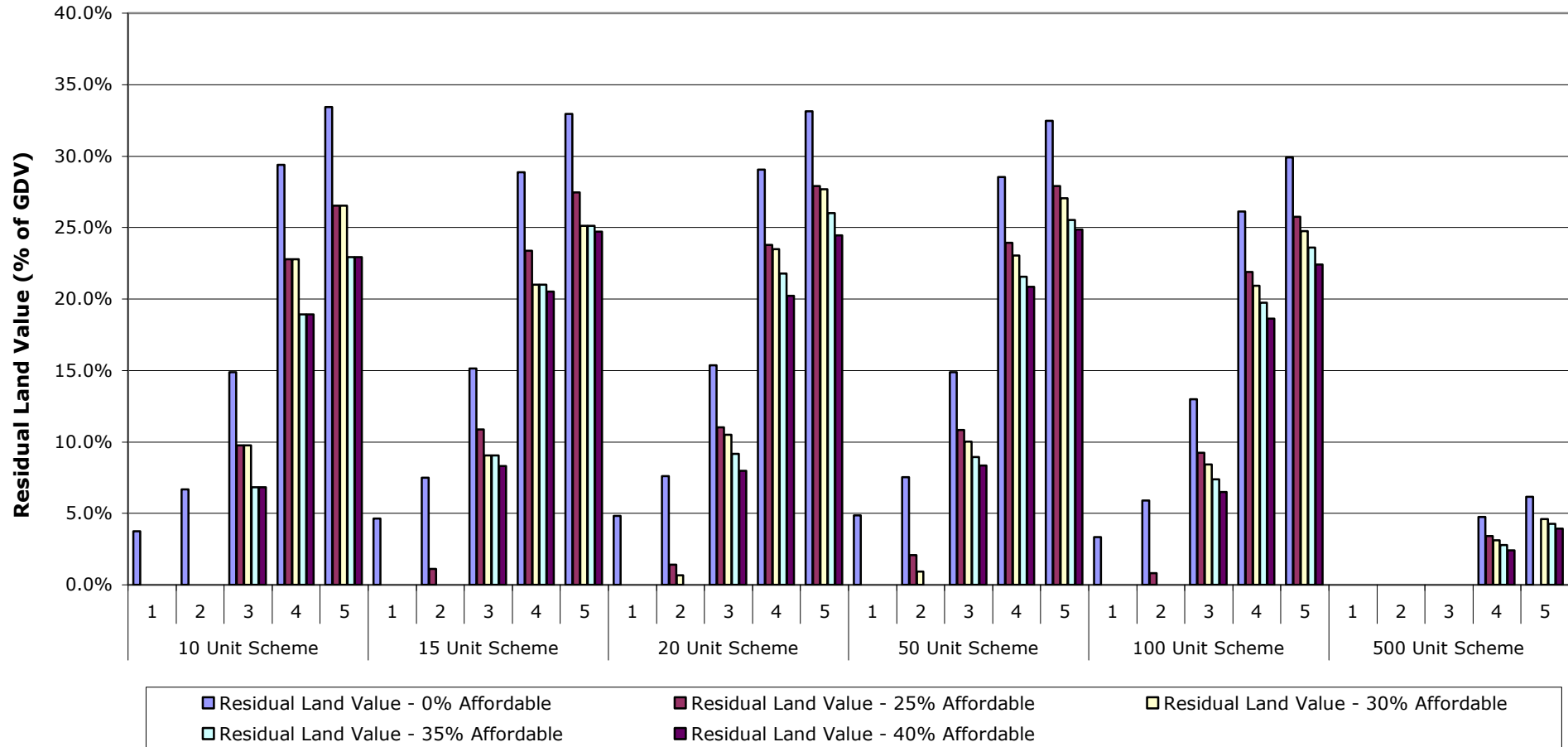


**Table 144a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 3.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 14.9% | 9.8% | 9.8% | 6.8% | 6.8% |
| | 4 | 29.4% | 22.8% | 22.8% | 18.9% | 18.9% |
| | 5 | 33.4% | 26.5% | 26.5% | 22.9% | 22.9% |
| 15 Unit Scheme | 1 | 4.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.5% | 1.1% | 0.0% | 0.0% | 0.0% |
| | 3 | 15.1% | 10.9% | 9.0% | 9.0% | 8.3% |
| | 4 | 28.9% | 23.4% | 21.0% | 21.0% | 20.5% |
| | 5 | 32.9% | 27.5% | 25.1% | 25.1% | 24.7% |
| 20 Unit Scheme | 1 | 4.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.6% | 1.4% | 0.7% | 0.0% | 0.0% |
| | 3 | 15.4% | 11.0% | 10.5% | 9.2% | 8.0% |
| | 4 | 29.1% | 23.8% | 23.5% | 21.8% | 20.2% |
| | 5 | 33.1% | 27.9% | 27.7% | 26.0% | 24.4% |
| 50 Unit Scheme | 1 | 4.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.5% | 2.1% | 0.9% | 0.0% | 0.0% |
| | 3 | 14.9% | 10.8% | 10.0% | 8.9% | 8.4% |
| | 4 | 28.5% | 23.9% | 23.0% | 21.6% | 20.9% |
| | 5 | 32.5% | 27.9% | 27.0% | 25.5% | 24.9% |
| 100 Unit Scheme | 1 | 3.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.9% | 0.8% | 0.0% | 0.0% | 0.0% |
| | 3 | 13.0% | 9.2% | 8.4% | 7.4% | 6.5% |
| | 4 | 26.1% | 21.9% | 20.9% | 19.8% | 18.6% |
| | 5 | 29.9% | 25.8% | 24.8% | 23.6% | 22.4% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 4.8% | 3.4% | 3.1% | 2.8% | 2.4% |
| | 5 | 6.2% | 4.9% | 4.6% | 4.3% | 3.9% |

Source: Adams Integra, August 2012

**Graph 144a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
High Density**

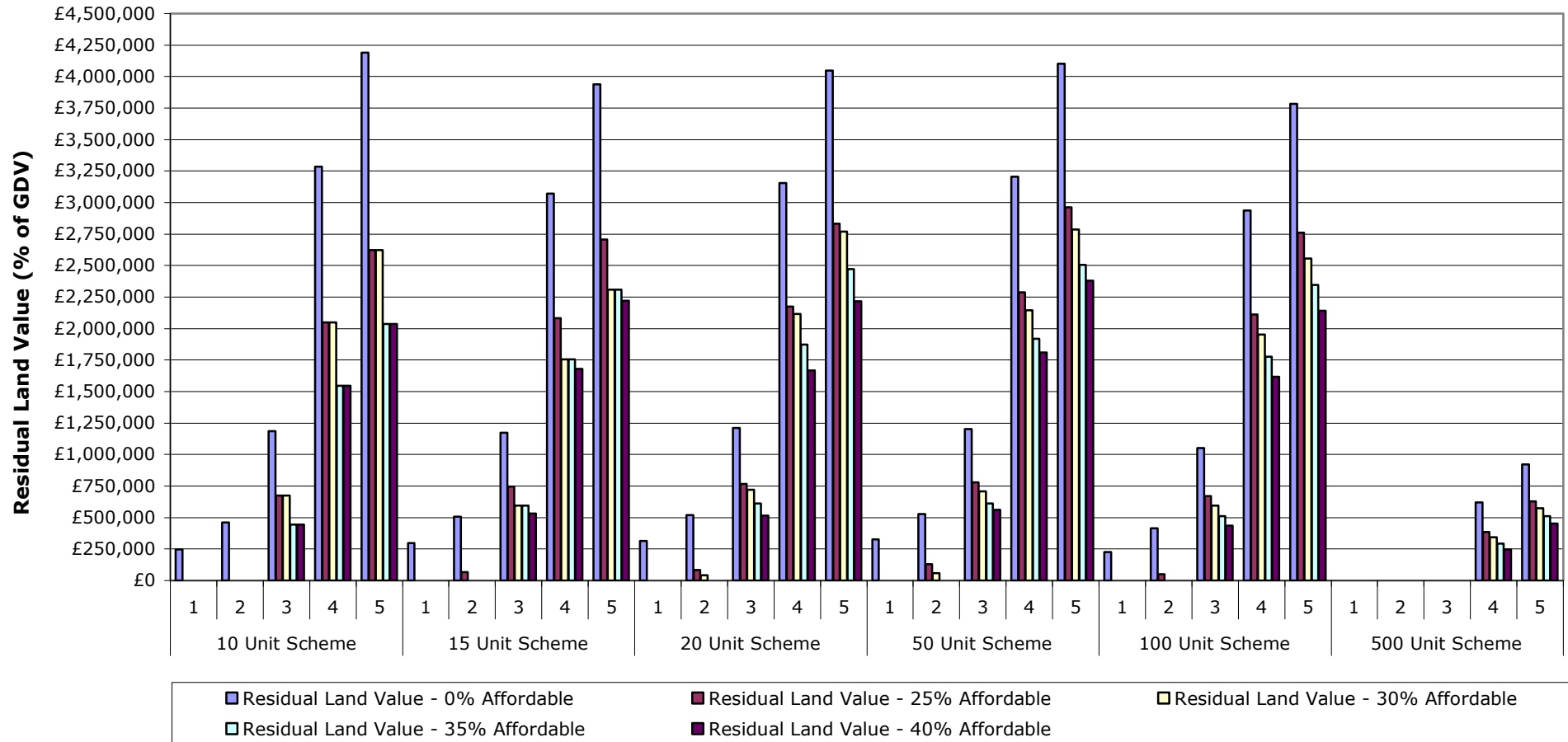


**Table 144b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £246,579 | £0 | £0 | £0 | £0 |
| | 2 | £461,484 | £0 | £0 | £0 | £0 |
| | 3 | £1,186,021 | £676,033 | £676,033 | £444,891 | £444,891 |
| | 4 | £3,284,116 | £2,048,692 | £2,048,692 | £1,545,012 | £1,545,012 |
| | 5 | £4,191,130 | £2,622,636 | £2,622,636 | £2,038,154 | £2,038,154 |
| 15 Unit Scheme | 1 | £298,036 | £0 | £0 | £0 | £0 |
| | 2 | £505,006 | £66,362 | £0 | £0 | £0 |
| | 3 | £1,173,462 | £744,439 | £593,576 | £593,576 | £533,433 |
| | 4 | £3,072,127 | £2,082,700 | £1,754,058 | £1,754,058 | £1,678,536 |
| | 5 | £3,938,013 | £2,705,819 | £2,306,629 | £2,306,629 | £2,222,504 |
| 20 Unit Scheme | 1 | £313,131 | £0 | £0 | £0 | £0 |
| | 2 | £518,375 | £84,767 | £40,093 | £0 | £0 |
| | 3 | £1,210,250 | £768,829 | £720,982 | £610,742 | £514,827 |
| | 4 | £3,156,637 | £2,173,623 | £2,117,299 | £1,872,198 | £1,667,522 |
| | 5 | £4,047,641 | £2,830,957 | £2,768,217 | £2,470,501 | £2,217,672 |
| 50 Unit Scheme | 1 | £327,502 | £0 | £0 | £0 | £0 |
| | 2 | £528,941 | £128,077 | £57,305 | £0 | £0 |
| | 3 | £1,204,245 | £780,126 | £706,076 | £611,810 | £562,710 |
| | 4 | £3,205,629 | £2,285,998 | £2,144,040 | £1,919,584 | £1,811,480 |
| | 5 | £4,103,989 | £2,961,023 | £2,787,853 | £2,505,507 | £2,380,986 |
| 100 Unit Scheme | 1 | £224,838 | £0 | £0 | £0 | £0 |
| | 2 | £415,463 | £51,815 | £0 | £0 | £0 |
| | 3 | £1,051,619 | £668,300 | £596,437 | £509,281 | £437,418 |
| | 4 | £2,936,980 | £2,111,544 | £1,951,040 | £1,776,020 | £1,615,515 |
| | 5 | £3,783,262 | £2,760,820 | £2,557,531 | £2,344,436 | £2,141,146 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £619,876 | £386,743 | £341,668 | £293,956 | £247,666 |
| | 5 | £921,402 | £628,968 | £572,269 | £512,458 | £454,308 |

Source: Adams Integra, August 2012

**Graph 144b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
High Density**



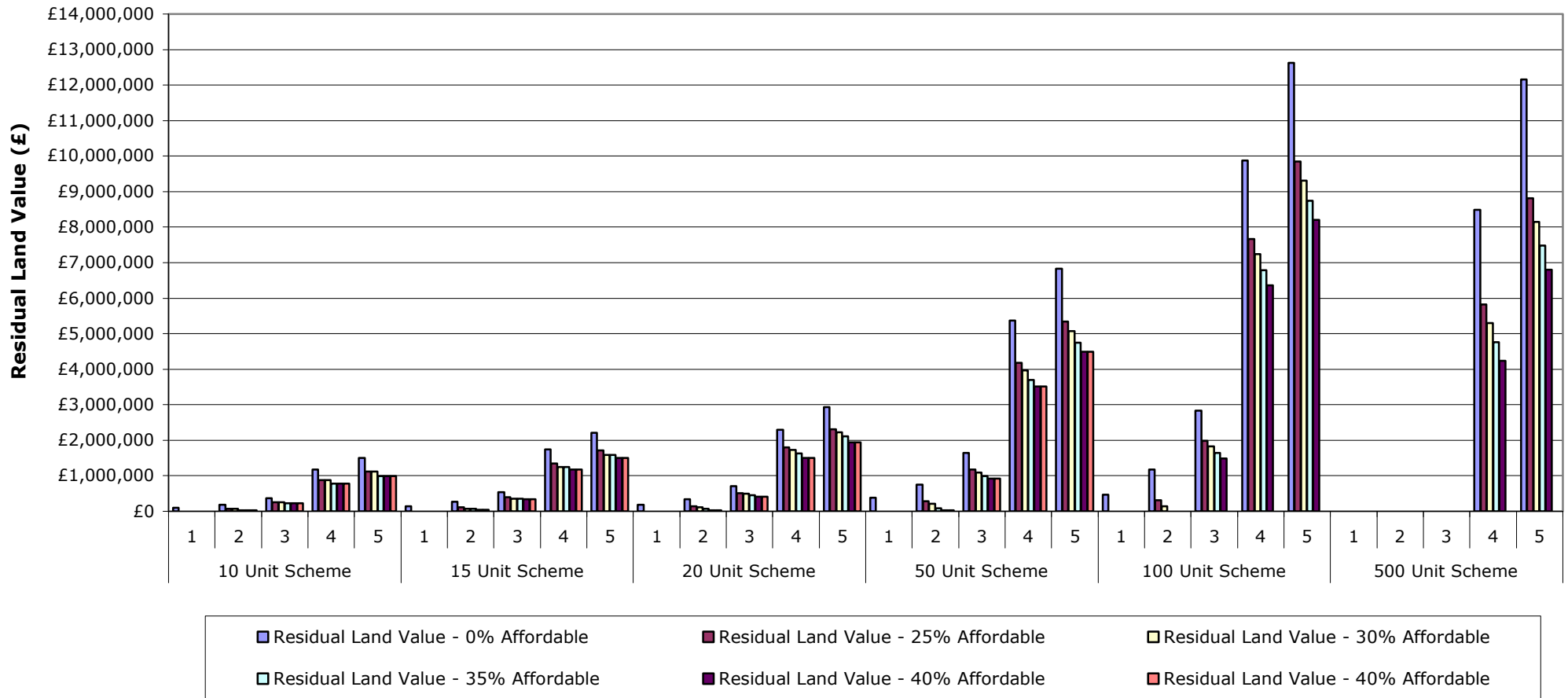
Appendix 6ii

**Table 145: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £104,937 | £0 | £0 | £0 | £0 |
| | 2 | £185,722 | £69,847 | £69,847 | £24,410 | £24,410 |
| | 3 | £372,728 | £260,218 | £260,218 | £219,817 | £219,817 |
| | 4 | £1,175,283 | £873,241 | £873,241 | £773,544 | £773,544 |
| | 5 | £1,499,667 | £1,114,795 | £1,114,795 | £993,696 | £993,696 |
| 15 Unit Scheme | 1 | £145,067 | £0 | £0 | £0 | £0 |
| | 2 | £262,871 | £109,621 | £64,688 | £64,688 | £38,391 |
| | 3 | £542,957 | £393,005 | £348,661 | £348,661 | £335,632 |
| | 4 | £1,740,114 | £1,342,826 | £1,244,234 | £1,244,234 | £1,176,634 |
| | 5 | £2,208,791 | £1,708,426 | £1,588,669 | £1,588,669 | £1,499,904 |
| 20 Unit Scheme | 1 | £186,112 | £0 | £0 | £0 | £0 |
| | 2 | £340,050 | £145,409 | £119,260 | £74,578 | £29,615 |
| | 3 | £707,850 | £511,067 | £498,245 | £459,339 | £405,751 |
| | 4 | £2,293,839 | £1,800,737 | £1,733,516 | £1,635,475 | £1,503,716 |
| | 5 | £2,931,825 | £2,315,177 | £2,226,910 | £2,107,824 | £1,936,702 |
| 50 Unit Scheme | 1 | £386,130 | £0 | £0 | £0 | £0 |
| | 2 | £757,034 | £282,619 | £206,368 | £91,982 | £22,872 |
| | 3 | £1,640,438 | £1,181,206 | £1,096,671 | £989,967 | £925,965 |
| | 4 | £5,375,519 | £4,181,742 | £3,967,833 | £3,702,530 | £3,509,154 |
| | 5 | £6,836,552 | £5,341,285 | £5,068,670 | £4,742,008 | £4,489,925 |
| 100 Unit Scheme | 1 | £472,946 | £0 | £0 | £0 | £0 |
| | 2 | £1,174,375 | £304,746 | £139,349 | £0 | £0 |
| | 3 | £2,838,758 | £1,985,551 | £1,824,741 | £1,644,588 | £1,492,650 |
| | 4 | £9,875,868 | £7,666,266 | £7,234,177 | £6,782,745 | £6,359,528 |
| | 5 | £12,628,538 | £9,853,411 | £9,308,217 | £8,743,680 | £8,207,358 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £8,481,515 | £5,827,275 | £5,293,687 | £4,764,666 | £4,231,078 |
| | 5 | £12,162,214 | £8,817,626 | £8,143,081 | £7,477,915 | £6,803,370 |

Source: Adams Integra, August 2012

Graph 145: Summary of Residual Land Values at 0%, 25%, 30% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 3 Low Density

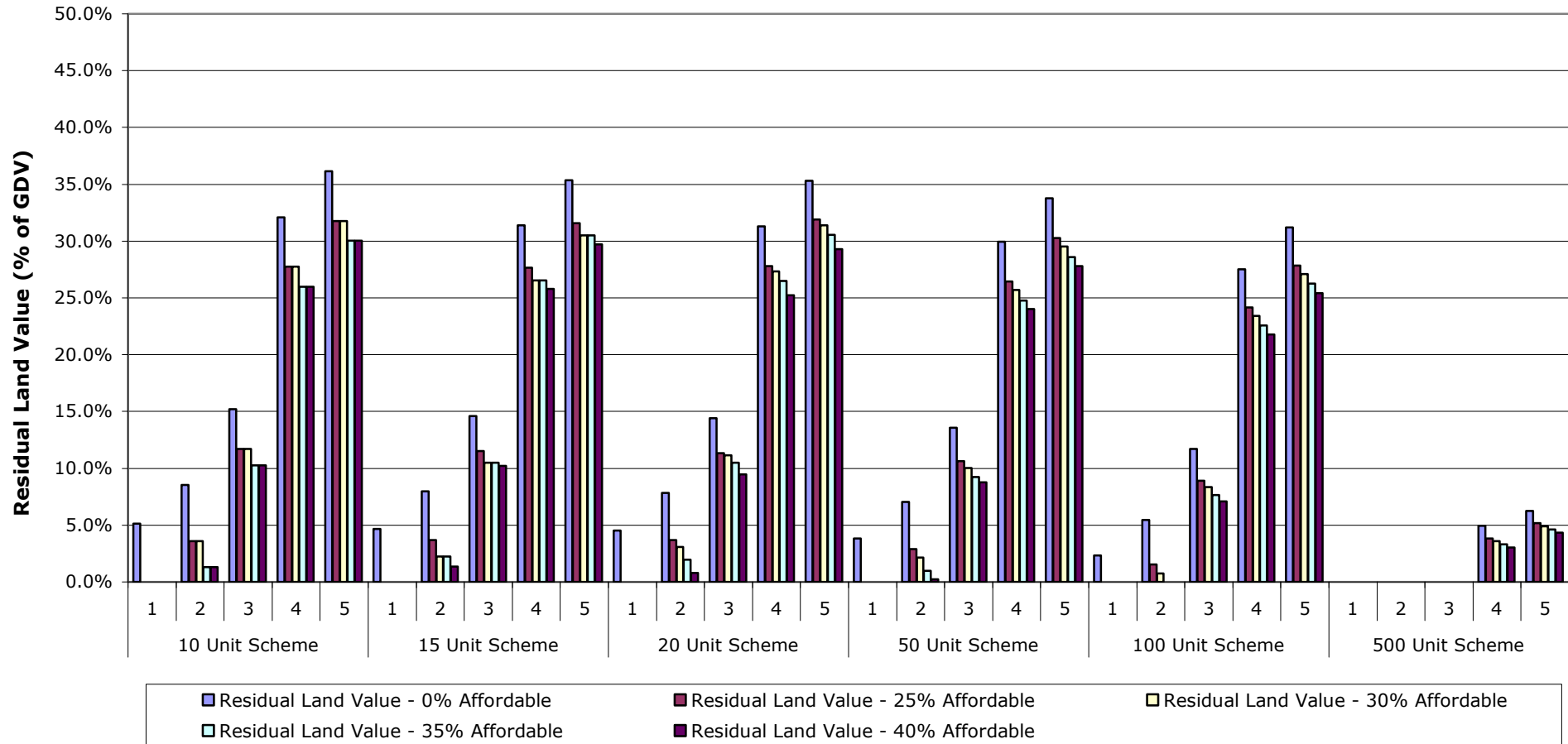


**Table 145a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 5.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.6% | 3.6% | 3.6% | 1.3% | 1.3% |
| | 3 | 15.2% | 11.7% | 11.7% | 10.3% | 10.3% |
| | 4 | 32.1% | 27.8% | 27.8% | 26.0% | 26.0% |
| | 5 | 36.1% | 31.8% | 31.8% | 30.0% | 30.0% |
| 15 Unit Scheme | 1 | 4.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.0% | 3.7% | 2.2% | 2.2% | 1.3% |
| | 3 | 14.6% | 11.5% | 10.5% | 10.5% | 10.2% |
| | 4 | 31.4% | 27.7% | 26.5% | 26.5% | 25.8% |
| | 5 | 35.3% | 31.6% | 30.5% | 30.5% | 29.7% |
| 20 Unit Scheme | 1 | 4.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.8% | 3.7% | 3.1% | 2.0% | 0.8% |
| | 3 | 14.4% | 11.3% | 11.2% | 10.5% | 9.5% |
| | 4 | 31.3% | 27.8% | 27.3% | 26.5% | 25.2% |
| | 5 | 35.3% | 31.9% | 31.4% | 30.6% | 29.3% |
| 50 Unit Scheme | 1 | 3.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.1% | 2.9% | 2.2% | 1.0% | 0.2% |
| | 3 | 13.6% | 10.6% | 10.0% | 9.2% | 8.8% |
| | 4 | 29.9% | 26.4% | 25.7% | 24.7% | 24.0% |
| | 5 | 33.8% | 30.3% | 29.5% | 28.6% | 27.8% |
| 100 Unit Scheme | 1 | 2.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.5% | 1.6% | 0.7% | 0.0% | 0.0% |
| | 3 | 11.7% | 8.9% | 8.3% | 7.7% | 7.1% |
| | 4 | 27.5% | 24.2% | 23.4% | 22.6% | 21.8% |
| | 5 | 31.2% | 27.9% | 27.1% | 26.3% | 25.4% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 5.0% | 3.8% | 3.6% | 3.3% | 3.0% |
| | 5 | 6.3% | 5.2% | 4.9% | 4.6% | 4.4% |

Source: Adams Integra, August 2012

**Graph 145a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Low Density**

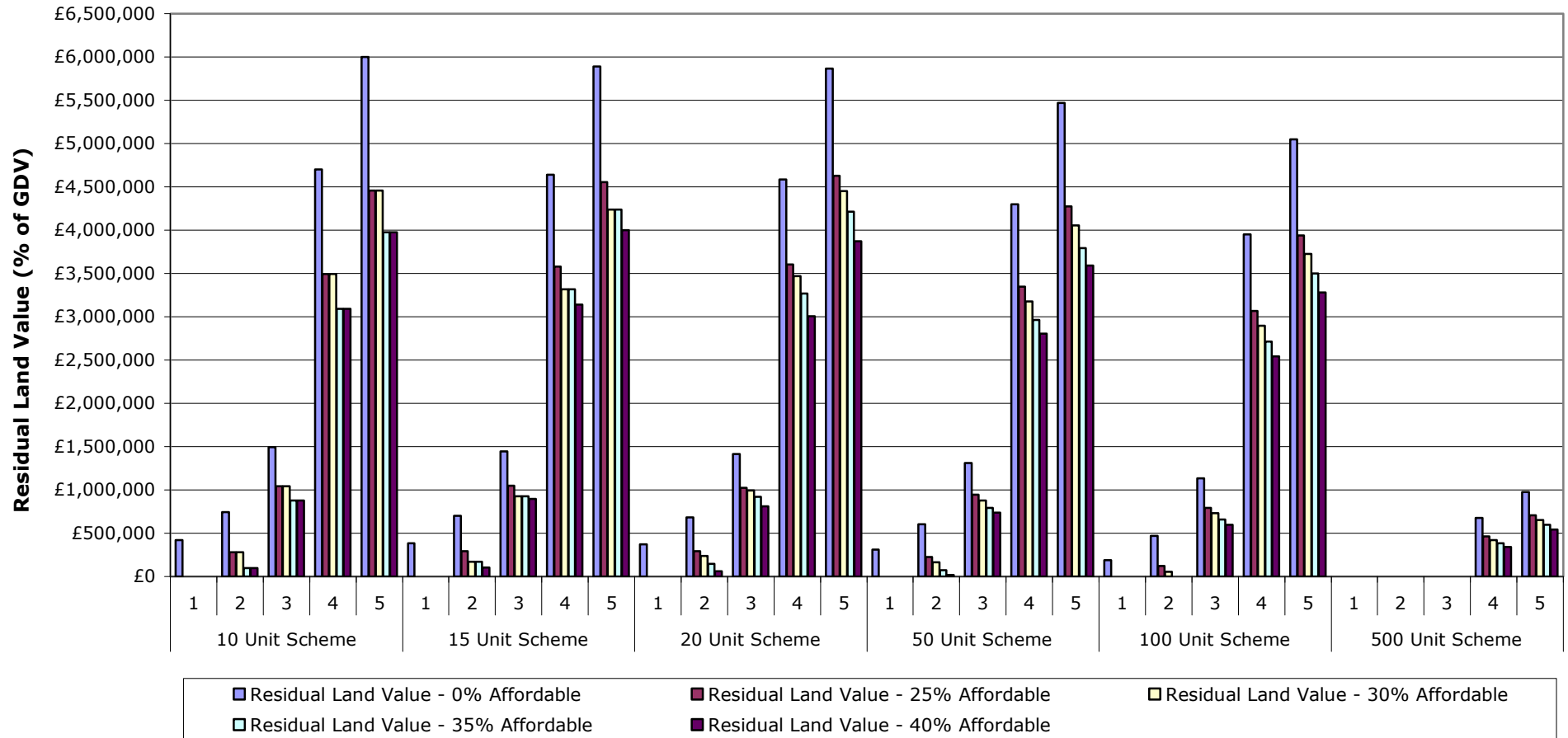


**Table 145b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £419,748 | £0 | £0 | £0 | £0 |
| | 2 | £742,890 | £279,388 | £279,388 | £97,641 | £97,641 |
| | 3 | £1,490,910 | £1,040,872 | £1,040,872 | £879,269 | £879,269 |
| | 4 | £4,701,131 | £3,492,964 | £3,492,964 | £3,094,175 | £3,094,175 |
| | 5 | £5,998,668 | £4,459,179 | £4,459,179 | £3,974,784 | £3,974,784 |
| 15 Unit Scheme | 1 | £386,846 | £0 | £0 | £0 | £0 |
| | 2 | £700,990 | £292,324 | £172,502 | £172,502 | £102,376 |
| | 3 | £1,447,886 | £1,048,014 | £929,762 | £929,762 | £895,018 |
| | 4 | £4,640,304 | £3,580,871 | £3,317,957 | £3,317,957 | £3,137,690 |
| | 5 | £5,890,108 | £4,555,802 | £4,236,450 | £4,236,450 | £3,999,745 |
| 20 Unit Scheme | 1 | £372,224 | £0 | £0 | £0 | £0 |
| | 2 | £680,100 | £290,819 | £238,519 | £149,156 | £59,230 |
| | 3 | £1,415,699 | £1,022,135 | £996,490 | £918,678 | £811,503 |
| | 4 | £4,587,679 | £3,601,474 | £3,467,031 | £3,270,951 | £3,007,431 |
| | 5 | £5,863,651 | £4,630,355 | £4,453,821 | £4,215,648 | £3,873,404 |
| 50 Unit Scheme | 1 | £308,904 | £0 | £0 | £0 | £0 |
| | 2 | £605,627 | £226,095 | £165,094 | £73,585 | £18,298 |
| | 3 | £1,312,350 | £944,965 | £877,337 | £791,974 | £740,772 |
| | 4 | £4,300,415 | £3,345,393 | £3,174,267 | £2,962,024 | £2,807,323 |
| | 5 | £5,469,241 | £4,273,028 | £4,054,936 | £3,793,606 | £3,591,940 |
| 100 Unit Scheme | 1 | £189,178 | £0 | £0 | £0 | £0 |
| | 2 | £469,750 | £121,898 | £55,740 | £0 | £0 |
| | 3 | £1,135,503 | £794,220 | £729,896 | £657,835 | £597,060 |
| | 4 | £3,950,347 | £3,066,506 | £2,893,671 | £2,713,098 | £2,543,811 |
| | 5 | £5,051,415 | £3,941,364 | £3,723,287 | £3,497,472 | £3,282,943 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £678,521 | £466,182 | £423,495 | £381,173 | £338,486 |
| | 5 | £972,977 | £705,410 | £651,446 | £598,233 | £544,270 |

Source: Adams Integra, August 2012

**Graph 145b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Low Density**

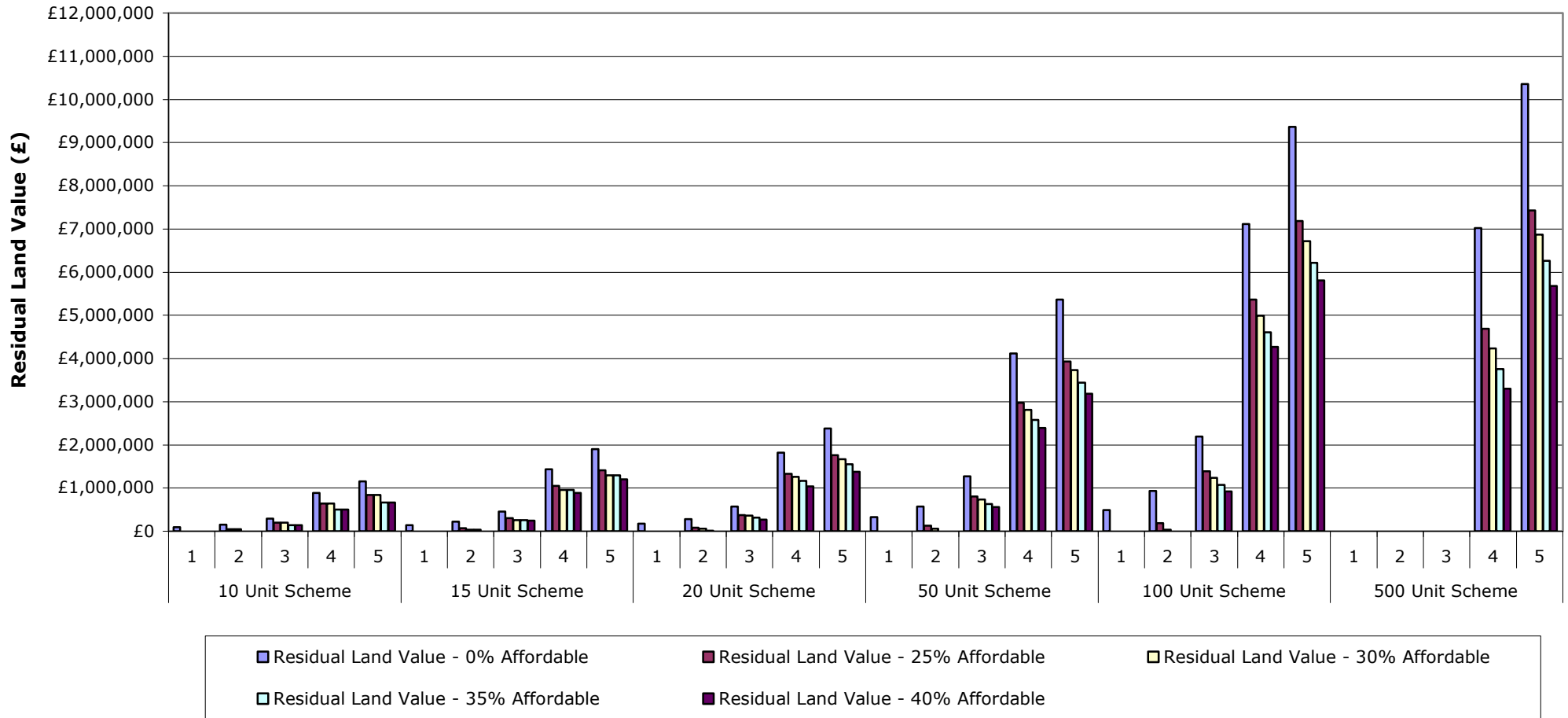


**Table 146: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £92,750 | £0 | £0 | £0 | £0 |
| | 2 | £146,850 | £42,401 | £42,401 | £0 | £0 |
| | 3 | £294,226 | £196,943 | £196,943 | £142,754 | £142,754 |
| | 4 | £888,860 | £637,551 | £637,551 | £503,564 | £503,564 |
| | 5 | £1,155,124 | £841,425 | £841,425 | £667,411 | £667,411 |
| 15 Unit Scheme | 1 | £139,753 | £0 | £0 | £0 | £0 |
| | 2 | £221,936 | £75,670 | £30,737 | £30,737 | £4,440 |
| | 3 | £453,546 | £299,517 | £255,172 | £255,172 | £247,135 |
| | 4 | £1,435,756 | £1,054,729 | £956,137 | £956,137 | £888,536 |
| | 5 | £1,896,990 | £1,414,681 | £1,294,924 | £1,294,924 | £1,206,160 |
| 20 Unit Scheme | 1 | £176,461 | £0 | £0 | £0 | £0 |
| | 2 | £280,580 | £84,100 | £57,950 | £13,269 | £0 |
| | 3 | £566,141 | £373,207 | £360,250 | £316,154 | £262,567 |
| | 4 | £1,824,400 | £1,331,297 | £1,264,076 | £1,166,036 | £1,034,276 |
| | 5 | £2,373,531 | £1,756,884 | £1,668,617 | £1,549,530 | £1,378,408 |
| 50 Unit Scheme | 1 | £327,814 | £0 | £0 | £0 | £0 |
| | 2 | £569,290 | £125,155 | £54,960 | £0 | £0 |
| | 3 | £1,276,733 | £809,335 | £735,438 | £626,966 | £562,964 |
| | 4 | £4,111,279 | £2,976,061 | £2,810,636 | £2,581,881 | £2,388,505 |
| | 5 | £5,364,566 | £3,933,061 | £3,728,465 | £3,440,085 | £3,188,003 |
| 100 Unit Scheme | 1 | £489,260 | £0 | £0 | £0 | £0 |
| | 2 | £932,983 | £184,921 | £38,827 | £0 | £0 |
| | 3 | £2,196,898 | £1,390,950 | £1,241,712 | £1,073,132 | £925,614 |
| | 4 | £7,112,138 | £5,364,499 | £4,992,994 | £4,602,147 | £4,265,519 |
| | 5 | £9,369,997 | £7,185,675 | £6,711,833 | £6,218,648 | £5,804,234 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £7,018,520 | £4,687,189 | £4,236,446 | £3,759,323 | £3,296,421 |
| | 5 | £10,354,745 | £7,430,401 | £6,863,413 | £6,265,307 | £5,683,810 |

Source: Adams Integra, August 2012

**Graph 146: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Medium Density**

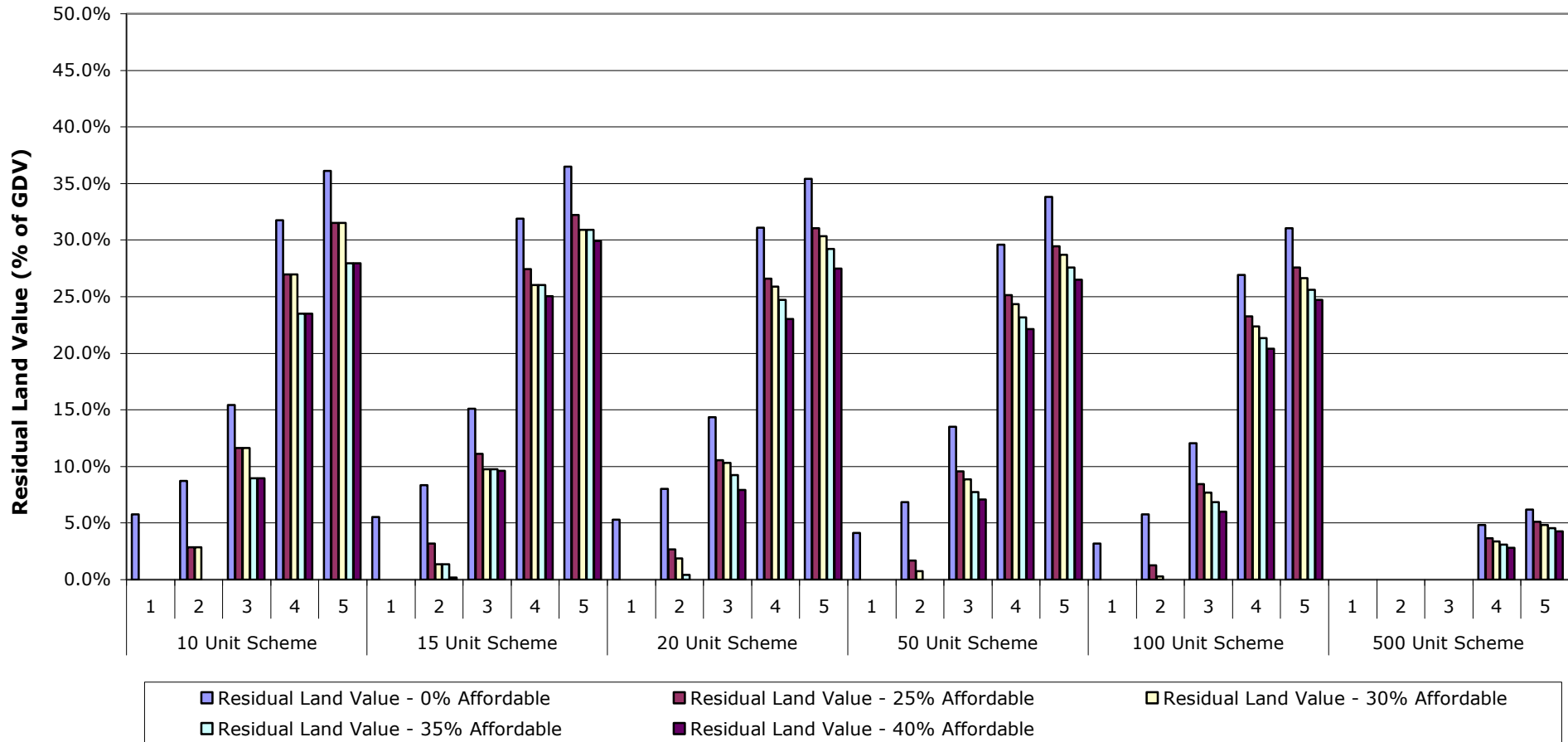


**Table 146a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 5.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.7% | 2.9% | 2.9% | 0.0% | 0.0% |
| | 3 | 15.4% | 11.6% | 11.6% | 9.0% | 9.0% |
| | 4 | 31.7% | 26.9% | 26.9% | 23.5% | 23.5% |
| | 5 | 36.1% | 31.5% | 31.5% | 27.9% | 27.9% |
| 15 Unit Scheme | 1 | 5.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.4% | 3.2% | 1.3% | 1.3% | 0.2% |
| | 3 | 15.1% | 11.1% | 9.8% | 9.8% | 9.6% |
| | 4 | 31.9% | 27.4% | 26.0% | 26.0% | 25.0% |
| | 5 | 36.5% | 32.2% | 30.9% | 30.9% | 29.9% |
| 20 Unit Scheme | 1 | 5.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.0% | 2.7% | 1.9% | 0.4% | 0.0% |
| | 3 | 14.4% | 10.5% | 10.3% | 9.3% | 7.9% |
| | 4 | 31.1% | 26.6% | 25.9% | 24.7% | 23.0% |
| | 5 | 35.4% | 31.0% | 30.3% | 29.2% | 27.5% |
| 50 Unit Scheme | 1 | 4.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.8% | 1.7% | 0.8% | 0.0% | 0.0% |
| | 3 | 13.5% | 9.6% | 8.9% | 7.8% | 7.1% |
| | 4 | 29.6% | 25.1% | 24.3% | 23.2% | 22.2% |
| | 5 | 33.8% | 29.5% | 28.7% | 27.6% | 26.5% |
| 100 Unit Scheme | 1 | 3.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.8% | 1.3% | 0.3% | 0.0% | 0.0% |
| | 3 | 12.1% | 8.5% | 7.7% | 6.8% | 6.0% |
| | 4 | 26.9% | 23.3% | 22.4% | 21.3% | 20.4% |
| | 5 | 31.1% | 27.6% | 26.7% | 25.6% | 24.7% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 4.8% | 3.7% | 3.4% | 3.1% | 2.8% |
| | 5 | 6.2% | 5.1% | 4.8% | 4.6% | 4.3% |

Source: Adams Integra, August 2012

**Graph 146a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Medium Density**

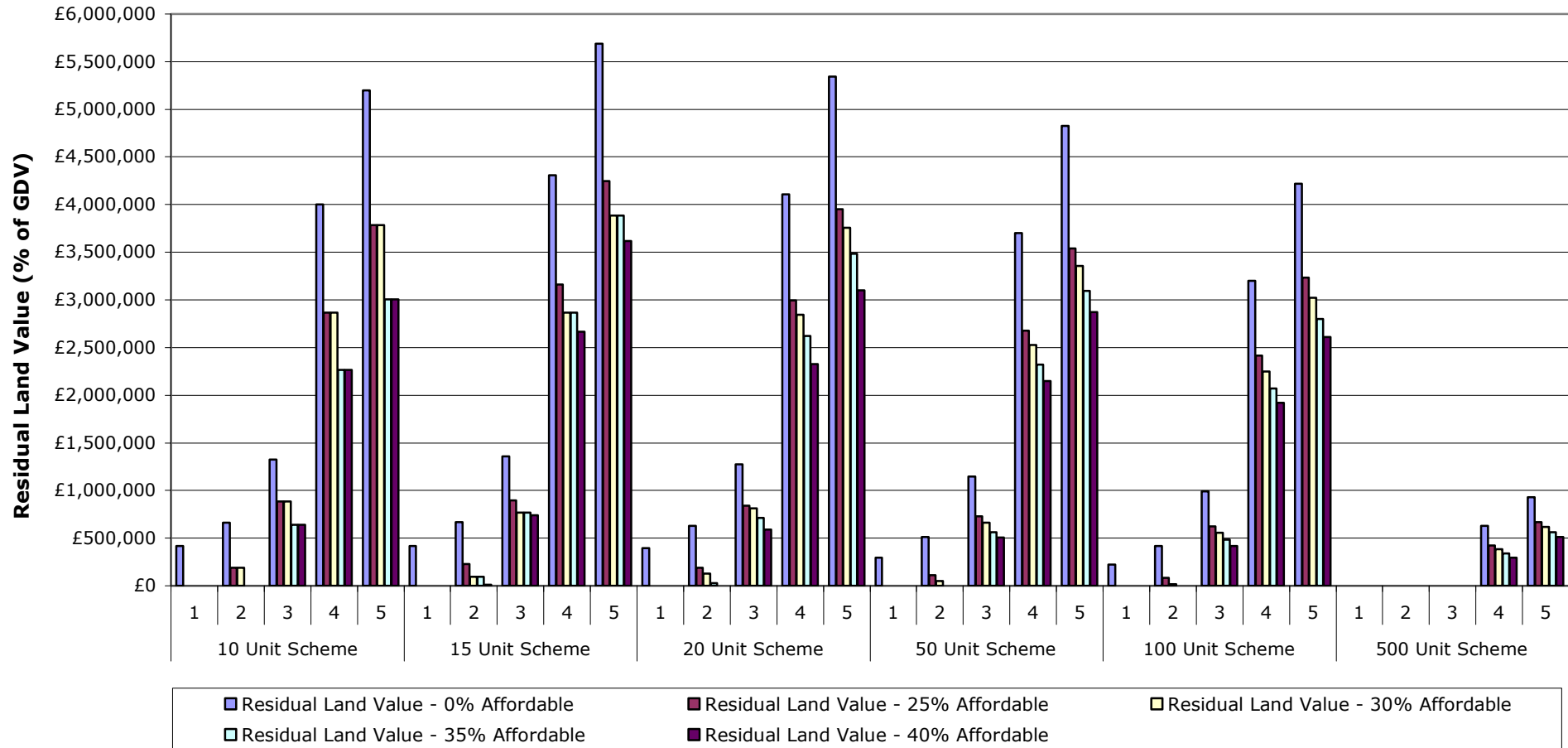


**Table 146b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £417,375 | £0 | £0 | £0 | £0 |
| | 2 | £660,825 | £190,803 | £190,803 | £0 | £0 |
| | 3 | £1,324,019 | £886,245 | £886,245 | £642,395 | £642,395 |
| | 4 | £3,999,869 | £2,868,979 | £2,868,979 | £2,266,039 | £2,266,039 |
| | 5 | £5,198,058 | £3,786,414 | £3,786,414 | £3,003,349 | £3,003,349 |
| 15 Unit Scheme | 1 | £419,258 | £0 | £0 | £0 | £0 |
| | 2 | £665,809 | £227,010 | £92,210 | £92,210 | £13,319 |
| | 3 | £1,360,637 | £898,550 | £765,516 | £765,516 | £741,406 |
| | 4 | £4,307,267 | £3,164,188 | £2,868,410 | £2,868,410 | £2,665,609 |
| | 5 | £5,690,971 | £4,244,044 | £3,884,773 | £3,884,773 | £3,618,479 |
| 20 Unit Scheme | 1 | £397,036 | £0 | £0 | £0 | £0 |
| | 2 | £631,304 | £189,225 | £130,388 | £29,854 | £0 |
| | 3 | £1,273,818 | £839,715 | £810,563 | £711,347 | £590,776 |
| | 4 | £4,104,899 | £2,995,419 | £2,844,171 | £2,623,580 | £2,327,121 |
| | 5 | £5,340,446 | £3,952,988 | £3,754,387 | £3,486,443 | £3,101,419 |
| 50 Unit Scheme | 1 | £295,033 | £0 | £0 | £0 | £0 |
| | 2 | £512,361 | £112,640 | £49,464 | £0 | £0 |
| | 3 | £1,149,059 | £728,401 | £661,895 | £564,270 | £506,668 |
| | 4 | £3,700,151 | £2,678,455 | £2,529,573 | £2,323,693 | £2,149,655 |
| | 5 | £4,828,109 | £3,539,755 | £3,355,619 | £3,096,077 | £2,869,202 |
| 100 Unit Scheme | 1 | £220,167 | £0 | £0 | £0 | £0 |
| | 2 | £419,842 | £83,215 | £17,472 | £0 | £0 |
| | 3 | £988,604 | £625,928 | £558,770 | £482,909 | £416,526 |
| | 4 | £3,200,462 | £2,414,024 | £2,246,847 | £2,070,966 | £1,919,483 |
| | 5 | £4,216,499 | £3,233,554 | £3,020,325 | £2,798,392 | £2,611,905 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £631,667 | £421,847 | £381,280 | £338,339 | £296,678 |
| | 5 | £931,927 | £668,736 | £617,707 | £563,878 | £511,543 |

Source: Adams Integra, August 2012

**Graph 146b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Medium Density**

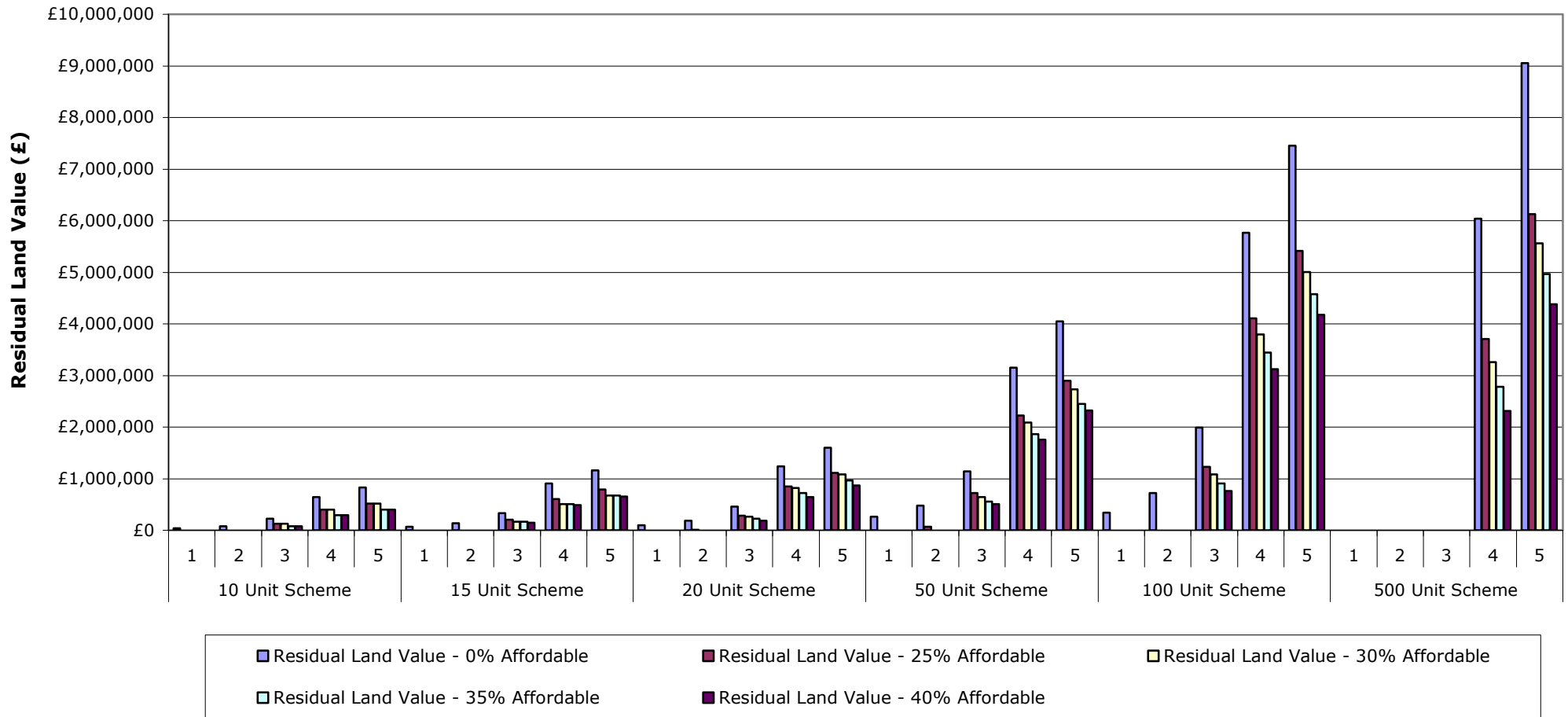


**Table 147: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £36,518 | £0 | £0 | £0 | £0 |
| | 2 | £79,499 | £0 | £0 | £0 | £0 |
| | 3 | £224,535 | £122,409 | £122,409 | £76,181 | £76,181 |
| | 4 | £644,538 | £397,325 | £397,325 | £296,589 | £296,589 |
| | 5 | £825,940 | £512,242 | £512,242 | £395,217 | £395,217 |
| 15 Unit Scheme | 1 | £71,329 | £0 | £0 | £0 | £0 |
| | 2 | £133,420 | £1,827 | £0 | £0 | £0 |
| | 3 | £334,499 | £205,431 | £161,790 | £161,790 | £141,948 |
| | 4 | £904,279 | £607,451 | £508,859 | £508,859 | £486,202 |
| | 5 | £1,164,045 | £794,387 | £674,630 | £674,630 | £649,392 |
| 20 Unit Scheme | 1 | £100,793 | £0 | £0 | £0 | £0 |
| | 2 | £183,135 | £9,447 | £0 | £0 | £0 |
| | 3 | £460,374 | £283,806 | £264,667 | £225,119 | £181,716 |
| | 4 | £1,239,174 | £845,968 | £823,438 | £725,398 | £643,528 |
| | 5 | £1,595,575 | £1,108,902 | £1,083,806 | £964,719 | £863,588 |
| 50 Unit Scheme | 1 | £267,850 | £0 | £0 | £0 | £0 |
| | 2 | £474,800 | £66,581 | £0 | £0 | £0 |
| | 3 | £1,145,209 | £721,089 | £647,040 | £552,774 | £503,673 |
| | 4 | £3,146,592 | £2,226,962 | £2,085,003 | £1,860,547 | £1,752,444 |
| | 5 | £4,044,953 | £2,901,986 | £2,728,817 | £2,446,471 | £2,321,949 |
| 100 Unit Scheme | 1 | £337,290 | £0 | £0 | £0 | £0 |
| | 2 | £719,699 | £0 | £0 | £0 | £0 |
| | 3 | £1,992,010 | £1,225,371 | £1,081,645 | £907,335 | £763,609 |
| | 4 | £5,762,733 | £4,111,860 | £3,790,851 | £3,440,812 | £3,119,803 |
| | 5 | £7,455,295 | £5,410,412 | £5,003,834 | £4,577,643 | £4,171,065 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £6,036,006 | £3,704,675 | £3,253,932 | £2,776,810 | £2,313,907 |
| | 5 | £9,051,268 | £6,126,925 | £5,559,936 | £4,961,830 | £4,380,333 |

Source: Adams Integra, August 2012

Graph 147: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 3 High Density

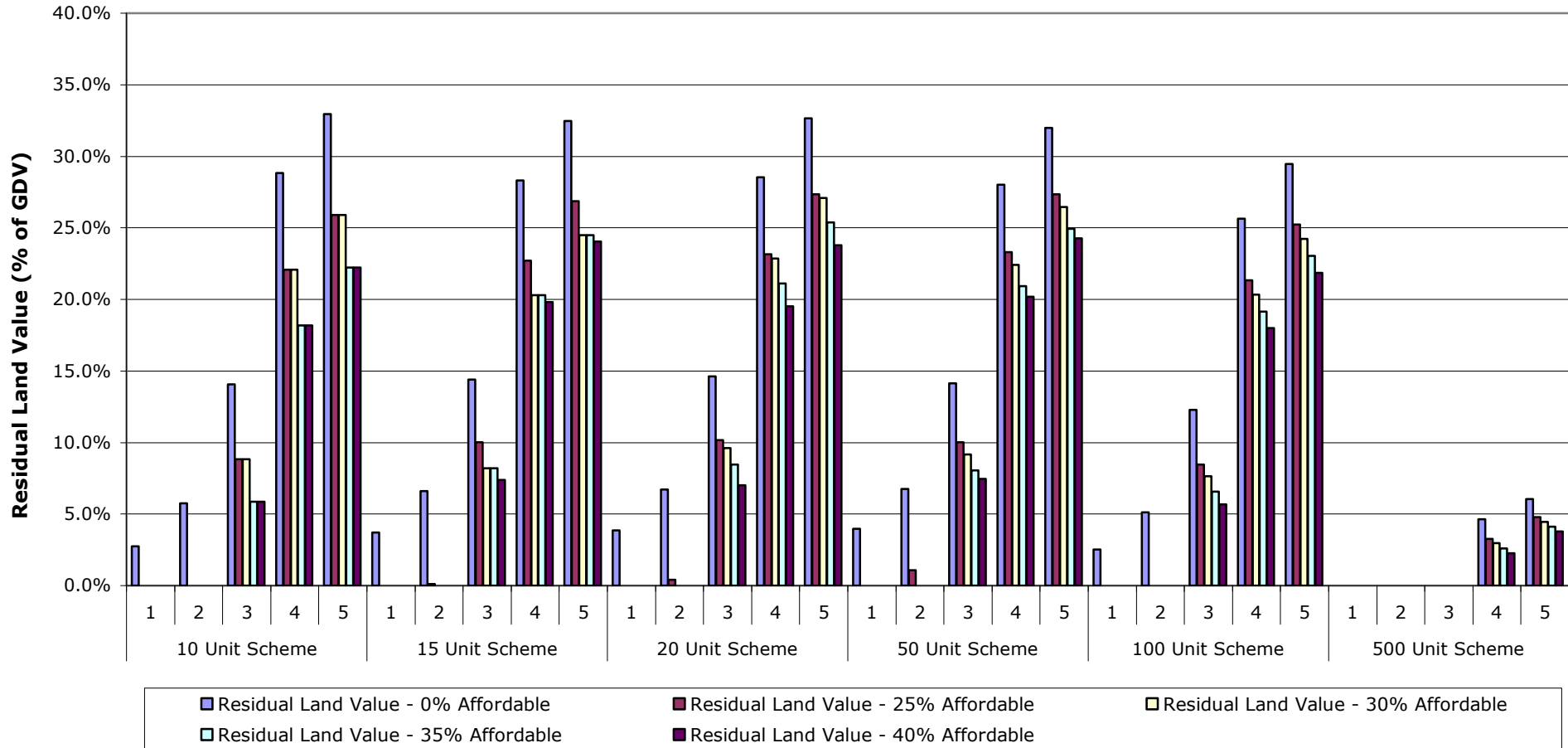


**Table 147a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 2.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 14.1% | 8.8% | 8.8% | 5.9% | 5.9% |
| | 4 | 28.8% | 22.1% | 22.1% | 18.2% | 18.2% |
| | 5 | 32.9% | 25.9% | 25.9% | 22.2% | 22.2% |
| 15 Unit Scheme | 1 | 3.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.6% | 0.1% | 0.0% | 0.0% | 0.0% |
| | 3 | 14.4% | 10.0% | 8.2% | 8.2% | 7.4% |
| | 4 | 28.3% | 22.7% | 20.3% | 20.3% | 19.8% |
| | 5 | 32.5% | 26.9% | 24.5% | 24.5% | 24.1% |
| 20 Unit Scheme | 1 | 3.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.7% | 0.4% | 0.0% | 0.0% | 0.0% |
| | 3 | 14.6% | 10.2% | 9.6% | 8.4% | 7.0% |
| | 4 | 28.5% | 23.1% | 22.8% | 21.1% | 19.5% |
| | 5 | 32.7% | 27.3% | 27.1% | 25.4% | 23.8% |
| 50 Unit Scheme | 1 | 4.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.7% | 1.1% | 0.0% | 0.0% | 0.0% |
| | 3 | 14.1% | 10.0% | 9.2% | 8.1% | 7.5% |
| | 4 | 28.0% | 23.3% | 22.4% | 20.9% | 20.2% |
| | 5 | 32.0% | 27.3% | 26.5% | 24.9% | 24.3% |
| 100 Unit Scheme | 1 | 2.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.3% | 8.5% | 7.6% | 6.6% | 5.7% |
| | 4 | 25.6% | 21.3% | 20.3% | 19.1% | 18.0% |
| | 5 | 29.5% | 25.2% | 24.2% | 23.0% | 21.8% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 4.6% | 3.3% | 3.0% | 2.6% | 2.3% |
| | 5 | 6.1% | 4.8% | 4.5% | 4.1% | 3.8% |

Source: Adams Integra, August 2012

**Graph 147a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
High Density**

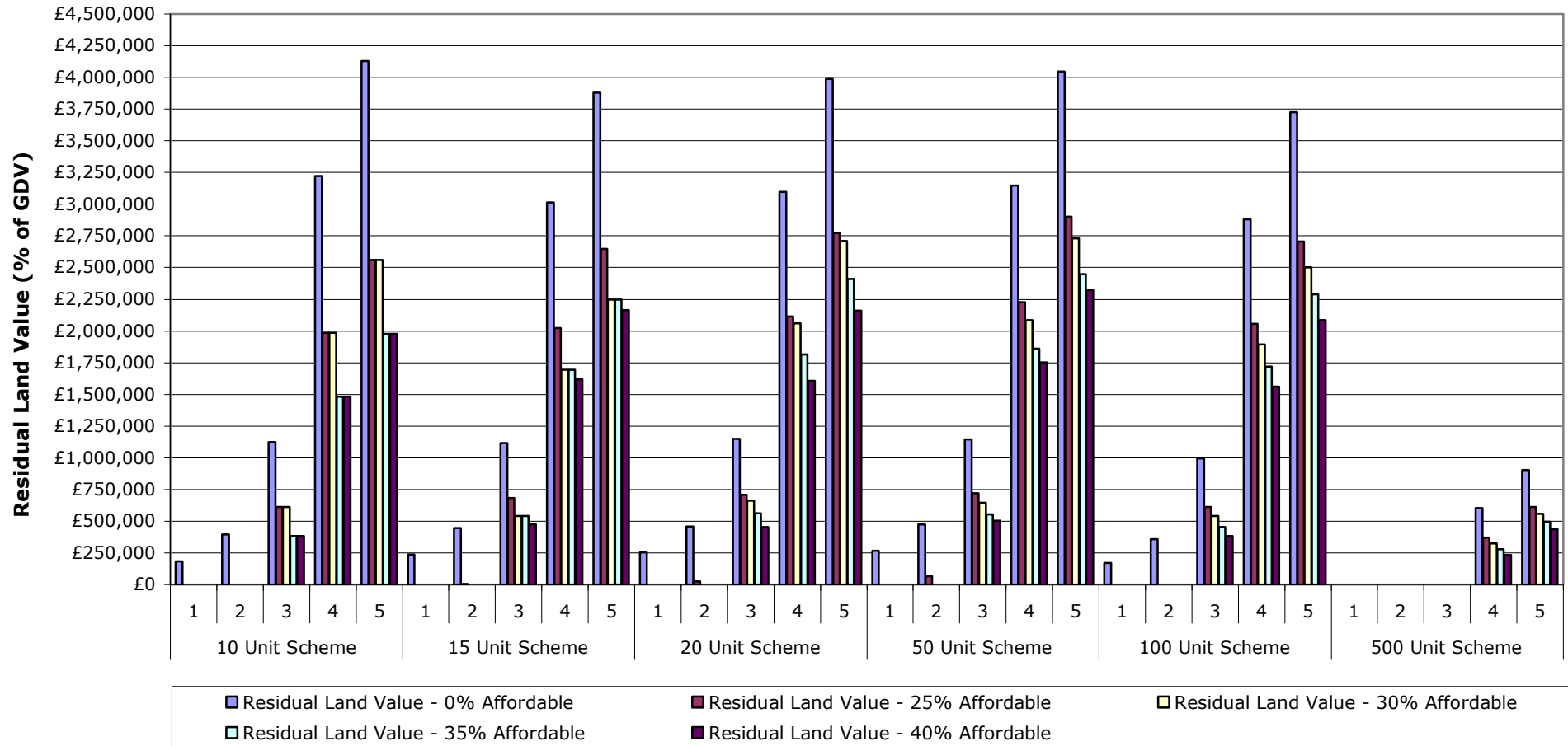


**Table 147b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £182,591 | £0 | £0 | £0 | £0 |
| | 2 | £397,497 | £0 | £0 | £0 | £0 |
| | 3 | £1,122,673 | £612,046 | £612,046 | £380,904 | £380,904 |
| | 4 | £3,222,689 | £1,986,624 | £1,986,624 | £1,482,945 | £1,482,945 |
| | 5 | £4,129,702 | £2,561,209 | £2,561,209 | £1,976,086 | £1,976,086 |
| 15 Unit Scheme | 1 | £237,763 | £0 | £0 | £0 | £0 |
| | 2 | £444,732 | £6,089 | £0 | £0 | £0 |
| | 3 | £1,114,997 | £684,769 | £539,299 | £539,299 | £473,159 |
| | 4 | £3,014,265 | £2,024,838 | £1,696,195 | £1,696,195 | £1,620,673 |
| | 5 | £3,880,151 | £2,647,956 | £2,248,766 | £2,248,766 | £2,164,641 |
| 20 Unit Scheme | 1 | £251,983 | £0 | £0 | £0 | £0 |
| | 2 | £457,837 | £23,619 | £0 | £0 | £0 |
| | 3 | £1,150,936 | £709,515 | £661,668 | £562,797 | £454,289 |
| | 4 | £3,097,934 | £2,114,920 | £2,058,596 | £1,813,495 | £1,608,819 |
| | 5 | £3,988,938 | £2,772,254 | £2,709,514 | £2,411,798 | £2,158,970 |
| 50 Unit Scheme | 1 | £267,850 | £0 | £0 | £0 | £0 |
| | 2 | £474,800 | £66,581 | £0 | £0 | £0 |
| | 3 | £1,145,209 | £721,089 | £647,040 | £552,774 | £503,673 |
| | 4 | £3,146,592 | £2,226,962 | £2,085,003 | £1,860,547 | £1,752,444 |
| | 5 | £4,044,953 | £2,901,986 | £2,728,817 | £2,446,471 | £2,321,949 |
| 100 Unit Scheme | 1 | £168,645 | £0 | £0 | £0 | £0 |
| | 2 | £359,849 | £0 | £0 | £0 | £0 |
| | 3 | £996,005 | £612,686 | £540,823 | £453,667 | £381,804 |
| | 4 | £2,881,366 | £2,055,930 | £1,895,426 | £1,720,406 | £1,559,901 |
| | 5 | £3,727,648 | £2,705,206 | £2,501,917 | £2,288,822 | £2,085,532 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £603,601 | £370,468 | £325,393 | £277,681 | £231,391 |
| | 5 | £905,127 | £612,692 | £555,994 | £496,183 | £438,033 |

Source: Adams Integra, August 2012

**Graph 147b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
High Density**

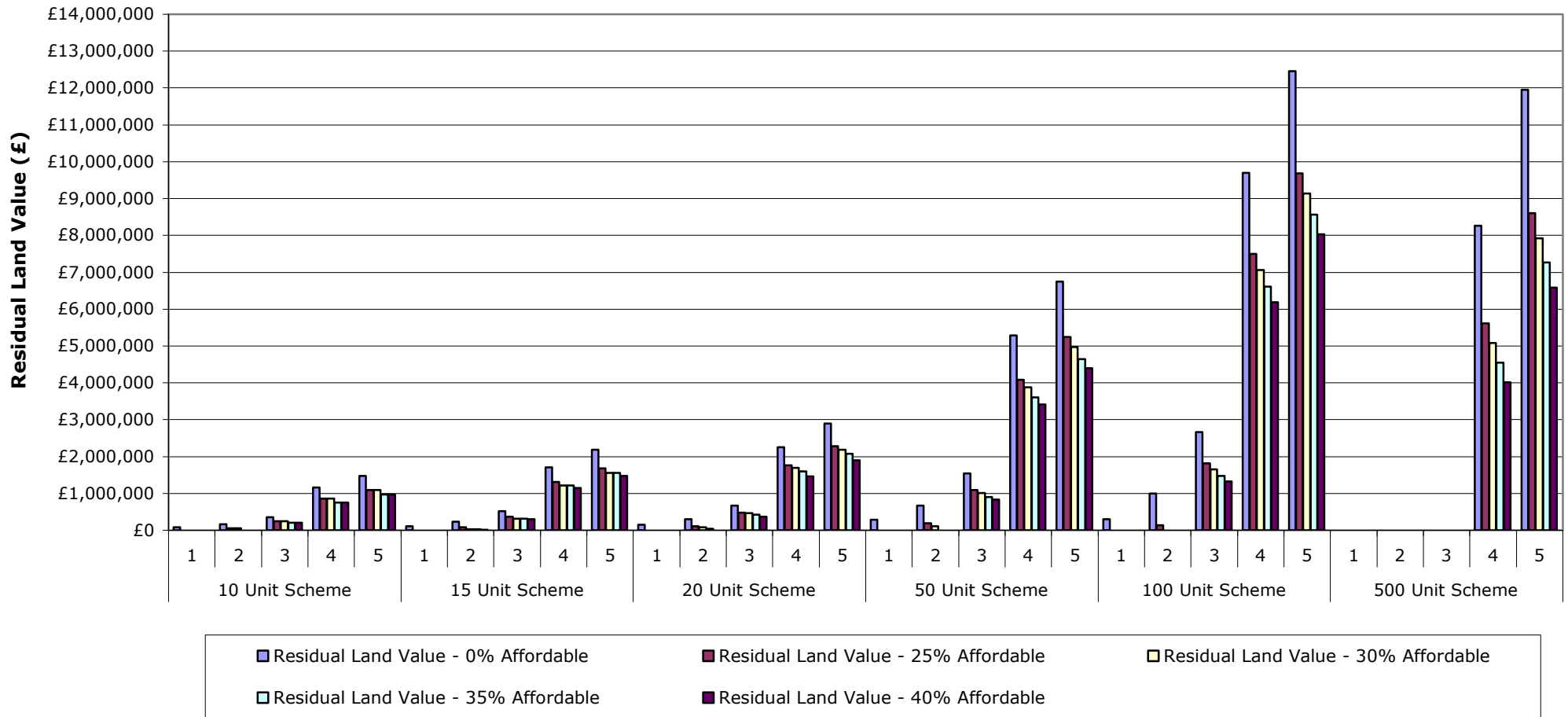


**Table 148: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £84,559 | £0 | £0 | £0 | £0 |
| | 2 | £167,220 | £49,469 | £49,469 | £4,032 | £4,032 |
| | 3 | £352,960 | £245,409 | £245,409 | £199,643 | £199,643 |
| | 4 | £1,155,719 | £853,678 | £853,678 | £753,980 | £753,980 |
| | 5 | £1,480,104 | £1,095,231 | £1,095,231 | £974,133 | £974,133 |
| 15 Unit Scheme | 1 | £114,455 | £0 | £0 | £0 | £0 |
| | 2 | £237,985 | £79,009 | £34,075 | £34,075 | £7,778 |
| | 3 | £513,569 | £363,311 | £318,966 | £318,966 | £305,937 |
| | 4 | £1,710,726 | £1,313,438 | £1,214,845 | £1,214,845 | £1,147,245 |
| | 5 | £2,179,402 | £1,679,038 | £1,559,280 | £1,559,280 | £1,470,516 |
| 20 Unit Scheme | 1 | £147,912 | £0 | £0 | £0 | £0 |
| | 2 | £301,173 | £105,330 | £79,180 | £34,499 | £0 |
| | 3 | £669,373 | £477,514 | £464,558 | £420,462 | £366,874 |
| | 4 | £2,255,363 | £1,762,261 | £1,695,039 | £1,596,999 | £1,465,239 |
| | 5 | £2,893,349 | £2,276,701 | £2,188,434 | £2,069,348 | £1,898,226 |
| 50 Unit Scheme | 1 | £292,930 | £0 | £0 | £0 | £0 |
| | 2 | £664,795 | £193,325 | £112,370 | £0 | £0 |
| | 3 | £1,548,198 | £1,088,967 | £1,004,432 | £897,728 | £833,725 |
| | 4 | £5,283,280 | £4,089,503 | £3,875,594 | £3,610,290 | £3,416,914 |
| | 5 | £6,744,312 | £5,249,046 | £4,976,431 | £4,649,768 | £4,397,686 |
| 100 Unit Scheme | 1 | £297,351 | £0 | £0 | £0 | £0 |
| | 2 | £1,000,591 | £133,146 | £0 | £0 | £0 |
| | 3 | £2,664,974 | £1,811,767 | £1,650,957 | £1,470,804 | £1,318,866 |
| | 4 | £9,702,084 | £7,492,482 | £7,060,393 | £6,608,961 | £6,185,744 |
| | 5 | £12,454,754 | £9,679,627 | £9,134,433 | £8,569,896 | £8,033,574 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £8,266,785 | £5,612,544 | £5,078,957 | £4,549,935 | £4,016,347 |
| | 5 | £11,947,483 | £8,602,895 | £7,928,350 | £7,263,184 | £6,588,639 |

Source: Adams Integra, August 2012

**Graph 148: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
Low Density**

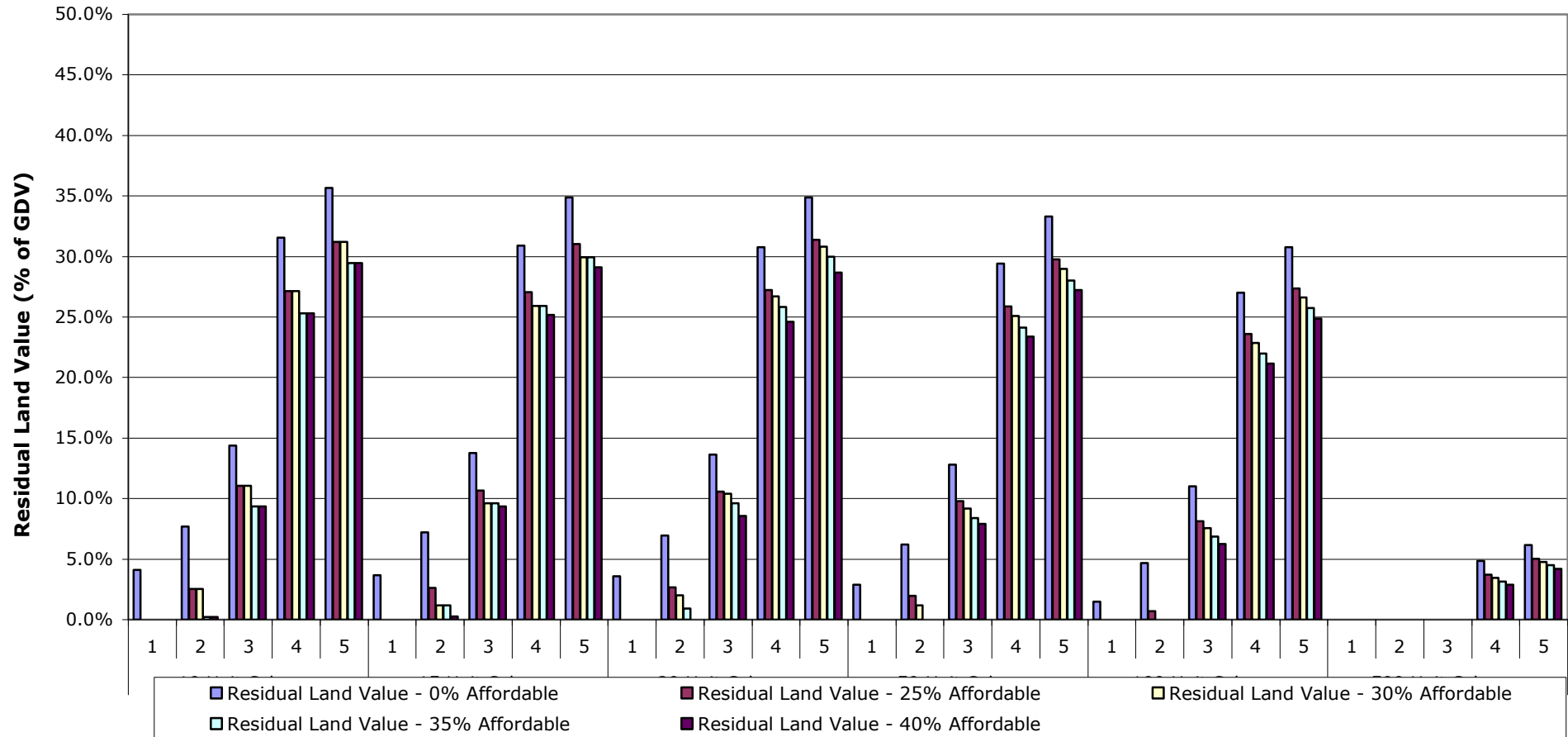


**Table 148a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 4.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.7% | 2.5% | 2.5% | 0.2% | 0.2% |
| | 3 | 14.4% | 11.0% | 11.0% | 9.3% | 9.3% |
| | 4 | 31.5% | 27.1% | 27.1% | 25.3% | 25.3% |
| | 5 | 35.7% | 31.2% | 31.2% | 29.4% | 29.4% |
| 15 Unit Scheme | 1 | 3.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.2% | 2.6% | 1.2% | 1.2% | 0.3% |
| | 3 | 13.8% | 10.7% | 9.6% | 9.6% | 9.3% |
| | 4 | 30.9% | 27.1% | 25.9% | 25.9% | 25.2% |
| | 5 | 34.9% | 31.0% | 29.9% | 29.9% | 29.1% |
| 20 Unit Scheme | 1 | 3.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.9% | 2.7% | 2.0% | 0.9% | 0.0% |
| | 3 | 13.6% | 10.6% | 10.4% | 9.6% | 8.6% |
| | 4 | 30.8% | 27.2% | 26.7% | 25.8% | 24.6% |
| | 5 | 34.9% | 31.4% | 30.8% | 30.0% | 28.7% |
| 50 Unit Scheme | 1 | 2.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.2% | 2.0% | 1.2% | 0.0% | 0.0% |
| | 3 | 12.8% | 9.8% | 9.2% | 8.4% | 7.9% |
| | 4 | 29.4% | 25.9% | 25.1% | 24.1% | 23.4% |
| | 5 | 33.3% | 29.8% | 29.0% | 28.0% | 27.2% |
| 100 Unit Scheme | 1 | 1.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.7% | 0.7% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.0% | 8.1% | 7.5% | 6.8% | 6.2% |
| | 4 | 27.0% | 23.6% | 22.9% | 22.0% | 21.2% |
| | 5 | 30.8% | 27.4% | 26.6% | 25.7% | 24.9% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 4.8% | 3.7% | 3.4% | 3.2% | 2.9% |
| | 5 | 6.1% | 5.0% | 4.8% | 4.5% | 4.2% |

Source: Adams Integra, August 2012

**Graph 148a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
Low Density**

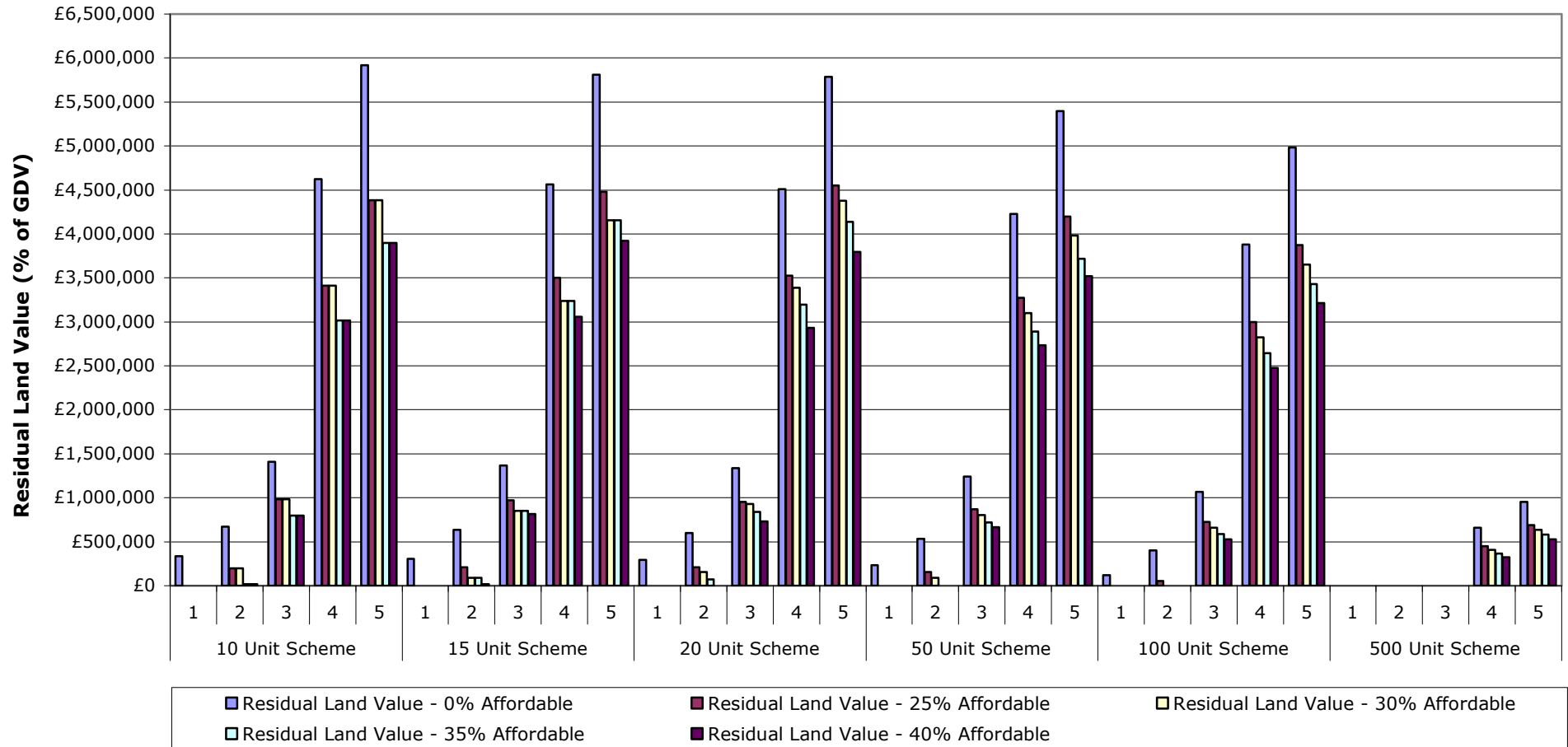


**Table 148b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100
Code for Sustainable Homes Level 3
Low Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £338,235 | £0 | £0 | £0 | £0 |
| | 2 | £668,880 | £197,874 | £197,874 | £16,127 | £16,127 |
| | 3 | £1,411,842 | £981,634 | £981,634 | £798,570 | £798,570 |
| | 4 | £4,622,877 | £3,414,711 | £3,414,711 | £3,015,921 | £3,015,921 |
| | 5 | £5,920,415 | £4,380,926 | £4,380,926 | £3,896,530 | £3,896,530 |
| 15 Unit Scheme | 1 | £305,212 | £0 | £0 | £0 | £0 |
| | 2 | £634,626 | £210,690 | £90,868 | £90,868 | £20,742 |
| | 3 | £1,369,517 | £968,829 | £850,577 | £850,577 | £815,833 |
| | 4 | £4,561,936 | £3,502,502 | £3,239,588 | £3,239,588 | £3,059,321 |
| | 5 | £5,811,740 | £4,477,433 | £4,158,081 | £4,158,081 | £3,921,376 |
| 20 Unit Scheme | 1 | £295,825 | £0 | £0 | £0 | £0 |
| | 2 | £602,345 | £210,660 | £158,360 | £68,997 | £0 |
| | 3 | £1,338,747 | £955,028 | £929,116 | £840,923 | £733,749 |
| | 4 | £4,510,726 | £3,524,522 | £3,390,079 | £3,193,998 | £2,930,479 |
| | 5 | £5,786,698 | £4,553,402 | £4,376,868 | £4,138,696 | £3,796,451 |
| 50 Unit Scheme | 1 | £234,344 | £0 | £0 | £0 | £0 |
| | 2 | £531,836 | £154,660 | £89,896 | £0 | £0 |
| | 3 | £1,238,559 | £871,173 | £803,546 | £718,182 | £666,980 |
| | 4 | £4,226,624 | £3,271,602 | £3,100,475 | £2,888,232 | £2,733,532 |
| | 5 | £5,395,450 | £4,199,237 | £3,981,145 | £3,719,815 | £3,518,149 |
| 100 Unit Scheme | 1 | £118,941 | £0 | £0 | £0 | £0 |
| | 2 | £400,237 | £53,258 | £0 | £0 | £0 |
| | 3 | £1,065,990 | £724,707 | £660,383 | £588,322 | £527,546 |
| | 4 | £3,880,834 | £2,996,993 | £2,824,157 | £2,643,584 | £2,474,297 |
| | 5 | £4,981,902 | £3,871,851 | £3,653,773 | £3,427,958 | £3,213,429 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £661,343 | £449,004 | £406,317 | £363,995 | £321,308 |
| | 5 | £955,799 | £688,232 | £634,268 | £581,055 | £527,091 |

Source: Adams Integra, August 2012

**Graph 148b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
Low Density**

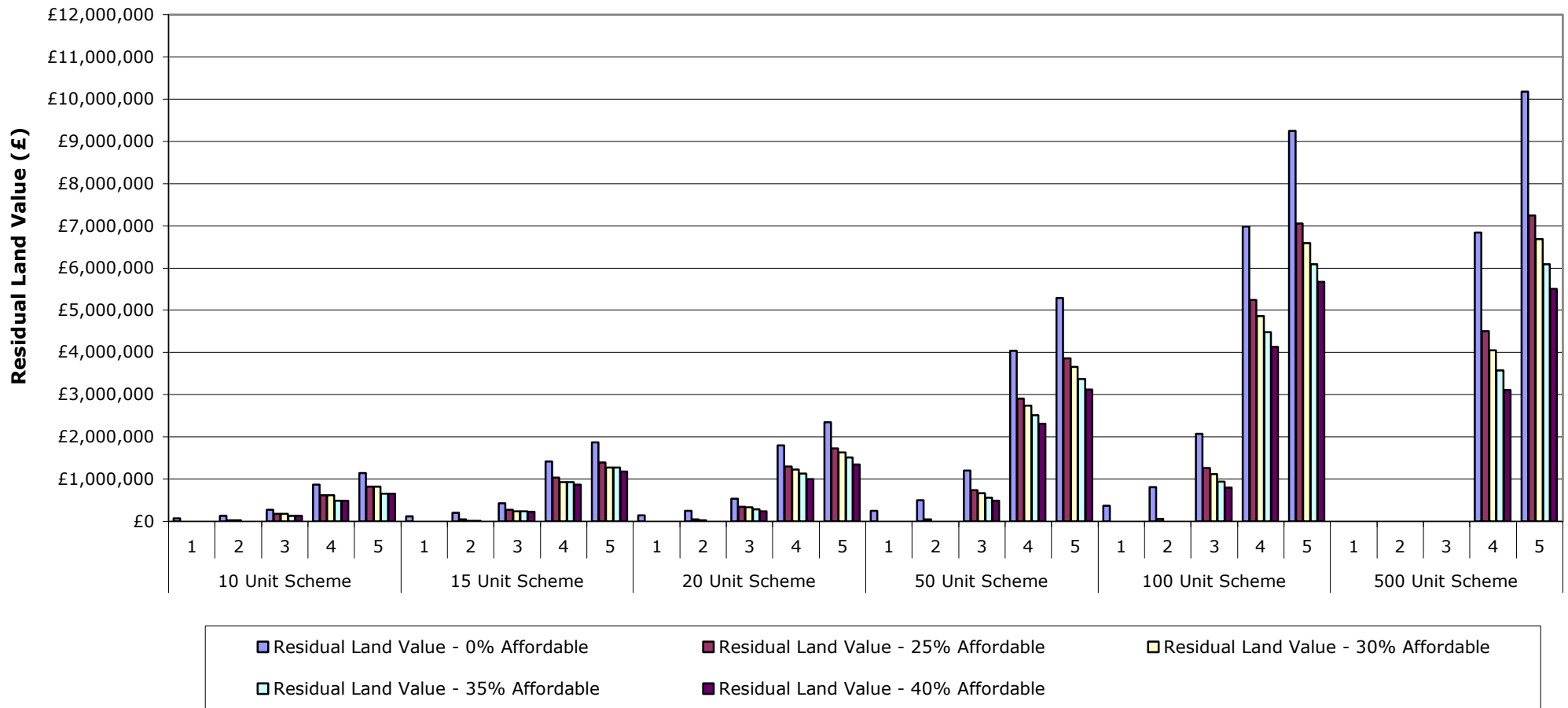


**Table 149: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £77,137 | £0 | £0 | £0 | £0 |
| | 2 | £131,237 | £26,788 | £26,788 | £0 | £0 |
| | 3 | £279,082 | £181,486 | £181,486 | £127,141 | £127,141 |
| | 4 | £873,871 | £622,562 | £622,562 | £488,576 | £488,576 |
| | 5 | £1,140,135 | £826,437 | £826,437 | £652,422 | £652,422 |
| 15 Unit Scheme | 1 | £115,387 | £0 | £0 | £0 | £0 |
| | 2 | £197,815 | £51,305 | £6,372 | £6,372 | £0 |
| | 3 | £429,911 | £275,882 | £236,312 | £236,312 | £223,014 |
| | 4 | £1,412,365 | £1,031,339 | £932,746 | £932,746 | £865,146 |
| | 5 | £1,873,600 | £1,391,291 | £1,271,534 | £1,271,534 | £1,182,769 |
| 20 Unit Scheme | 1 | £146,204 | £0 | £0 | £0 | £0 |
| | 2 | £249,502 | £52,061 | £25,911 | £0 | £0 |
| | 3 | £535,384 | £342,129 | £329,173 | £285,077 | £236,262 |
| | 4 | £1,793,643 | £1,300,540 | £1,233,319 | £1,135,278 | £1,003,519 |
| | 5 | £2,342,774 | £1,726,127 | £1,637,859 | £1,518,773 | £1,347,651 |
| 50 Unit Scheme | 1 | £256,049 | £0 | £0 | £0 | £0 |
| | 2 | £498,264 | £51,170 | £0 | £0 | £0 |
| | 3 | £1,205,707 | £738,309 | £664,413 | £555,940 | £491,938 |
| | 4 | £4,040,253 | £2,905,035 | £2,739,611 | £2,510,855 | £2,317,479 |
| | 5 | £5,293,540 | £3,862,035 | £3,657,439 | £3,369,059 | £3,116,977 |
| 100 Unit Scheme | 1 | £366,018 | £0 | £0 | £0 | £0 |
| | 2 | £805,968 | £54,482 | £0 | £0 | £0 |
| | 3 | £2,069,882 | £1,263,935 | £1,114,697 | £946,117 | £798,598 |
| | 4 | £6,985,123 | £5,237,484 | £4,865,979 | £4,475,132 | £4,138,503 |
| | 5 | £9,242,981 | £7,058,660 | £6,584,817 | £6,091,633 | £5,677,219 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £6,837,083 | £4,505,751 | £4,055,008 | £3,577,886 | £3,114,983 |
| | 5 | £10,173,308 | £7,248,964 | £6,681,975 | £6,083,870 | £5,502,373 |

Source: Adams Integra, August 2012

**Graph 149: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
Medium Density**

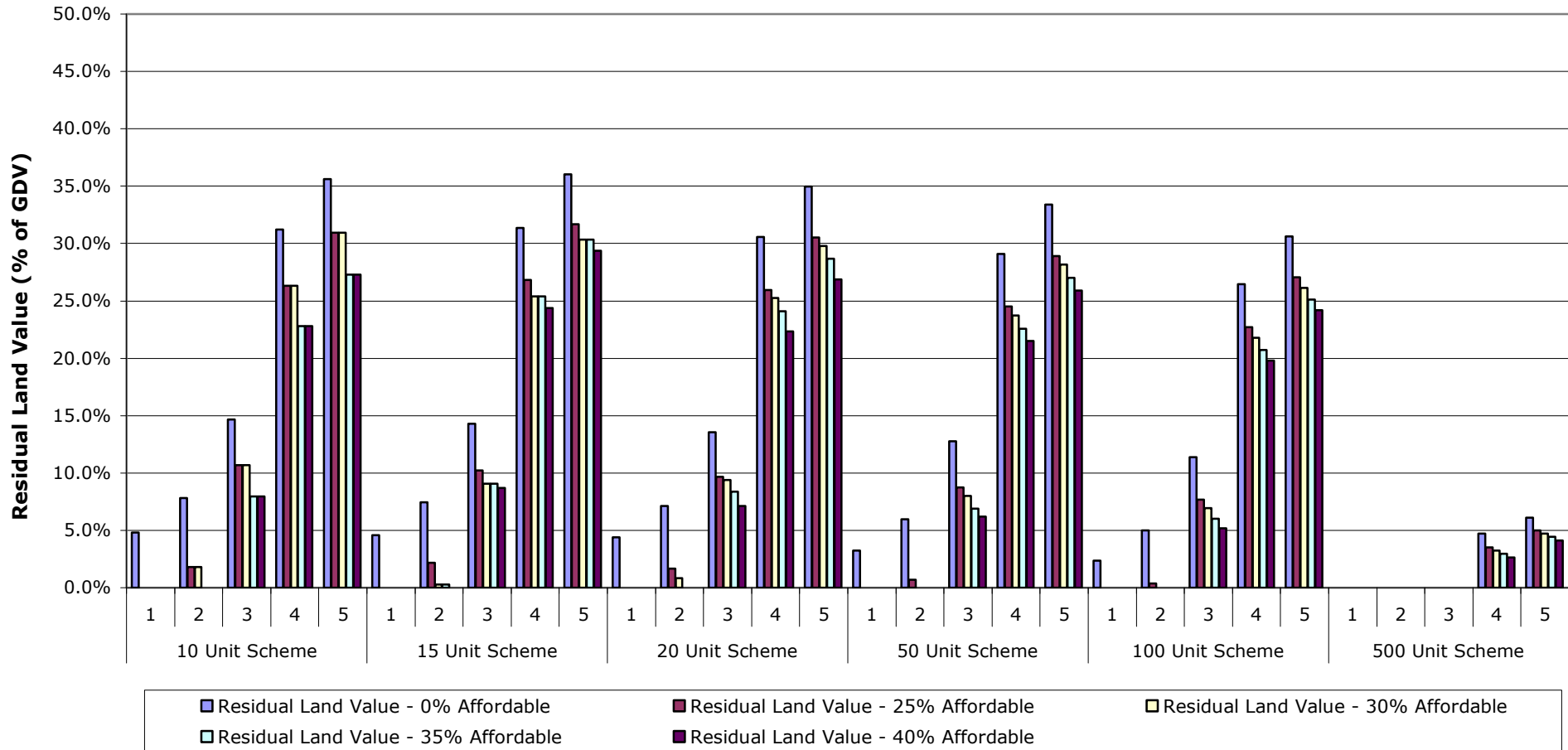


**Table 149a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 4.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.8% | 1.8% | 1.8% | 0.0% | 0.0% |
| | 3 | 14.6% | 10.7% | 10.7% | 8.0% | 8.0% |
| | 4 | 31.2% | 26.3% | 26.3% | 22.8% | 22.8% |
| | 5 | 35.6% | 30.9% | 30.9% | 27.3% | 27.3% |
| 15 Unit Scheme | 1 | 4.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.5% | 2.2% | 0.3% | 0.3% | 0.0% |
| | 3 | 14.3% | 10.2% | 9.1% | 9.1% | 8.7% |
| | 4 | 31.4% | 26.8% | 25.4% | 25.4% | 24.4% |
| | 5 | 36.0% | 31.7% | 30.4% | 30.4% | 29.4% |
| 20 Unit Scheme | 1 | 4.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.1% | 1.7% | 0.8% | 0.0% | 0.0% |
| | 3 | 13.6% | 9.7% | 9.4% | 8.4% | 7.1% |
| | 4 | 30.6% | 26.0% | 25.3% | 24.1% | 22.3% |
| | 5 | 35.0% | 30.5% | 29.8% | 28.7% | 26.9% |
| 50 Unit Scheme | 1 | 3.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.0% | 0.7% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.8% | 8.7% | 8.0% | 6.9% | 6.2% |
| | 4 | 29.1% | 24.5% | 23.7% | 22.6% | 21.5% |
| | 5 | 33.4% | 28.9% | 28.1% | 27.0% | 25.9% |
| 100 Unit Scheme | 1 | 2.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.0% | 0.4% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.4% | 7.7% | 6.9% | 6.0% | 5.2% |
| | 4 | 26.5% | 22.7% | 21.8% | 20.7% | 19.8% |
| | 5 | 30.6% | 27.1% | 26.1% | 25.1% | 24.2% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 4.7% | 3.5% | 3.2% | 2.9% | 2.6% |
| | 5 | 6.1% | 5.0% | 4.7% | 4.4% | 4.1% |

Source: Adams Integra, August 2012

**Graph 149a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
Medium Density**

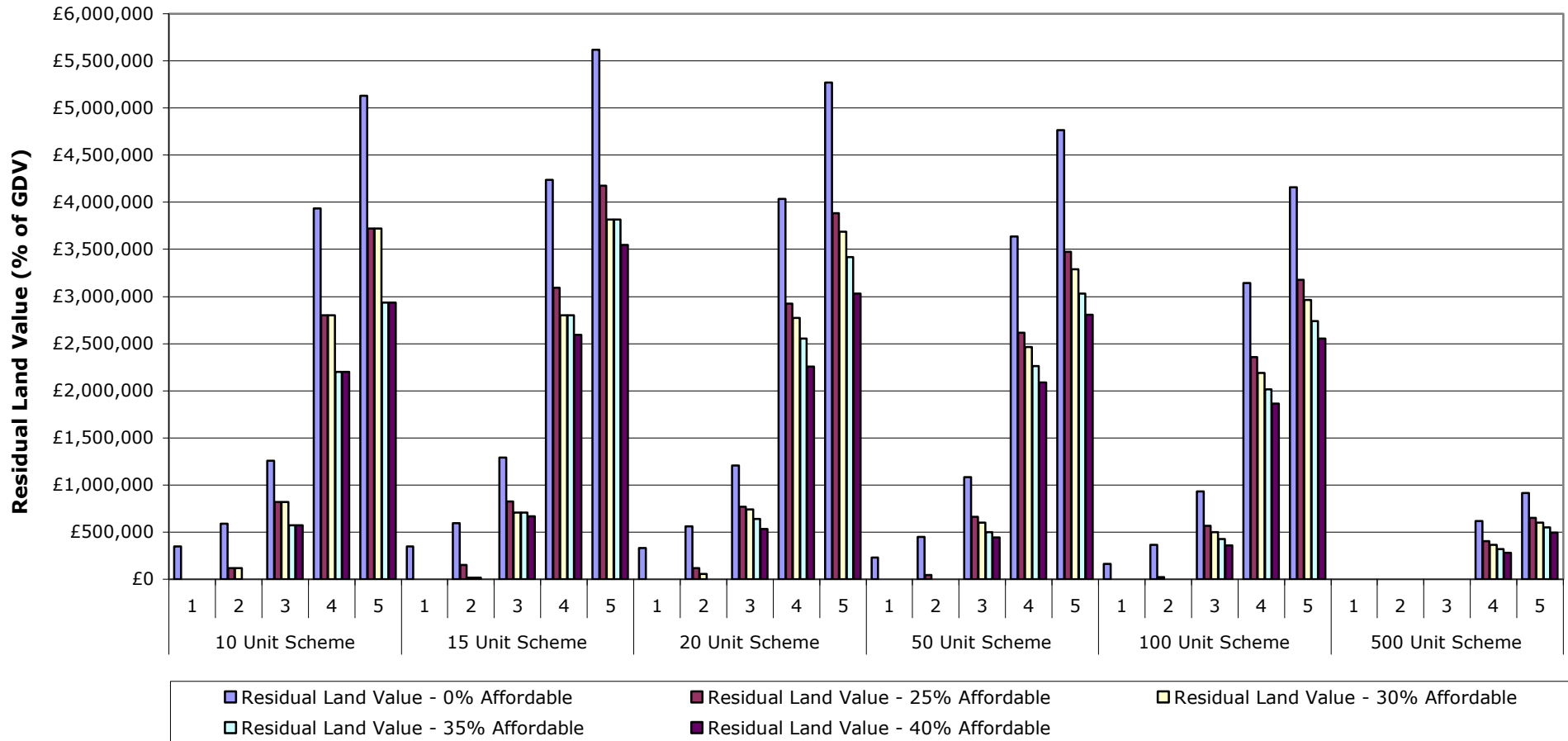


**Table 149b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Medium Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £347,116 | £0 | £0 | £0 | £0 |
| | 2 | £590,565 | £120,544 | £120,544 | £0 | £0 |
| | 3 | £1,255,867 | £816,688 | £816,688 | £572,135 | £572,135 |
| | 4 | £3,932,420 | £2,801,530 | £2,801,530 | £2,198,590 | £2,198,590 |
| | 5 | £5,130,609 | £3,718,964 | £3,718,964 | £2,935,900 | £2,935,900 |
| 15 Unit Scheme | 1 | £346,162 | £0 | £0 | £0 | £0 |
| | 2 | £593,445 | £153,914 | £19,115 | £19,115 | £0 |
| | 3 | £1,289,734 | £827,647 | £708,935 | £708,935 | £669,042 |
| | 4 | £4,237,095 | £3,094,016 | £2,798,238 | £2,798,238 | £2,595,437 |
| | 5 | £5,620,799 | £4,173,872 | £3,814,601 | £3,814,601 | £3,548,307 |
| 20 Unit Scheme | 1 | £328,960 | £0 | £0 | £0 | £0 |
| | 2 | £561,380 | £117,138 | £58,301 | £0 | £0 |
| | 3 | £1,204,614 | £769,790 | £740,639 | £641,423 | £531,590 |
| | 4 | £4,035,696 | £2,926,216 | £2,774,967 | £2,554,376 | £2,257,917 |
| | 5 | £5,271,242 | £3,883,785 | £3,685,183 | £3,417,240 | £3,032,215 |
| 50 Unit Scheme | 1 | £230,444 | £0 | £0 | £0 | £0 |
| | 2 | £448,438 | £46,053 | £0 | £0 | £0 |
| | 3 | £1,085,136 | £664,478 | £597,971 | £500,346 | £442,744 |
| | 4 | £3,636,227 | £2,614,531 | £2,465,650 | £2,259,770 | £2,085,731 |
| | 5 | £4,764,186 | £3,475,832 | £3,291,695 | £3,032,154 | £2,805,279 |
| 100 Unit Scheme | 1 | £164,708 | £0 | £0 | £0 | £0 |
| | 2 | £362,685 | £24,517 | £0 | £0 | £0 |
| | 3 | £931,447 | £568,771 | £501,614 | £425,752 | £359,369 |
| | 4 | £3,143,305 | £2,356,868 | £2,189,691 | £2,013,810 | £1,862,327 |
| | 5 | £4,159,342 | £3,176,397 | £2,963,168 | £2,741,235 | £2,554,749 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £615,337 | £405,518 | £364,951 | £322,010 | £280,349 |
| | 5 | £915,598 | £652,407 | £601,378 | £547,548 | £495,214 |

Source: Adams Integra, August 2012

**Graph 149b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
Medium Density**

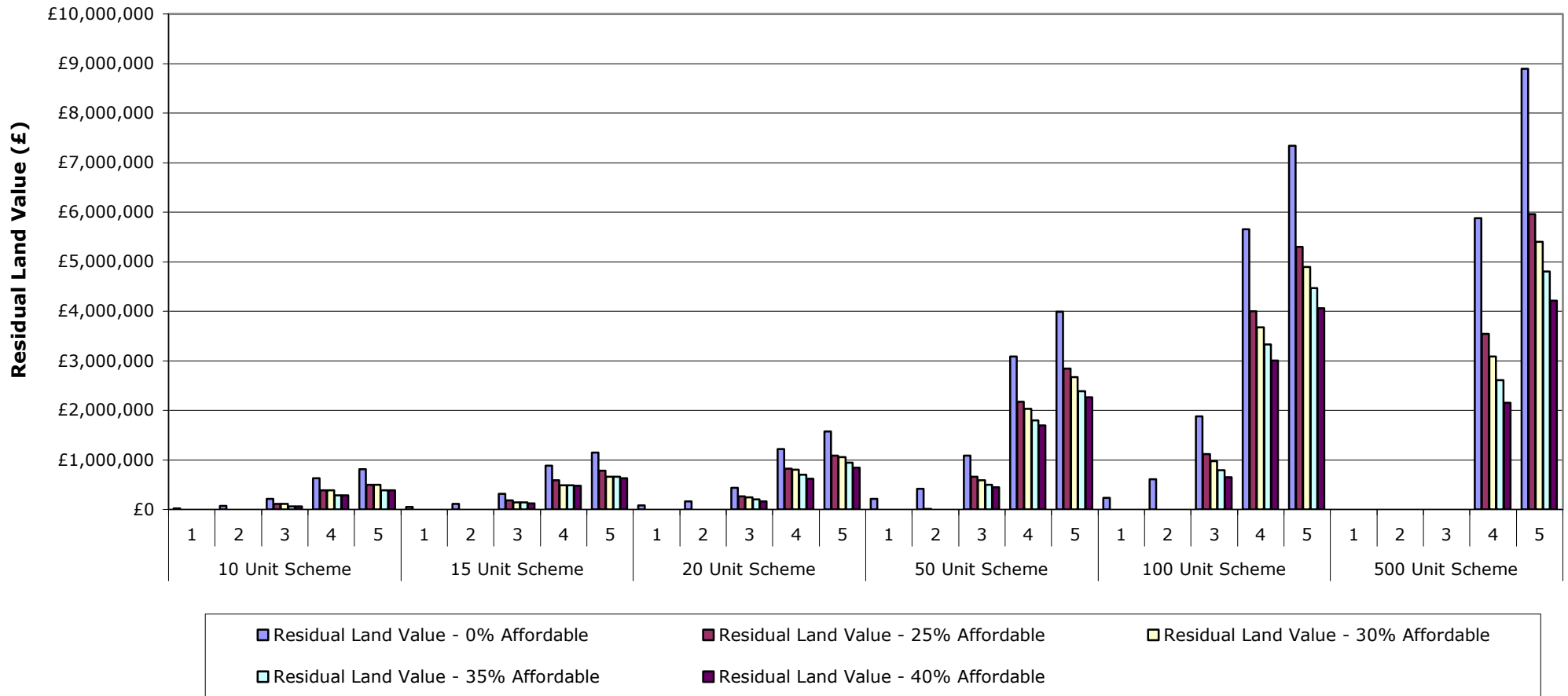


**Table 150: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £23,721 | £0 | £0 | £0 | £0 |
| | 2 | £66,702 | £0 | £0 | £0 | £0 |
| | 3 | £211,865 | £109,612 | £109,612 | £63,383 | £63,383 |
| | 4 | £632,252 | £384,911 | £384,911 | £284,175 | £284,175 |
| | 5 | £813,655 | £499,956 | £499,956 | £382,804 | £382,804 |
| 15 Unit Scheme | 1 | £53,247 | £0 | £0 | £0 | £0 |
| | 2 | £115,338 | £0 | £0 | £0 | £0 |
| | 3 | £316,960 | £187,529 | £143,708 | £143,708 | £123,866 |
| | 4 | £886,921 | £590,093 | £491,500 | £491,500 | £473,727 |
| | 5 | £1,146,686 | £777,028 | £657,271 | £657,271 | £632,034 |
| 20 Unit Scheme | 1 | £76,334 | £0 | £0 | £0 | £0 |
| | 2 | £160,525 | £0 | £0 | £0 | £0 |
| | 3 | £436,649 | £260,080 | £245,909 | £200,904 | £159,092 |
| | 4 | £1,215,693 | £822,487 | £799,957 | £701,917 | £620,047 |
| | 5 | £1,572,094 | £1,085,421 | £1,060,324 | £941,238 | £840,107 |
| 50 Unit Scheme | 1 | £212,492 | £0 | £0 | £0 | £0 |
| | 2 | £415,149 | £5,085 | £0 | £0 | £0 |
| | 3 | £1,086,172 | £662,053 | £588,003 | £493,737 | £449,269 |
| | 4 | £3,087,556 | £2,167,925 | £2,025,967 | £1,801,511 | £1,693,407 |
| | 5 | £3,985,916 | £2,842,950 | £2,669,781 | £2,387,434 | £2,262,913 |
| 100 Unit Scheme | 1 | £229,541 | £0 | £0 | £0 | £0 |
| | 2 | £608,471 | £0 | £0 | £0 | £0 |
| | 3 | £1,880,782 | £1,114,143 | £970,417 | £796,107 | £652,381 |
| | 4 | £5,651,505 | £4,000,632 | £3,679,623 | £3,329,584 | £3,008,575 |
| | 5 | £7,344,067 | £5,299,184 | £4,892,606 | £4,466,415 | £4,059,837 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £5,873,255 | £3,541,924 | £3,091,180 | £2,614,058 | £2,151,156 |
| | 5 | £8,888,517 | £5,964,173 | £5,397,185 | £4,799,079 | £4,217,582 |

Source: Adams Integra, August 2012

**Graph 150: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
High Density**

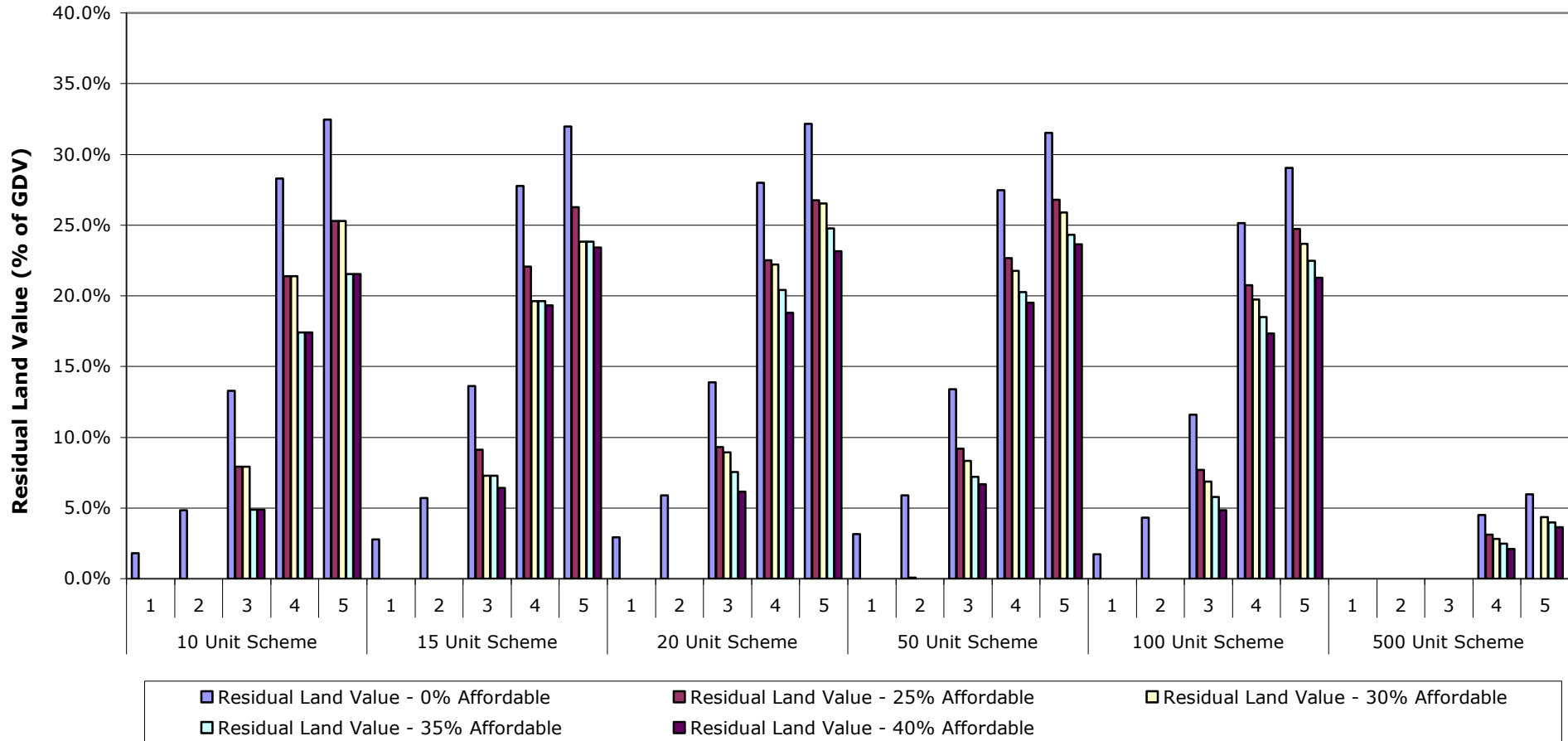


**Table 150a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 1.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 13.3% | 7.9% | 7.9% | 4.9% | 4.9% |
| | 4 | 28.3% | 21.4% | 21.4% | 17.4% | 17.4% |
| | 5 | 32.5% | 25.3% | 25.3% | 21.5% | 21.5% |
| 15 Unit Scheme | 1 | 2.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 13.6% | 9.1% | 7.3% | 7.3% | 6.4% |
| | 4 | 27.8% | 22.1% | 19.6% | 19.6% | 19.3% |
| | 5 | 32.0% | 26.3% | 23.8% | 23.8% | 23.4% |
| 20 Unit Scheme | 1 | 2.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 13.9% | 9.3% | 8.9% | 7.5% | 6.1% |
| | 4 | 28.0% | 22.5% | 22.2% | 20.4% | 18.8% |
| | 5 | 32.2% | 26.8% | 26.5% | 24.8% | 23.1% |
| 50 Unit Scheme | 1 | 3.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.9% | 0.1% | 0.0% | 0.0% | 0.0% |
| | 3 | 13.4% | 9.2% | 8.3% | 7.2% | 6.7% |
| | 4 | 27.5% | 22.7% | 21.8% | 20.2% | 19.5% |
| | 5 | 31.5% | 26.8% | 25.9% | 24.3% | 23.6% |
| 100 Unit Scheme | 1 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.6% | 7.7% | 6.9% | 5.8% | 4.8% |
| | 4 | 25.1% | 20.7% | 19.7% | 18.5% | 17.3% |
| | 5 | 29.0% | 24.7% | 23.7% | 22.5% | 21.3% |
| 500 Unit Scheme | 1 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 4 | 4.5% | 3.1% | 2.8% | 2.5% | 2.1% |
| | 5 | 5.9% | 4.6% | 4.3% | 4.0% | 3.6% |

Source: Adams Integra, August 2012

**Graph 150a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
High Density**

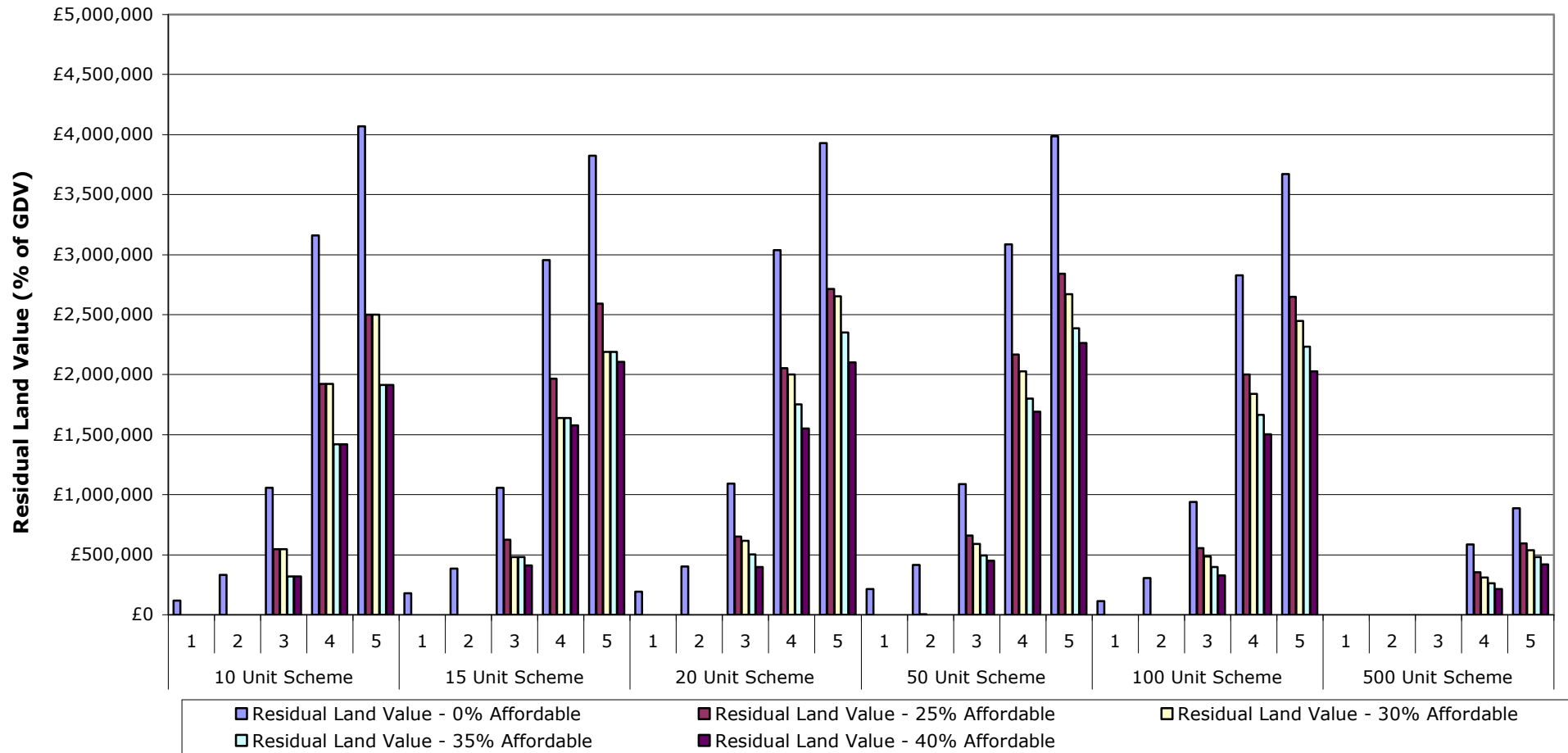


**Table 150b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
High Density**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £118,604 | £0 | £0 | £0 | £0 |
| | 2 | £333,510 | £0 | £0 | £0 | £0 |
| | 3 | £1,059,326 | £548,058 | £548,058 | £316,917 | £316,917 |
| | 4 | £3,161,261 | £1,924,557 | £1,924,557 | £1,420,877 | £1,420,877 |
| | 5 | £4,068,275 | £2,499,781 | £2,499,781 | £1,914,019 | £1,914,019 |
| 15 Unit Scheme | 1 | £177,489 | £0 | £0 | £0 | £0 |
| | 2 | £384,459 | £0 | £0 | £0 | £0 |
| | 3 | £1,056,532 | £625,098 | £479,025 | £479,025 | £412,886 |
| | 4 | £2,956,402 | £1,966,975 | £1,638,333 | £1,638,333 | £1,579,090 |
| | 5 | £3,822,288 | £2,590,094 | £2,190,904 | £2,190,904 | £2,106,778 |
| 20 Unit Scheme | 1 | £190,834 | £0 | £0 | £0 | £0 |
| | 2 | £401,313 | £0 | £0 | £0 | £0 |
| | 3 | £1,091,622 | £650,201 | £614,773 | £502,260 | £397,729 |
| | 4 | £3,039,231 | £2,056,217 | £1,999,893 | £1,754,792 | £1,550,116 |
| | 5 | £3,930,235 | £2,713,551 | £2,650,811 | £2,353,096 | £2,100,267 |
| 50 Unit Scheme | 1 | £212,492 | £0 | £0 | £0 | £0 |
| | 2 | £415,149 | £5,085 | £0 | £0 | £0 |
| | 3 | £1,086,172 | £662,053 | £588,003 | £493,737 | £449,269 |
| | 4 | £3,087,556 | £2,167,925 | £2,025,967 | £1,801,511 | £1,693,407 |
| | 5 | £3,985,916 | £2,842,950 | £2,669,781 | £2,387,434 | £2,262,913 |
| 100 Unit Scheme | 1 | £114,770 | £0 | £0 | £0 | £0 |
| | 2 | £304,235 | £0 | £0 | £0 | £0 |
| | 3 | £940,391 | £557,072 | £485,209 | £398,053 | £326,190 |
| | 4 | £2,825,752 | £2,000,316 | £1,839,812 | £1,664,792 | £1,504,287 |
| | 5 | £3,672,034 | £2,649,592 | £2,446,303 | £2,233,208 | £2,029,918 |
| 500 Unit Scheme | 1 | £0 | £0 | £0 | £0 | £0 |
| | 2 | £0 | £0 | £0 | £0 | £0 |
| | 3 | £0 | £0 | £0 | £0 | £0 |
| | 4 | £587,326 | £354,192 | £309,118 | £261,406 | £215,116 |
| | 5 | £888,852 | £596,417 | £539,718 | £479,908 | £421,758 |

Source: Adams Integra, August 2012

**Graph 150b: Summary of Residual Land Values (value per Hectare) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
High Density**



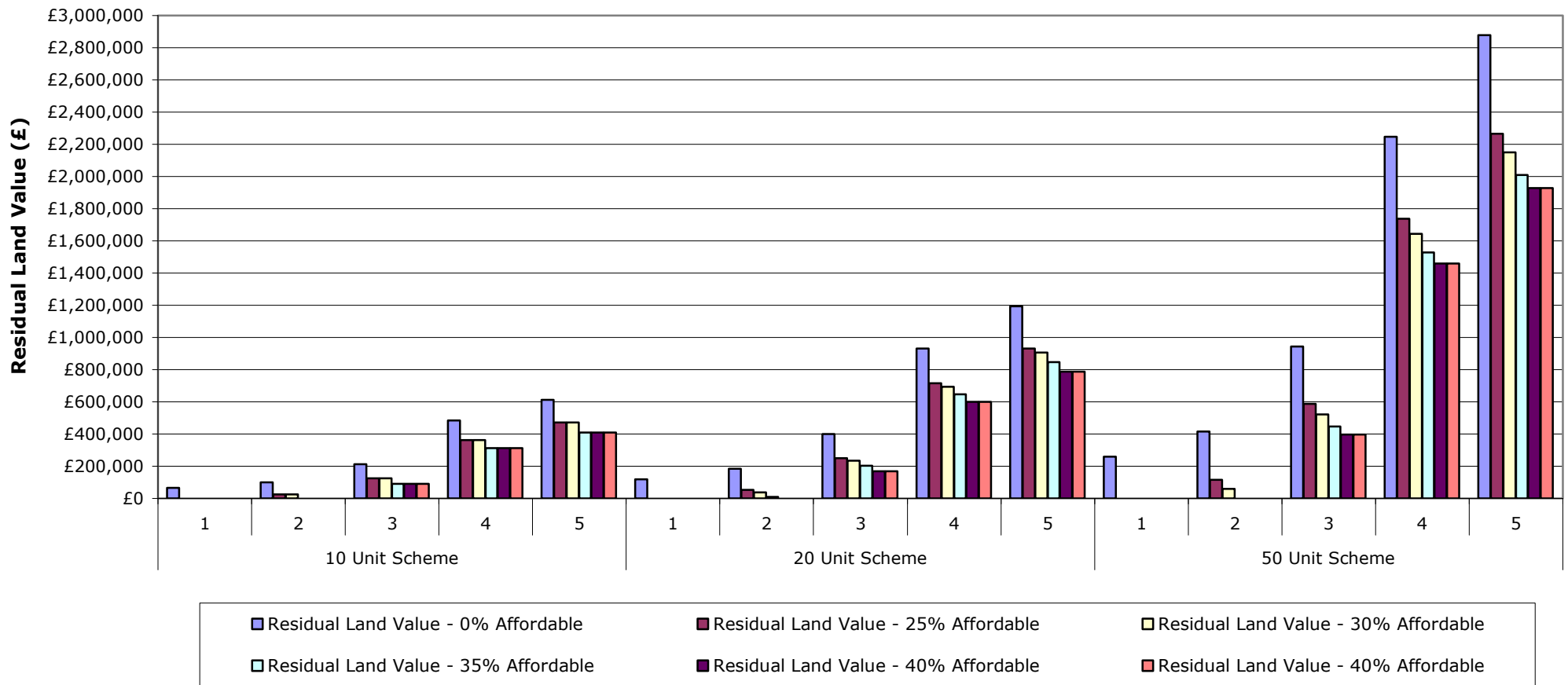
Appendix 6a

**Table 151: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £65,281 | £0 | £0 | £0 | £0 |
| | 2 | £99,471 | £24,063 | £24,063 | £0 | £0 |
| | 3 | £213,368 | £126,491 | £126,491 | £92,007 | £92,007 |
| | 4 | £484,087 | £362,230 | £362,230 | £312,876 | £312,876 |
| | 5 | £611,778 | £470,910 | £470,910 | £410,183 | £410,183 |
| 20 Unit Scheme | 1 | £117,528 | £0 | £0 | £0 | £0 |
| | 2 | £182,924 | £54,332 | £36,462 | £8,320 | £0 |
| | 3 | £400,629 | £249,916 | £235,535 | £201,963 | £170,092 |
| | 4 | £931,838 | £717,176 | £694,646 | £646,613 | £598,580 |
| | 5 | £1,192,792 | £931,286 | £906,190 | £847,087 | £787,985 |
| 50 Unit Scheme | 1 | £258,340 | £0 | £0 | £0 | £0 |
| | 2 | £416,814 | £114,091 | £59,391 | £0 | £0 |
| | 3 | £944,879 | £586,511 | £523,236 | £446,152 | £395,586 |
| | 4 | £2,245,527 | £1,737,826 | £1,644,466 | £1,529,211 | £1,460,636 |
| | 5 | £2,879,536 | £2,265,041 | £2,150,165 | £2,010,901 | £1,929,074 |

Source: Adams Integra, August 2012

**Graph 151: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Low Density
Flats Only Schemes**

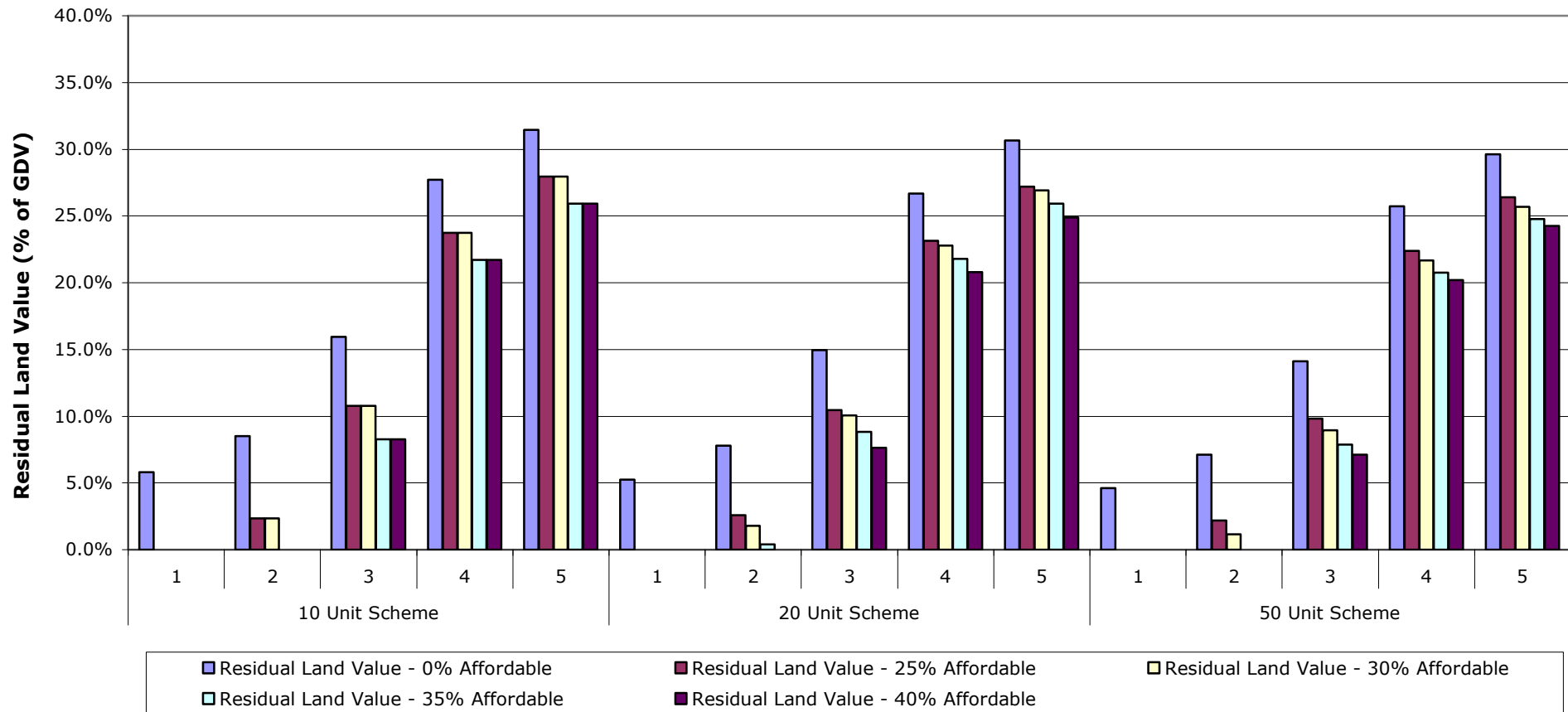


**Table 151a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 5.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.5% | 2.3% | 2.3% | 0.0% | 0.0% |
| | 3 | 15.9% | 10.8% | 10.8% | 8.3% | 8.3% |
| | 4 | 27.7% | 23.8% | 23.8% | 21.7% | 21.7% |
| | 5 | 31.5% | 28.0% | 28.0% | 25.9% | 25.9% |
| 20 Unit Scheme | 1 | 5.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.8% | 2.6% | 1.8% | 0.4% | 0.0% |
| | 3 | 15.0% | 10.5% | 10.0% | 8.8% | 7.7% |
| | 4 | 26.7% | 23.1% | 22.8% | 21.8% | 20.8% |
| | 5 | 30.7% | 27.2% | 26.9% | 25.9% | 24.9% |
| 50 Unit Scheme | 1 | 4.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.1% | 2.2% | 1.2% | 0.0% | 0.0% |
| | 3 | 14.1% | 9.8% | 9.0% | 7.9% | 7.1% |
| | 4 | 25.7% | 22.4% | 21.7% | 20.7% | 20.2% |
| | 5 | 29.6% | 26.4% | 25.7% | 24.8% | 24.2% |

Source: Adams Integra, August 2012

**Graph 151a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Low Density
Flats Only Schemes**

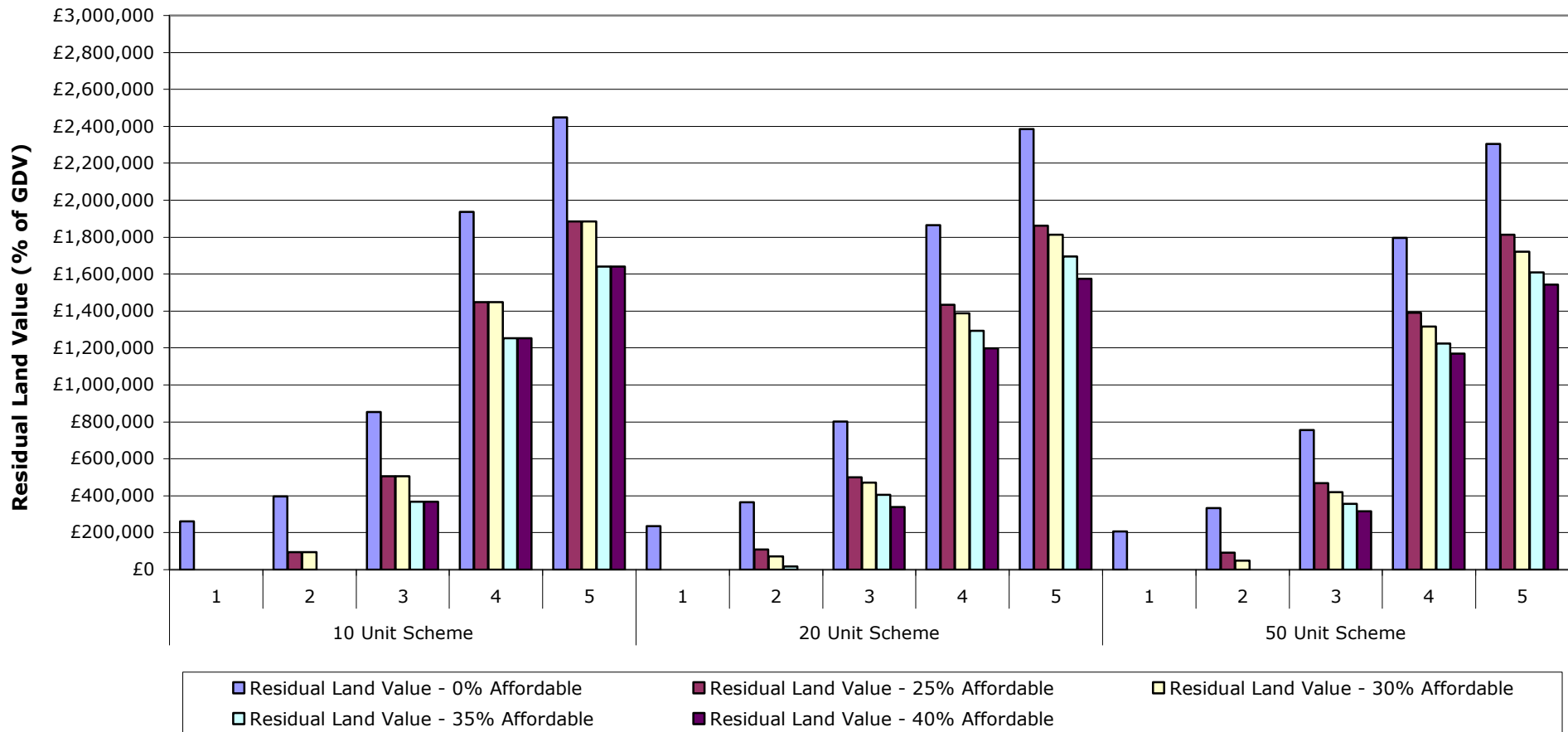


**Table 151b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £261,123 | £0 | £0 | £0 | £0 |
| | 2 | £397,884 | £96,251 | £96,251 | £0 | £0 |
| | 3 | £853,473 | £505,965 | £505,965 | £368,028 | £368,028 |
| | 4 | £1,936,347 | £1,448,920 | £1,448,920 | £1,251,505 | £1,251,505 |
| | 5 | £2,447,114 | £1,883,641 | £1,883,641 | £1,640,731 | £1,640,731 |
| 20 Unit Scheme | 1 | £235,056 | £0 | £0 | £0 | £0 |
| | 2 | £365,849 | £108,664 | £72,925 | £16,639 | £0 |
| | 3 | £801,257 | £499,831 | £471,070 | £403,927 | £340,185 |
| | 4 | £1,863,675 | £1,434,351 | £1,389,292 | £1,293,225 | £1,197,159 |
| | 5 | £2,385,584 | £1,862,572 | £1,812,380 | £1,694,175 | £1,575,970 |
| 50 Unit Scheme | 1 | £206,672 | £0 | £0 | £0 | £0 |
| | 2 | £333,451 | £91,273 | £47,513 | £0 | £0 |
| | 3 | £755,903 | £469,208 | £418,588 | £356,922 | £316,469 |
| | 4 | £1,796,422 | £1,390,261 | £1,315,573 | £1,223,369 | £1,168,509 |
| | 5 | £2,303,629 | £1,812,032 | £1,720,132 | £1,608,721 | £1,543,259 |

Source: Adams Integra, August 2012

**Graph 151b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Low Density
Flats Only Schemes**

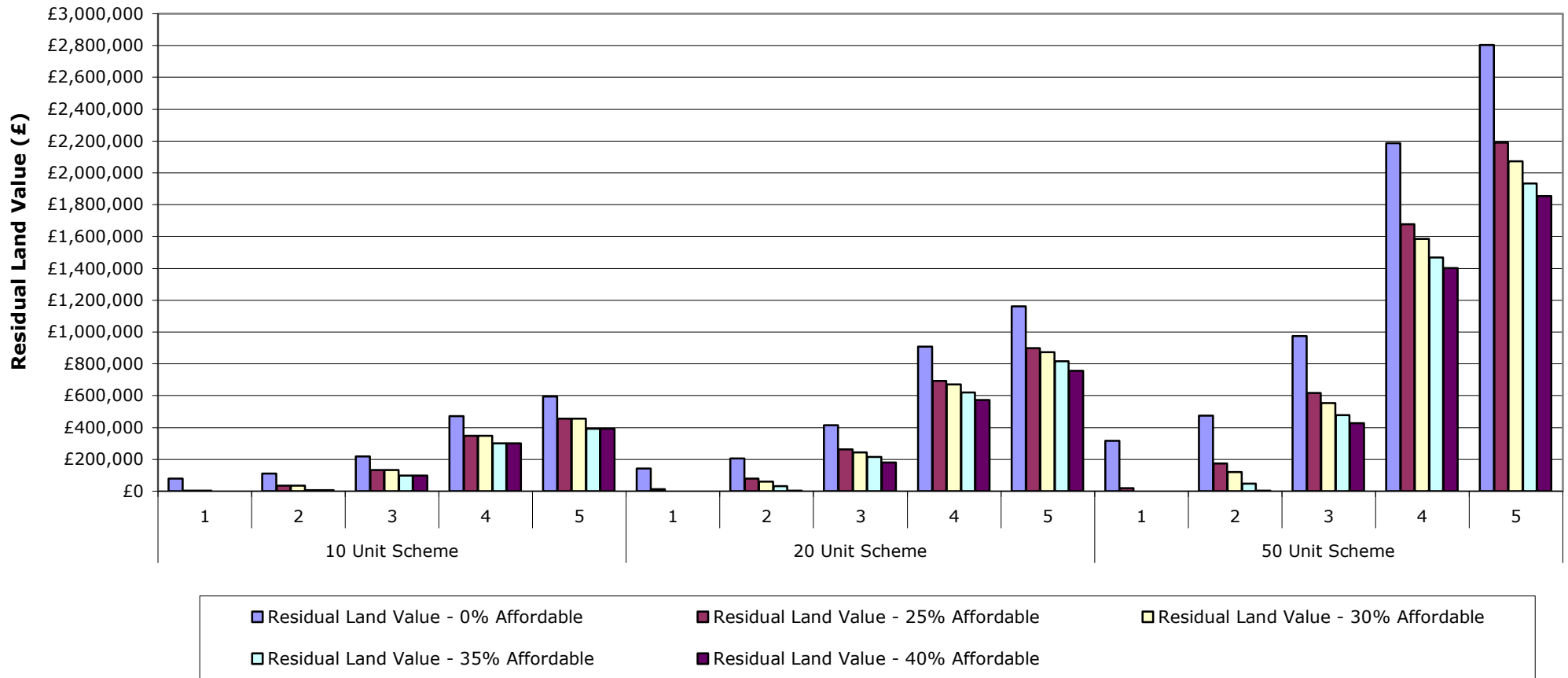


**Table 152: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £77,627 | £3,750 | £3,750 | £0 | £0 |
| | 2 | £111,679 | £36,270 | £36,270 | £7,652 | £7,652 |
| | 3 | £219,778 | £132,966 | £132,966 | £98,482 | £98,482 |
| | 4 | £471,036 | £349,179 | £349,179 | £299,825 | £299,825 |
| | 5 | £595,509 | £454,471 | £454,471 | £393,744 | £393,744 |
| 20 Unit Scheme | 1 | £142,057 | £13,868 | £0 | £0 | £0 |
| | 2 | £206,938 | £78,588 | £60,718 | £32,576 | £4,433 |
| | 3 | £413,220 | £262,506 | £243,368 | £214,814 | £181,242 |
| | 4 | £906,671 | £692,009 | £669,479 | £621,446 | £573,413 |
| | 5 | £1,161,031 | £899,525 | £874,429 | £815,326 | £756,224 |
| 50 Unit Scheme | 1 | £317,116 | £17,526 | £0 | £0 | £0 |
| | 2 | £474,945 | £174,021 | £119,321 | £47,255 | £2,539 |
| | 3 | £976,112 | £617,744 | £554,469 | £477,711 | £427,144 |
| | 4 | £2,185,341 | £1,677,640 | £1,584,280 | £1,469,024 | £1,400,449 |
| | 5 | £2,803,327 | £2,188,832 | £2,073,957 | £1,934,692 | £1,852,866 |

Source: Adams Integra, August 2012

**Graph 152: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Medium Density
CfSH Level 3
Flats Only Schemes**

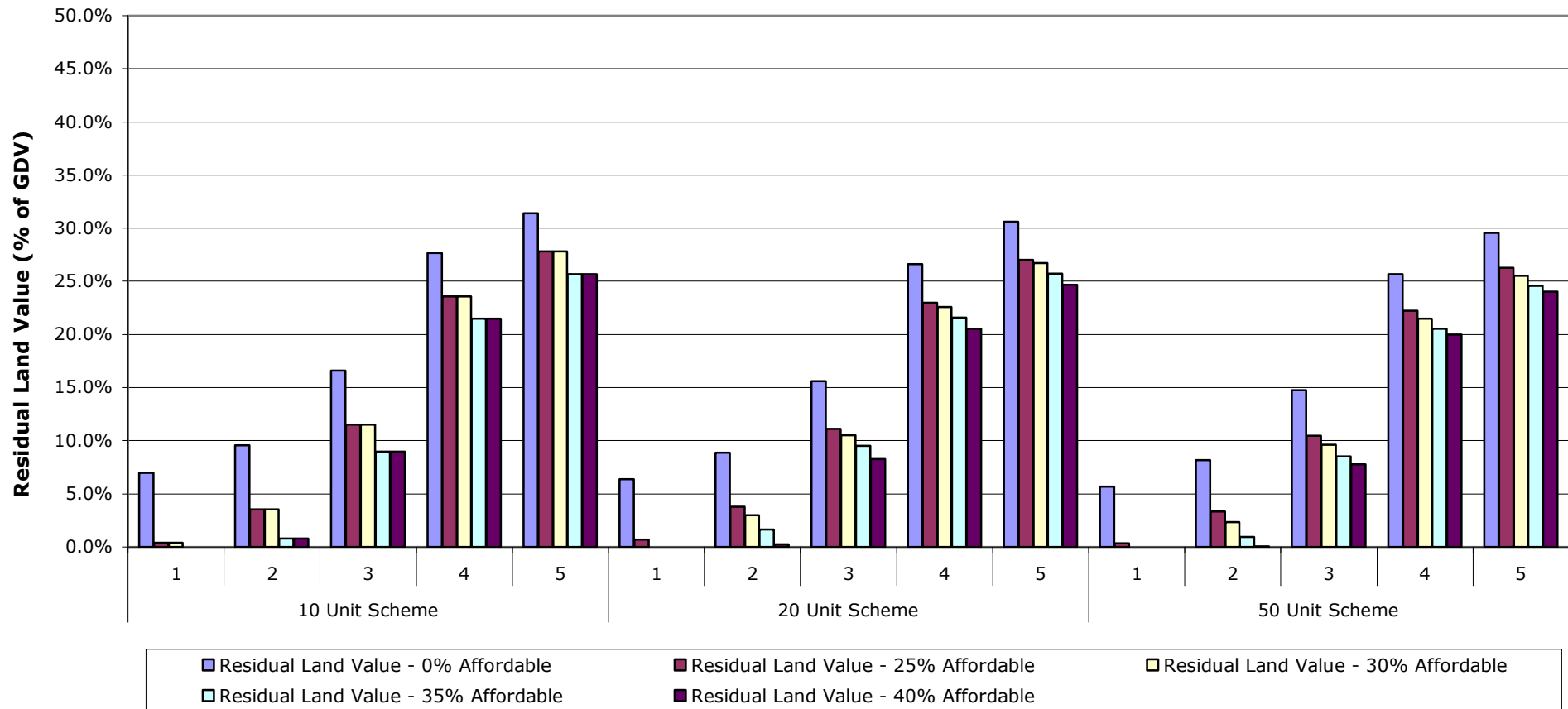


**Table 152a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 7.0% | 0.4% | 0.4% | 0.0% | 0.0% |
| | 2 | 9.6% | 3.6% | 3.6% | 0.8% | 0.8% |
| | 3 | 16.6% | 11.5% | 11.5% | 9.0% | 9.0% |
| | 4 | 27.7% | 23.6% | 23.6% | 21.5% | 21.5% |
| | 5 | 31.4% | 27.8% | 27.8% | 25.7% | 25.7% |
| 20 Unit Scheme | 1 | 6.4% | 0.7% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.9% | 3.8% | 3.0% | 1.6% | 0.2% |
| | 3 | 15.6% | 11.1% | 10.5% | 9.5% | 8.3% |
| | 4 | 26.6% | 23.0% | 22.6% | 21.6% | 20.5% |
| | 5 | 30.6% | 27.0% | 26.7% | 25.7% | 24.7% |
| 50 Unit Scheme | 1 | 5.7% | 0.4% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.2% | 3.4% | 2.3% | 1.0% | 0.1% |
| | 3 | 14.8% | 10.5% | 9.6% | 8.5% | 7.8% |
| | 4 | 25.7% | 22.2% | 21.5% | 20.5% | 20.0% |
| | 5 | 29.6% | 26.3% | 25.5% | 24.6% | 24.0% |

Source: Adams Integra, August 2012

**Graph 152a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Medium Density
Flats Only Schemes**

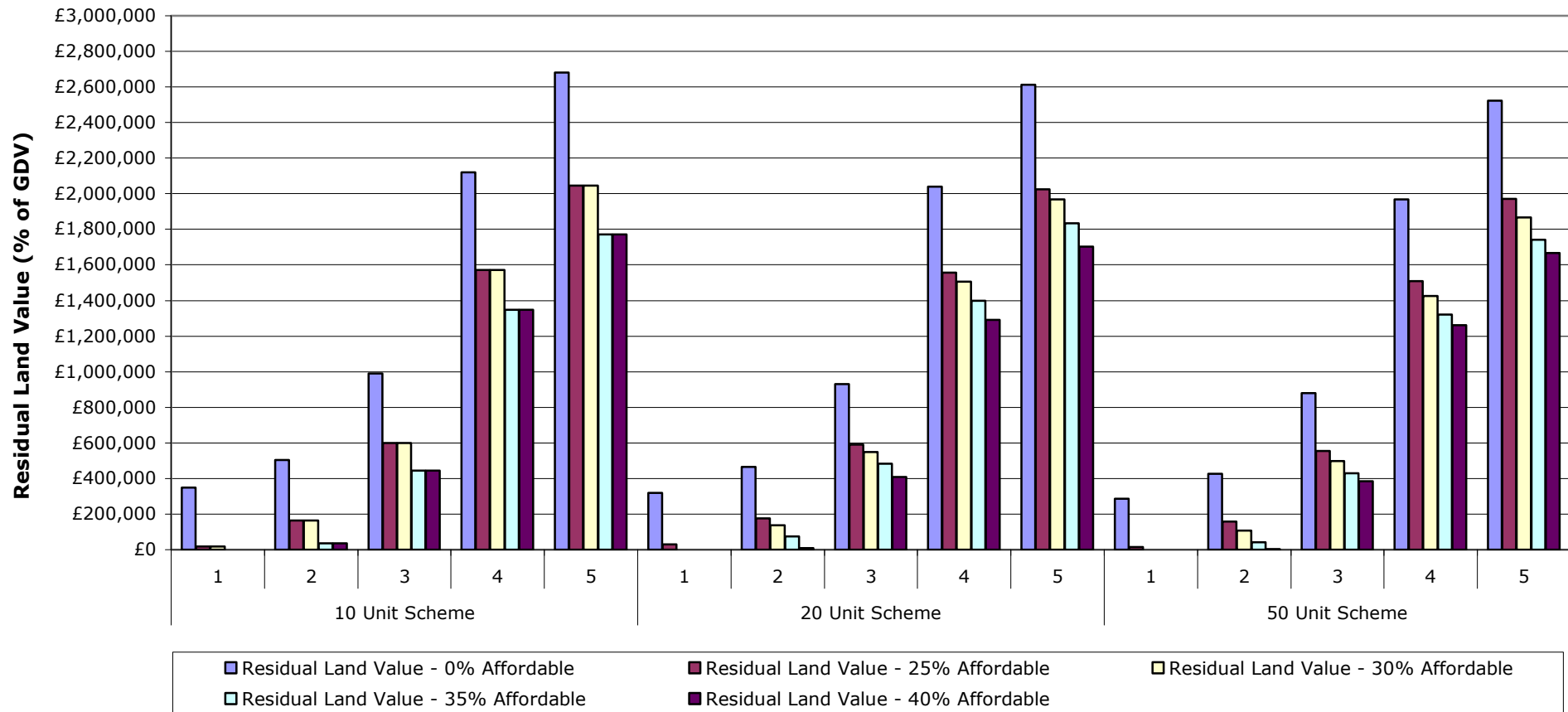


**Table 152b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £349,323 | £16,877 | £16,877 | £0 | £0 |
| | 2 | £502,554 | £163,217 | £163,217 | £34,434 | £34,434 |
| | 3 | £989,001 | £598,345 | £598,345 | £443,167 | £443,167 |
| | 4 | £2,119,661 | £1,571,306 | £1,571,306 | £1,349,214 | £1,349,214 |
| | 5 | £2,679,791 | £2,045,121 | £2,045,121 | £1,771,847 | £1,771,847 |
| 20 Unit Scheme | 1 | £319,629 | £31,204 | £0 | £0 | £0 |
| | 2 | £465,610 | £176,823 | £136,616 | £73,295 | £9,974 |
| | 3 | £929,744 | £590,639 | £547,577 | £483,331 | £407,794 |
| | 4 | £2,040,009 | £1,557,020 | £1,506,328 | £1,398,253 | £1,290,179 |
| | 5 | £2,612,319 | £2,023,930 | £1,967,464 | £1,834,484 | £1,701,503 |
| 50 Unit Scheme | 1 | £285,405 | £15,774 | £0 | £0 | £0 |
| | 2 | £427,451 | £156,619 | £107,389 | £42,529 | £2,285 |
| | 3 | £878,501 | £555,969 | £499,022 | £429,940 | £384,430 |
| | 4 | £1,966,807 | £1,509,876 | £1,425,852 | £1,322,122 | £1,260,404 |
| | 5 | £2,522,995 | £1,969,949 | £1,866,561 | £1,741,223 | £1,667,579 |

Source: Adams Integra, August 2012

**Graph 152b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Medium Density
Flats Only Schemes**

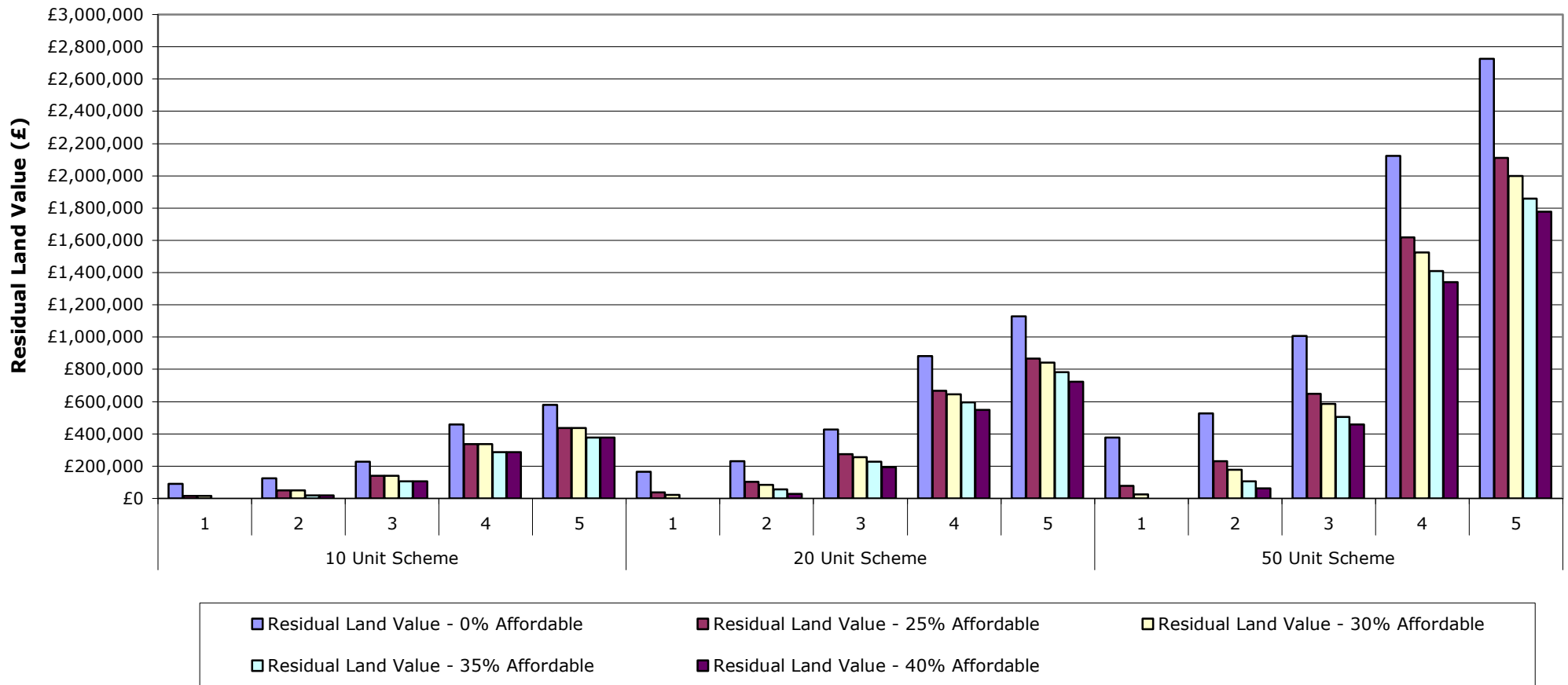


**Table 153: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £89,974 | £16,097 | £16,097 | £0 | £0 |
| | 2 | £123,886 | £48,478 | £48,478 | £19,860 | £19,860 |
| | 3 | £226,188 | £139,440 | £139,440 | £104,956 | £104,956 |
| | 4 | £457,985 | £336,128 | £336,128 | £286,774 | £286,774 |
| | 5 | £579,240 | £438,032 | £438,032 | £377,305 | £377,305 |
| 20 Unit Scheme | 1 | £166,586 | £38,398 | £21,289 | £0 | £0 |
| | 2 | £230,951 | £102,844 | £84,974 | £56,831 | £28,689 |
| | 3 | £425,810 | £275,097 | £255,958 | £227,664 | £194,092 |
| | 4 | £881,504 | £666,842 | £644,312 | £596,279 | £548,246 |
| | 5 | £1,129,269 | £867,763 | £842,667 | £783,565 | £724,462 |
| 50 Unit Scheme | 1 | £375,892 | £78,120 | £24,145 | £0 | £0 |
| | 2 | £527,582 | £231,611 | £177,458 | £107,185 | £62,468 |
| | 3 | £1,007,346 | £648,977 | £585,702 | £504,019 | £458,703 |
| | 4 | £2,125,154 | £1,617,453 | £1,524,093 | £1,408,838 | £1,340,263 |
| | 5 | £2,727,119 | £2,112,624 | £1,997,749 | £1,858,484 | £1,776,657 |

Source: Adams Integra, August 2012

**Graph 153: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
High Density
Flats Only Schemes**

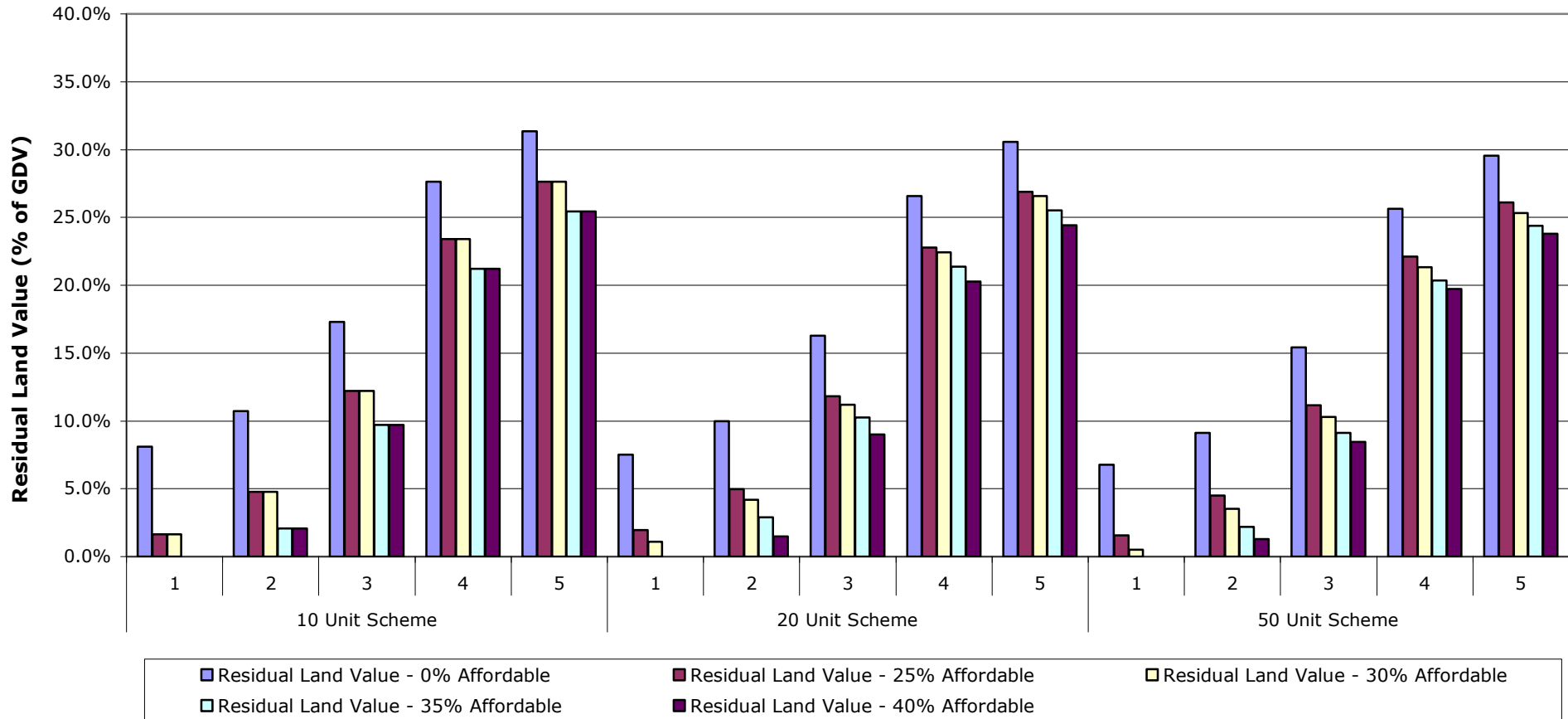


**Table 153a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 8.1% | 1.7% | 1.7% | 0.0% | 0.0% |
| | 2 | 10.7% | 4.8% | 4.8% | 2.1% | 2.1% |
| | 3 | 17.3% | 12.2% | 12.2% | 9.7% | 9.7% |
| | 4 | 27.6% | 23.4% | 23.4% | 21.2% | 21.2% |
| | 5 | 31.4% | 27.6% | 27.6% | 25.4% | 25.4% |
| 20 Unit Scheme | 1 | 7.5% | 1.9% | 1.1% | 0.0% | 0.0% |
| | 2 | 10.0% | 5.0% | 4.2% | 2.9% | 1.5% |
| | 3 | 16.3% | 11.8% | 11.2% | 10.2% | 9.0% |
| | 4 | 26.6% | 22.8% | 22.4% | 21.4% | 20.3% |
| | 5 | 30.6% | 26.9% | 26.6% | 25.5% | 24.4% |
| 50 Unit Scheme | 1 | 6.8% | 1.6% | 0.5% | 0.0% | 0.0% |
| | 2 | 9.1% | 4.5% | 3.5% | 2.2% | 1.3% |
| | 3 | 15.4% | 11.2% | 10.3% | 9.1% | 8.5% |
| | 4 | 25.6% | 22.1% | 21.3% | 20.3% | 19.7% |
| | 5 | 29.5% | 26.1% | 25.3% | 24.4% | 23.8% |

Source: Adams Integra, August 2012

**Graph 153a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
High Density
Flats Only Schemes**

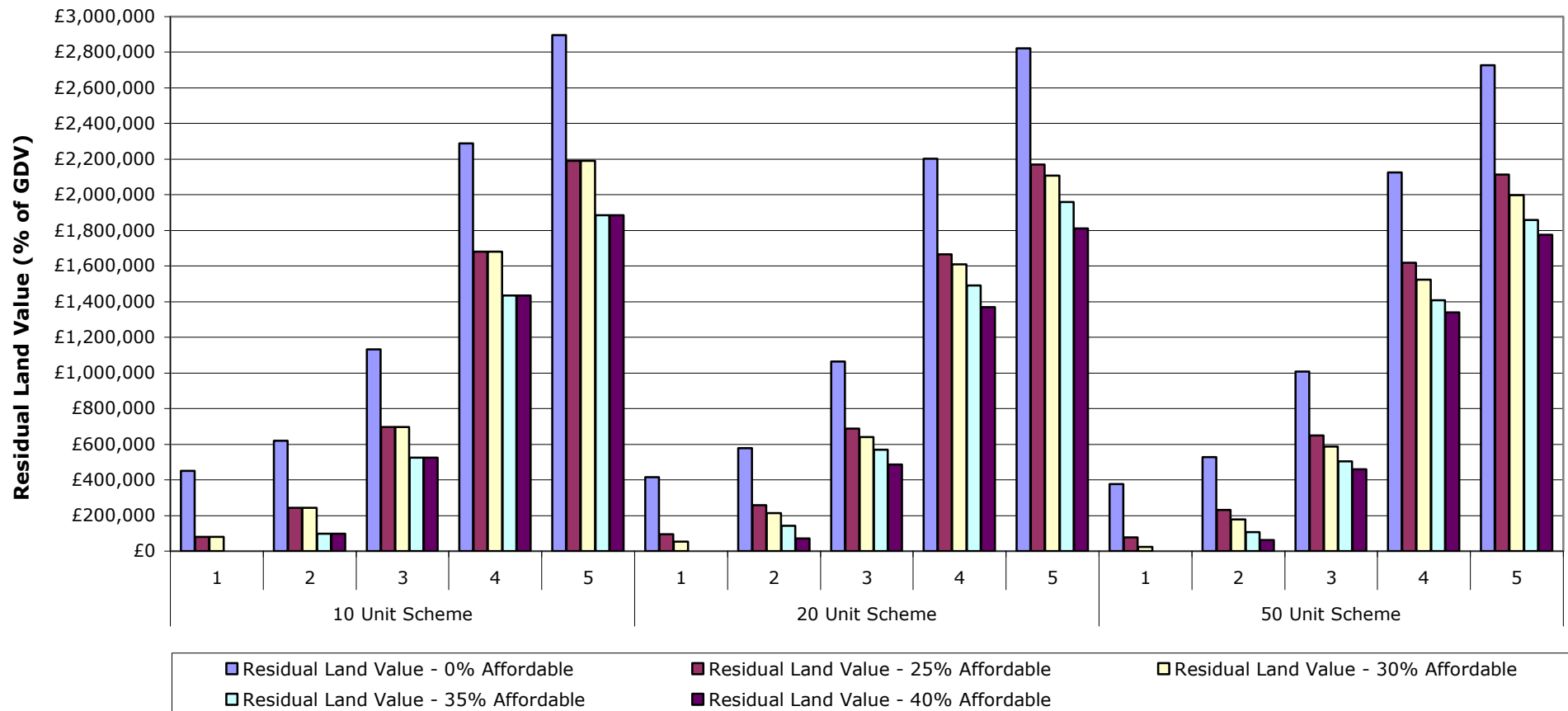


**Table 153b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £449,869 | £80,485 | £80,485 | £0 | £0 |
| | 2 | £619,431 | £242,390 | £242,390 | £99,299 | £99,299 |
| | 3 | £1,130,938 | £697,201 | £697,201 | £524,780 | £524,780 |
| | 4 | £2,289,924 | £1,680,641 | £1,680,641 | £1,433,872 | £1,433,872 |
| | 5 | £2,896,199 | £2,190,162 | £2,190,162 | £1,886,525 | £1,886,525 |
| 20 Unit Scheme | 1 | £416,466 | £95,994 | £53,221 | £0 | £0 |
| | 2 | £577,378 | £257,109 | £212,435 | £142,079 | £71,722 |
| | 3 | £1,064,526 | £687,743 | £639,896 | £569,160 | £485,231 |
| | 4 | £2,203,760 | £1,667,105 | £1,610,780 | £1,490,698 | £1,370,615 |
| | 5 | £2,823,173 | £2,169,408 | £2,106,668 | £1,958,912 | £1,811,156 |
| 50 Unit Scheme | 1 | £375,892 | £78,120 | £24,145 | £0 | £0 |
| | 2 | £527,582 | £231,611 | £177,458 | £107,185 | £62,468 |
| | 3 | £1,007,346 | £648,977 | £585,702 | £504,019 | £458,703 |
| | 4 | £2,125,154 | £1,617,453 | £1,524,093 | £1,408,838 | £1,340,263 |
| | 5 | £2,727,119 | £2,112,624 | £1,997,749 | £1,858,484 | £1,776,657 |

Source: Adams Integra, August 2012

**Graph 153b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
High Density
Flats Only Schemes**



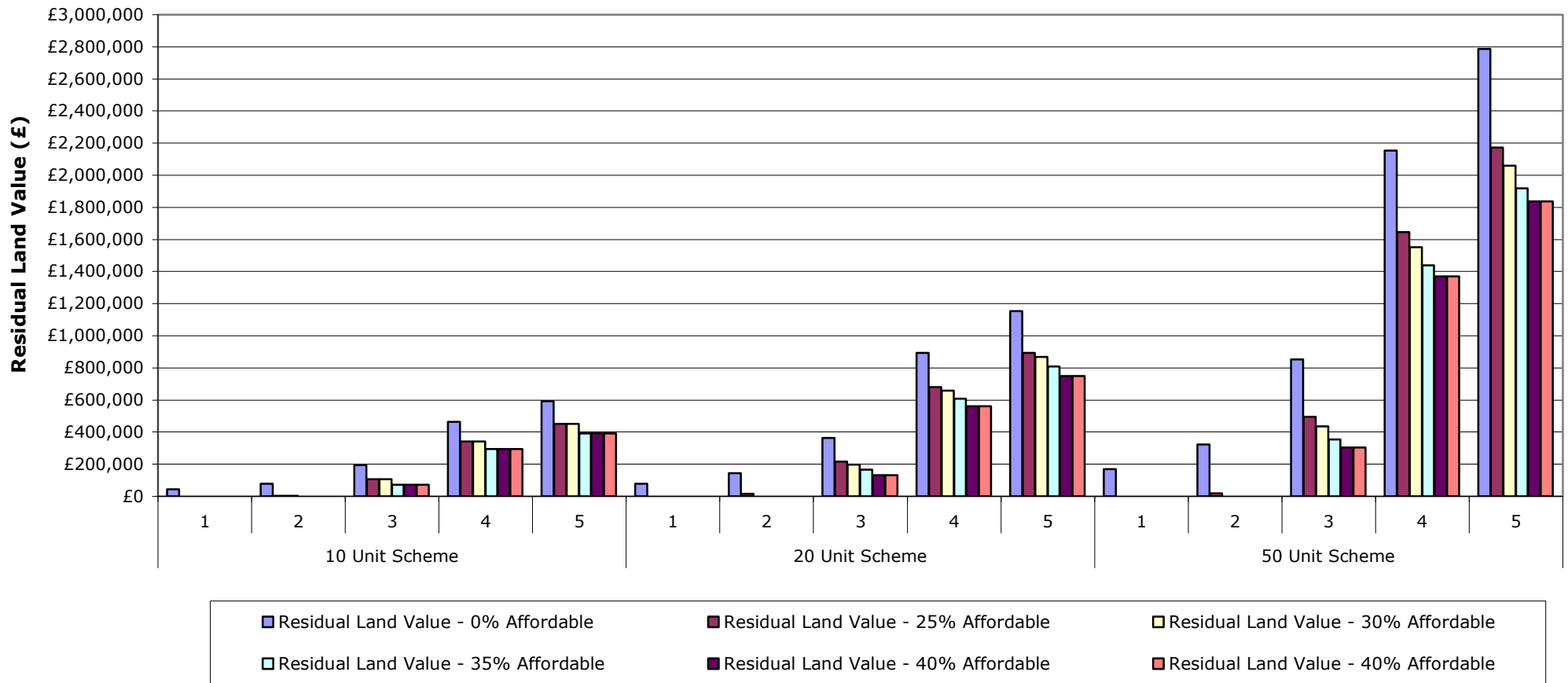
Appendix 6a-i

**Table 154: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £45,281 | £0 | £0 | £0 | £0 |
| | 2 | £79,472 | £4,063 | £4,063 | £0 | £0 |
| | 3 | £193,569 | £106,492 | £106,492 | £72,008 | £72,008 |
| | 4 | £464,687 | £342,831 | £342,831 | £293,477 | £293,477 |
| | 5 | £592,579 | £451,511 | £451,511 | £390,783 | £390,783 |
| 20 Unit Scheme | 1 | £78,194 | £0 | £0 | £0 | £0 |
| | 2 | £145,438 | £14,998 | £0 | £0 | £0 |
| | 3 | £362,475 | £216,128 | £196,594 | £164,669 | £130,758 |
| | 4 | £894,077 | £679,415 | £656,885 | £608,852 | £560,819 |
| | 5 | £1,155,031 | £893,525 | £868,429 | £809,327 | £750,224 |
| 50 Unit Scheme | 1 | £170,765 | £0 | £0 | £0 | £0 |
| | 2 | £324,116 | £18,526 | £0 | £0 | £0 |
| | 3 | £853,137 | £494,768 | £435,988 | £353,454 | £302,888 |
| | 4 | £2,153,785 | £1,646,084 | £1,552,724 | £1,437,469 | £1,368,893 |
| | 5 | £2,787,793 | £2,173,298 | £2,058,423 | £1,919,159 | £1,837,332 |

Source: Adams Integra, August 2012

**Graph 154: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Low Density
Flats Only Schemes**

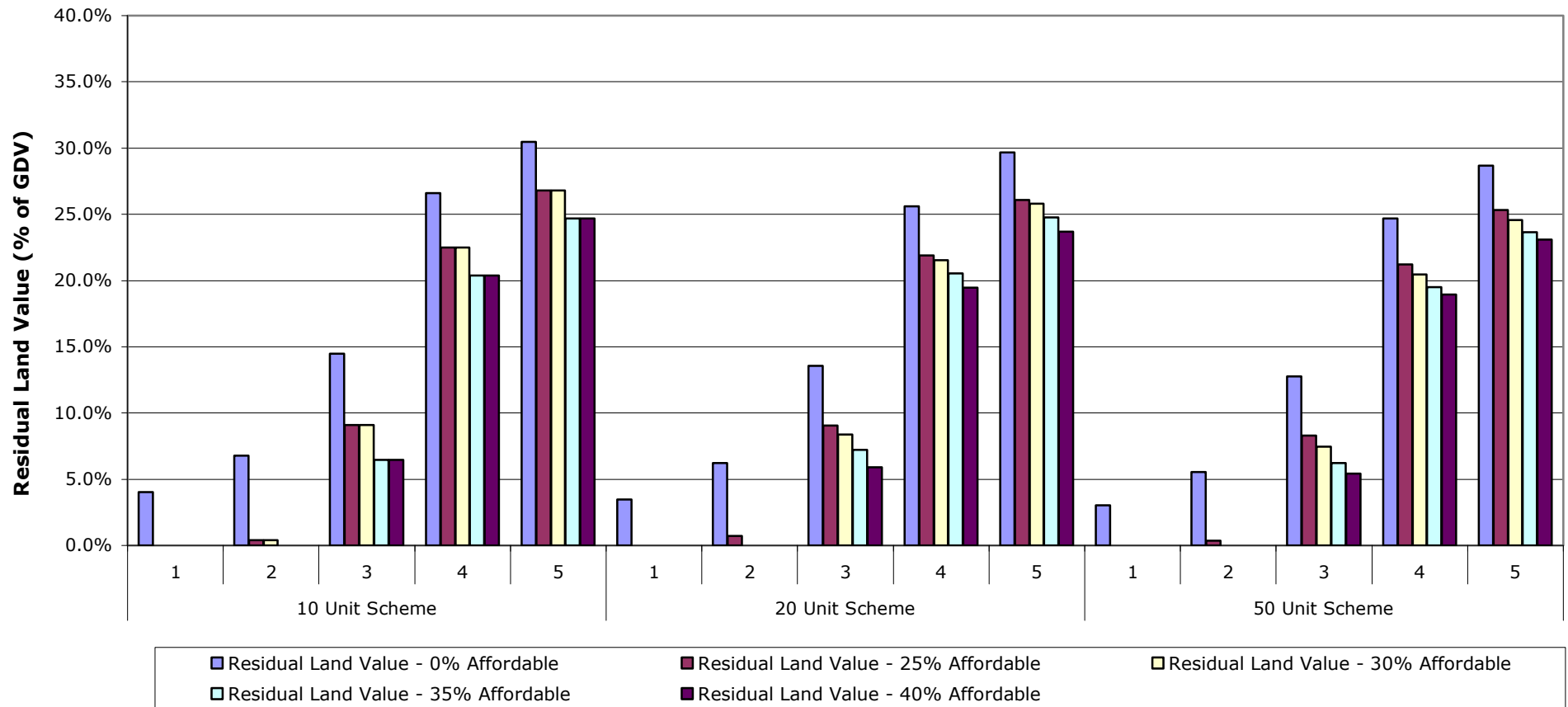


**Table 154a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 4.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.8% | 0.4% | 0.4% | 0.0% | 0.0% |
| | 3 | 14.5% | 9.1% | 9.1% | 6.5% | 6.5% |
| | 4 | 26.6% | 22.5% | 22.5% | 20.4% | 20.4% |
| | 5 | 30.5% | 26.8% | 26.8% | 24.7% | 24.7% |
| 20 Unit Scheme | 1 | 3.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.2% | 0.7% | 0.0% | 0.0% | 0.0% |
| | 3 | 13.5% | 9.0% | 8.4% | 7.2% | 5.9% |
| | 4 | 25.6% | 21.9% | 21.5% | 20.5% | 19.5% |
| | 5 | 29.7% | 26.1% | 25.8% | 24.8% | 23.7% |
| 50 Unit Scheme | 1 | 3.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.5% | 0.4% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.8% | 8.3% | 7.5% | 6.2% | 5.4% |
| | 4 | 24.7% | 21.2% | 20.5% | 19.5% | 18.9% |
| | 5 | 28.7% | 25.3% | 24.6% | 23.6% | 23.1% |

Source: Adams Integra, August 2012

**Graph 154a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Low Density
Flats Only Schemes**

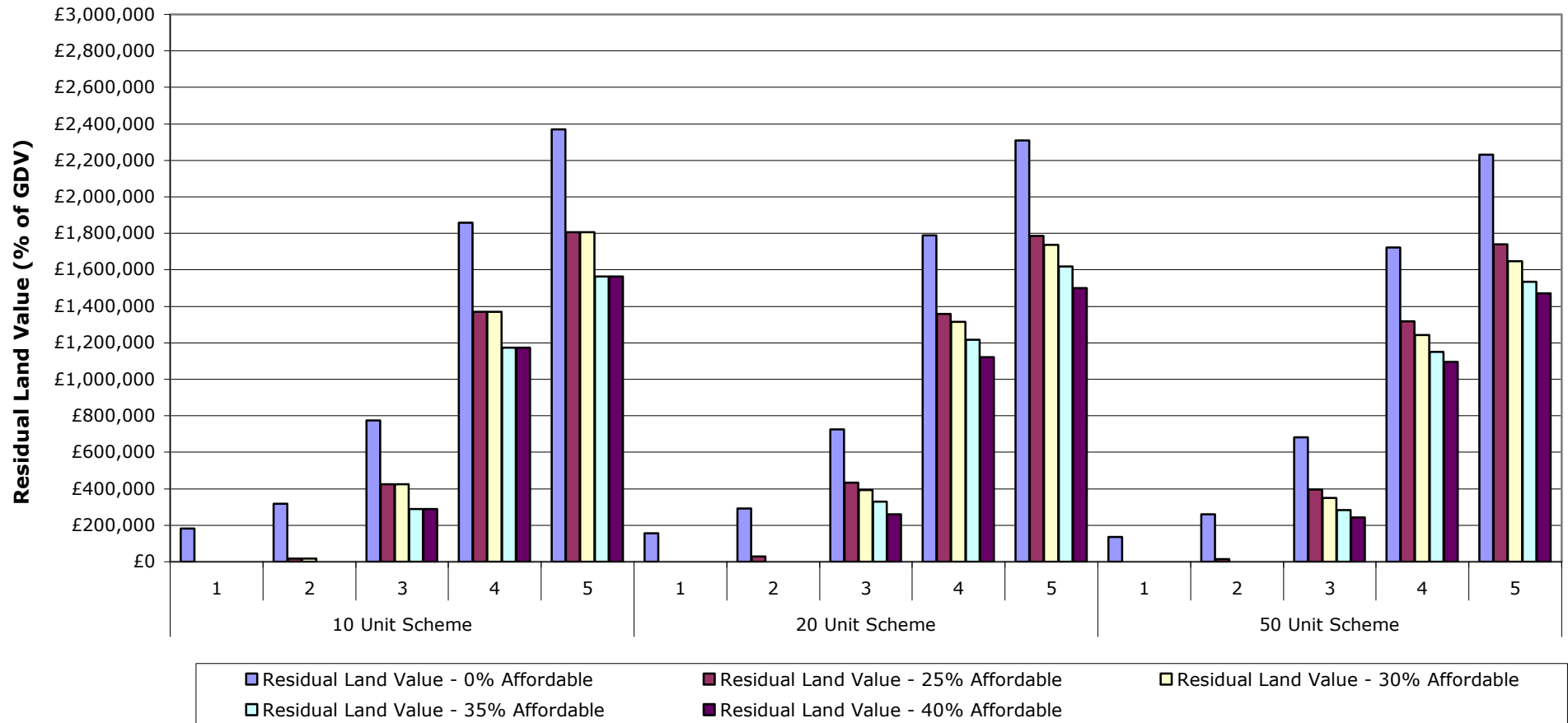


**Table 154b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £181,125 | £0 | £0 | £0 | £0 |
| | 2 | £317,886 | £16,253 | £16,253 | £0 | £0 |
| | 3 | £774,275 | £425,967 | £425,967 | £288,031 | £288,031 |
| | 4 | £1,858,749 | £1,371,322 | £1,371,322 | £1,173,908 | £1,173,908 |
| | 5 | £2,370,316 | £1,806,043 | £1,806,043 | £1,563,133 | £1,563,133 |
| 20 Unit Scheme | 1 | £156,388 | £0 | £0 | £0 | £0 |
| | 2 | £290,876 | £29,996 | £0 | £0 | £0 |
| | 3 | £724,949 | £432,256 | £393,189 | £329,339 | £261,517 |
| | 4 | £1,788,154 | £1,358,830 | £1,313,770 | £1,217,704 | £1,121,638 |
| | 5 | £2,310,063 | £1,787,051 | £1,736,858 | £1,618,653 | £1,500,448 |
| 50 Unit Scheme | 1 | £136,612 | £0 | £0 | £0 | £0 |
| | 2 | £259,292 | £14,821 | £0 | £0 | £0 |
| | 3 | £682,509 | £395,815 | £348,790 | £282,763 | £242,310 |
| | 4 | £1,723,028 | £1,316,867 | £1,242,179 | £1,149,975 | £1,095,115 |
| | 5 | £2,230,235 | £1,738,639 | £1,646,738 | £1,535,327 | £1,469,865 |

Source: Adams Integra, August 2012

**Graph 154b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Low Density
Flats Only Schemes**

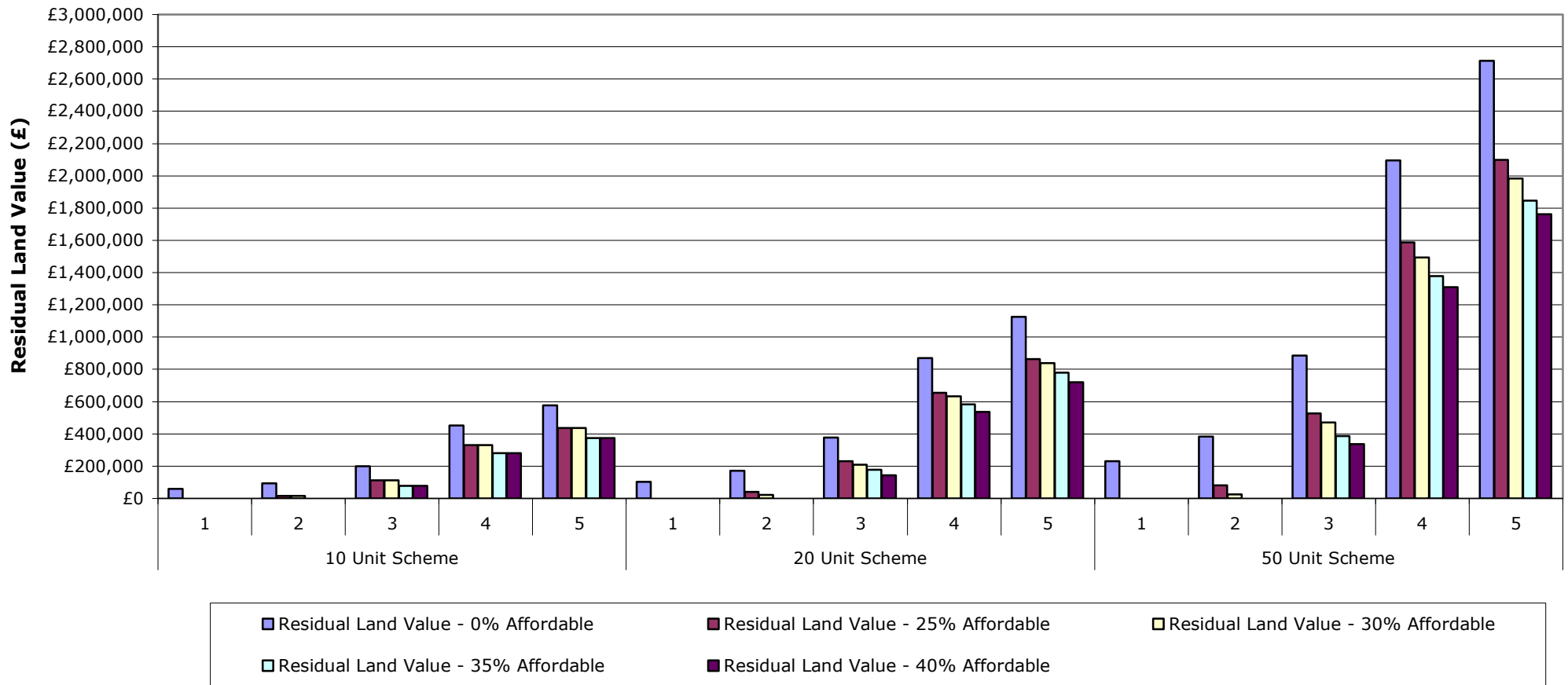


**Table 155: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £58,133 | £0 | £0 | £0 | £0 |
| | 2 | £92,185 | £16,776 | £16,776 | £0 | £0 |
| | 3 | £200,479 | £113,472 | £113,472 | £78,988 | £78,988 |
| | 4 | £452,127 | £330,270 | £330,270 | £280,916 | £280,916 |
| | 5 | £576,795 | £435,562 | £435,562 | £374,835 | £374,835 |
| 20 Unit Scheme | 1 | £103,717 | £0 | £0 | £0 | £0 |
| | 2 | £170,688 | £40,248 | £22,378 | £0 | £0 |
| | 3 | £376,030 | £229,962 | £210,429 | £176,857 | £144,733 |
| | 4 | £869,864 | £655,202 | £632,673 | £584,639 | £536,606 |
| | 5 | £1,124,224 | £862,718 | £837,622 | £778,520 | £719,417 |
| 50 Unit Scheme | 1 | £231,436 | £0 | £0 | £0 | £0 |
| | 2 | £384,590 | £80,871 | £26,171 | £0 | £0 |
| | 3 | £886,688 | £528,320 | £469,889 | £387,355 | £336,789 |
| | 4 | £2,095,917 | £1,588,216 | £1,494,856 | £1,379,600 | £1,311,025 |
| | 5 | £2,713,903 | £2,099,408 | £1,984,533 | £1,845,268 | £1,763,442 |

Source: Adams Integra, August 2012

**Graph 155: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Medium Density
Flats Only Schemes**

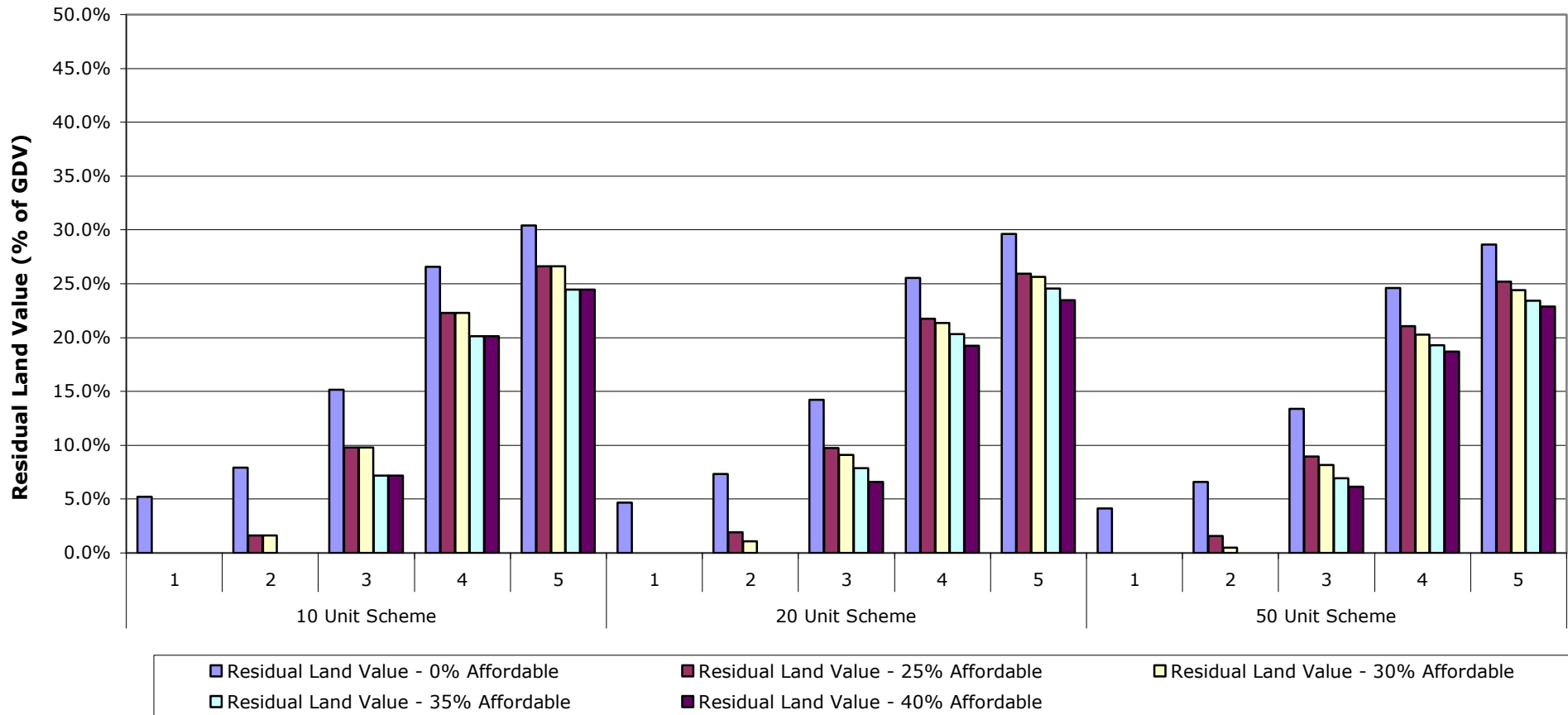


**Table 155a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 5.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.9% | 1.6% | 1.6% | 0.0% | 0.0% |
| | 3 | 15.2% | 9.8% | 9.8% | 7.2% | 7.2% |
| | 4 | 26.6% | 22.3% | 22.3% | 20.1% | 20.1% |
| | 5 | 30.4% | 26.6% | 26.6% | 24.4% | 24.4% |
| 20 Unit Scheme | 1 | 4.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.3% | 1.9% | 1.1% | 0.0% | 0.0% |
| | 3 | 14.2% | 9.8% | 9.1% | 7.9% | 6.6% |
| | 4 | 25.6% | 21.7% | 21.4% | 20.3% | 19.2% |
| | 5 | 29.6% | 25.9% | 25.6% | 24.6% | 23.5% |
| 50 Unit Scheme | 1 | 4.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.6% | 1.6% | 0.5% | 0.0% | 0.0% |
| | 3 | 13.4% | 9.0% | 8.1% | 6.9% | 6.1% |
| | 4 | 24.6% | 21.1% | 20.3% | 19.3% | 18.7% |
| | 5 | 28.6% | 25.2% | 24.4% | 23.4% | 22.9% |

Source: Adams Integra, August 2012

**Graph 155a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Medium Density
Flats Only Schemes**

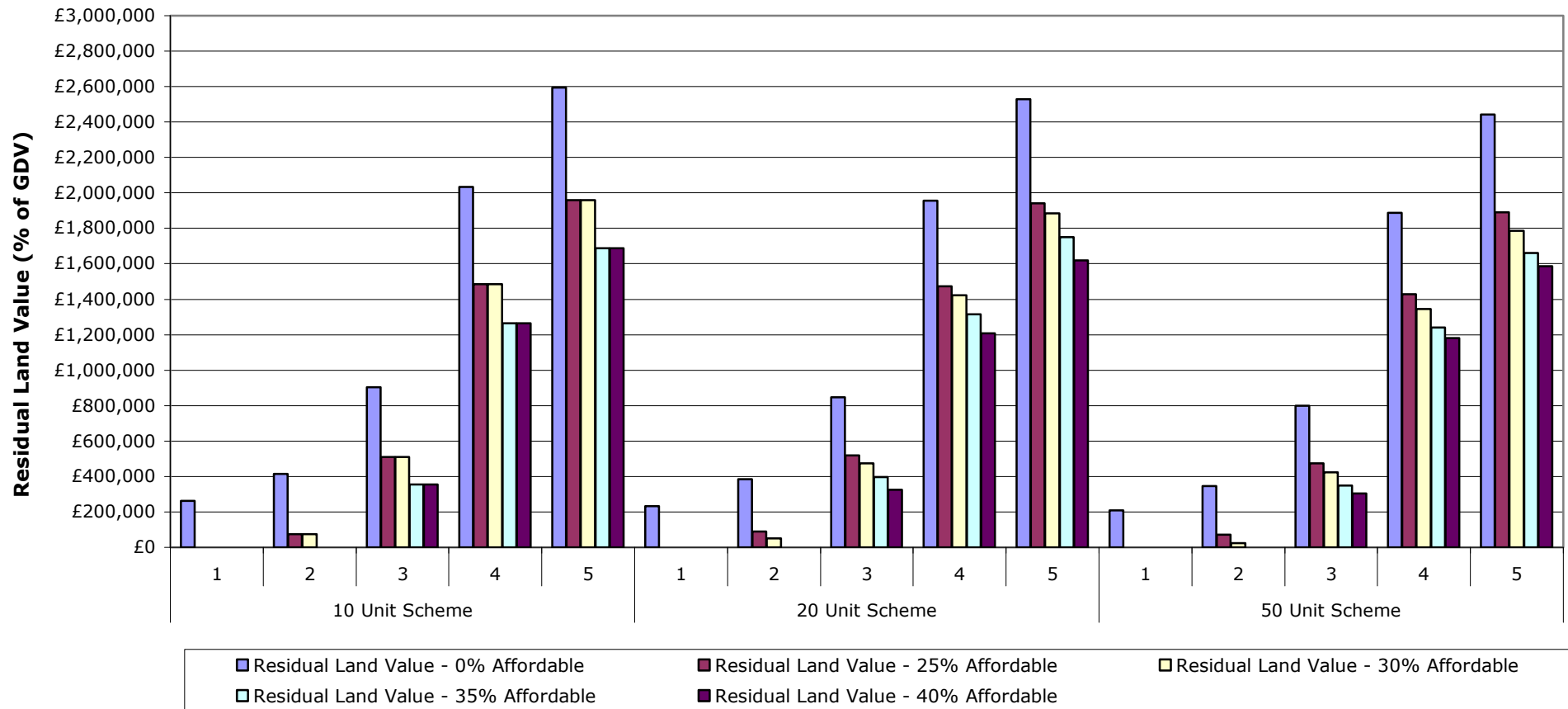


**Table 155b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £261,600 | £0 | £0 | £0 | £0 |
| | 2 | £414,831 | £75,494 | £75,494 | £0 | £0 |
| | 3 | £902,155 | £510,622 | £510,622 | £355,444 | £355,444 |
| | 4 | £2,034,569 | £1,486,215 | £1,486,215 | £1,264,123 | £1,264,123 |
| | 5 | £2,595,577 | £1,960,030 | £1,960,030 | £1,686,756 | £1,686,756 |
| 20 Unit Scheme | 1 | £233,364 | £0 | £0 | £0 | £0 |
| | 2 | £384,048 | £90,558 | £50,351 | £0 | £0 |
| | 3 | £846,067 | £517,415 | £473,465 | £397,929 | £325,648 |
| | 4 | £1,957,195 | £1,474,205 | £1,423,513 | £1,315,439 | £1,207,364 |
| | 5 | £2,529,505 | £1,941,116 | £1,884,650 | £1,751,669 | £1,618,689 |
| 50 Unit Scheme | 1 | £208,293 | £0 | £0 | £0 | £0 |
| | 2 | £346,131 | £72,784 | £23,554 | £0 | £0 |
| | 3 | £798,020 | £475,488 | £422,900 | £348,620 | £303,110 |
| | 4 | £1,886,325 | £1,429,394 | £1,345,370 | £1,241,640 | £1,179,923 |
| | 5 | £2,442,513 | £1,889,467 | £1,786,080 | £1,660,742 | £1,587,098 |

Source: Adams Integra, August 2012

**Graph 155b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable
Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Medium Density
Flats Only Schemes**

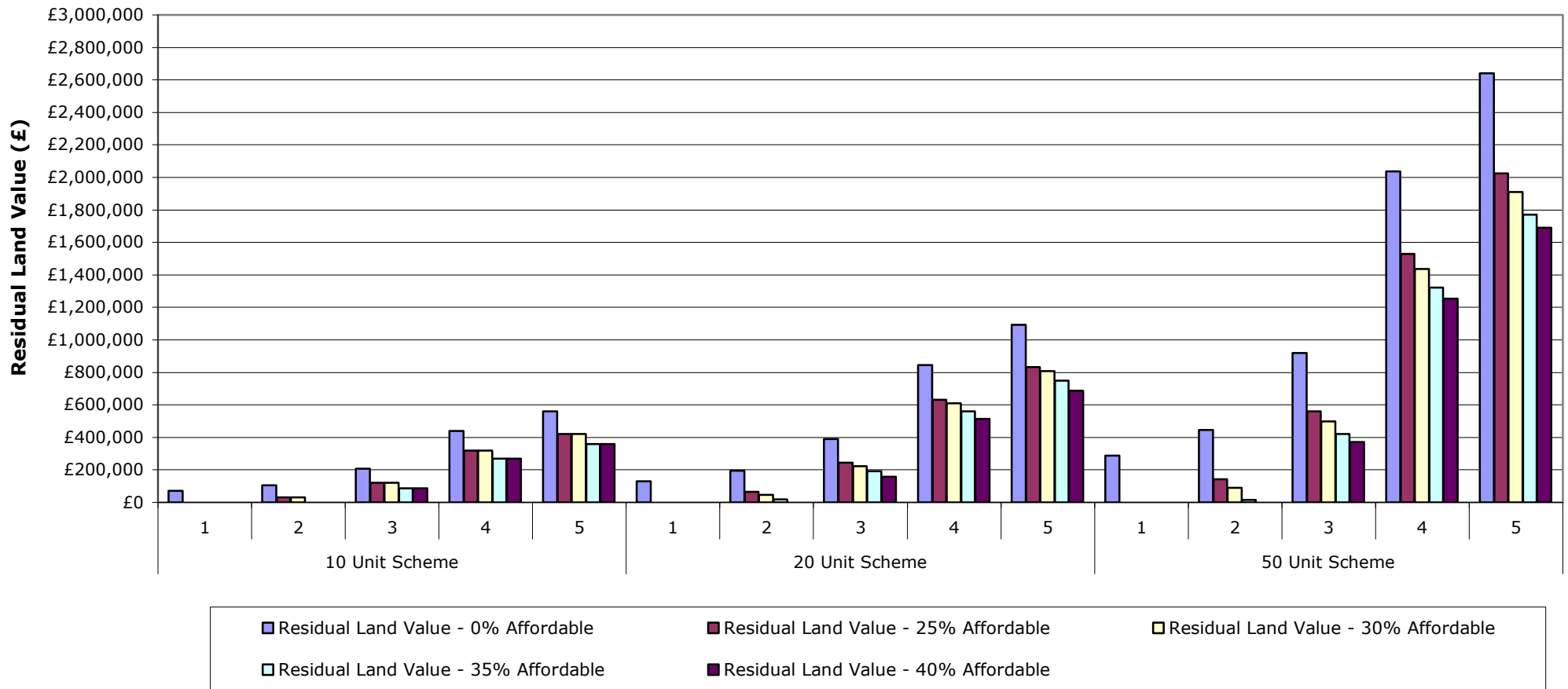


**Table 156: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £70,985 | £0 | £0 | £0 | £0 |
| | 2 | £104,898 | £29,489 | £29,489 | £871 | £871 |
| | 3 | £207,389 | £120,452 | £120,452 | £85,967 | £85,967 |
| | 4 | £439,566 | £317,709 | £317,709 | £268,355 | £268,355 |
| | 5 | £561,011 | £419,614 | £419,614 | £358,886 | £358,886 |
| 20 Unit Scheme | 1 | £129,240 | £1,052 | £0 | £0 | £0 |
| | 2 | £193,979 | £65,498 | £47,628 | £19,485 | £0 |
| | 3 | £389,585 | £243,797 | £224,263 | £190,692 | £158,707 |
| | 4 | £845,652 | £630,990 | £608,460 | £560,427 | £512,394 |
| | 5 | £1,093,417 | £831,911 | £806,815 | £747,713 | £688,610 |
| 50 Unit Scheme | 1 | £287,879 | £0 | £0 | £0 | £0 |
| | 2 | £445,064 | £143,215 | £88,516 | £16,450 | £0 |
| | 3 | £920,240 | £561,871 | £498,596 | £421,256 | £370,690 |
| | 4 | £2,038,048 | £1,530,348 | £1,436,987 | £1,321,732 | £1,253,157 |
| | 5 | £2,640,013 | £2,025,518 | £1,910,643 | £1,771,378 | £1,689,552 |

Source: Adams Integra, August 2012

**Graph 156: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
High Density
Flats Only Schemes**

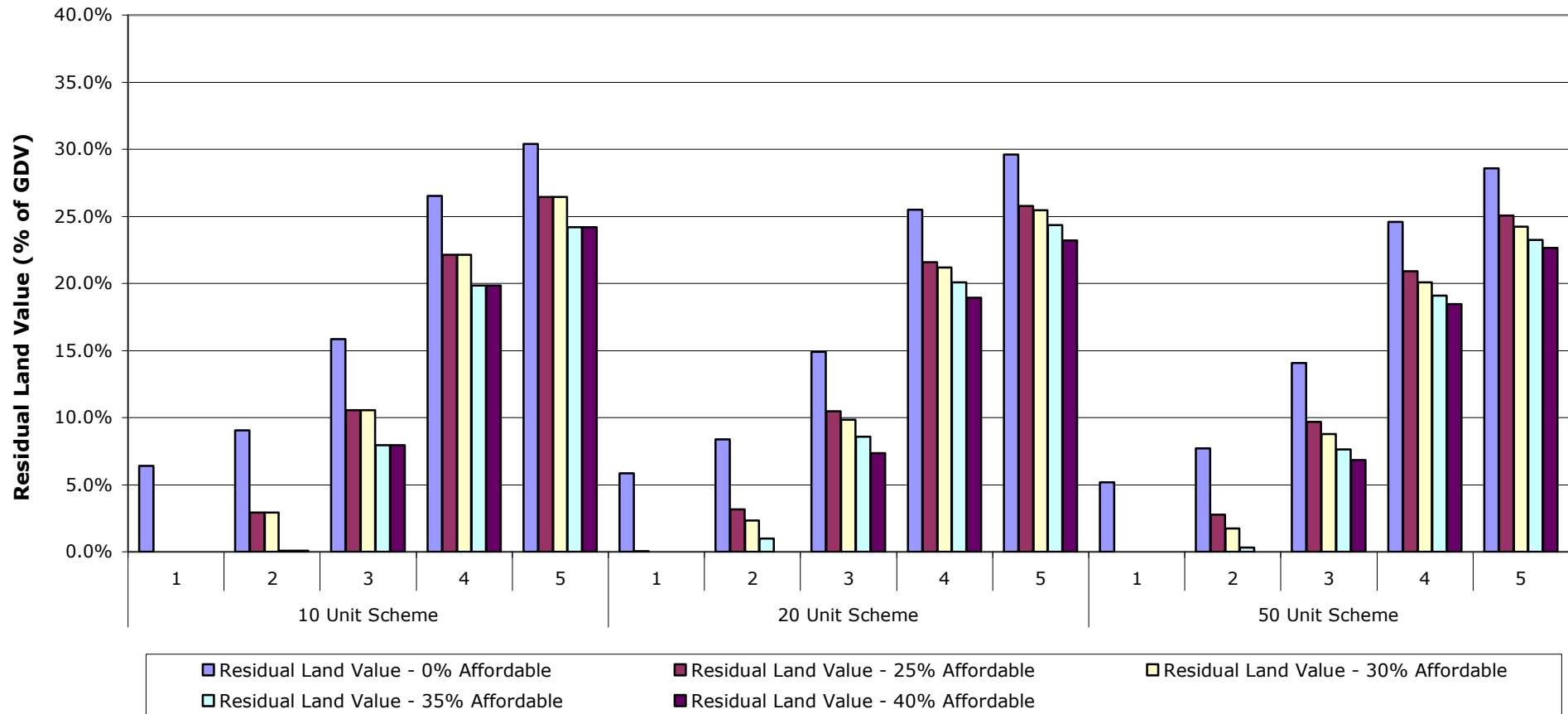


**Table 156a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 6.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 9.1% | 2.9% | 2.9% | 0.1% | 0.1% |
| | 3 | 15.9% | 10.6% | 10.6% | 8.0% | 8.0% |
| | 4 | 26.5% | 22.1% | 22.1% | 19.9% | 19.9% |
| | 5 | 30.4% | 26.5% | 26.5% | 24.2% | 24.2% |
| 20 Unit Scheme | 1 | 5.8% | 0.1% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.4% | 3.2% | 2.4% | 1.0% | 0.0% |
| | 3 | 14.9% | 10.5% | 9.8% | 8.6% | 7.3% |
| | 4 | 25.5% | 21.6% | 21.2% | 20.1% | 19.0% |
| | 5 | 29.6% | 25.8% | 25.4% | 24.4% | 23.2% |
| 50 Unit Scheme | 1 | 5.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.7% | 2.8% | 1.8% | 0.3% | 0.0% |
| | 3 | 14.1% | 9.7% | 8.8% | 7.6% | 6.8% |
| | 4 | 24.6% | 20.9% | 20.1% | 19.1% | 18.4% |
| | 5 | 28.6% | 25.0% | 24.2% | 23.2% | 22.6% |

Source: Adams Integra, August 2012

**Graph 156a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
High Density
Flats Only Schemes**

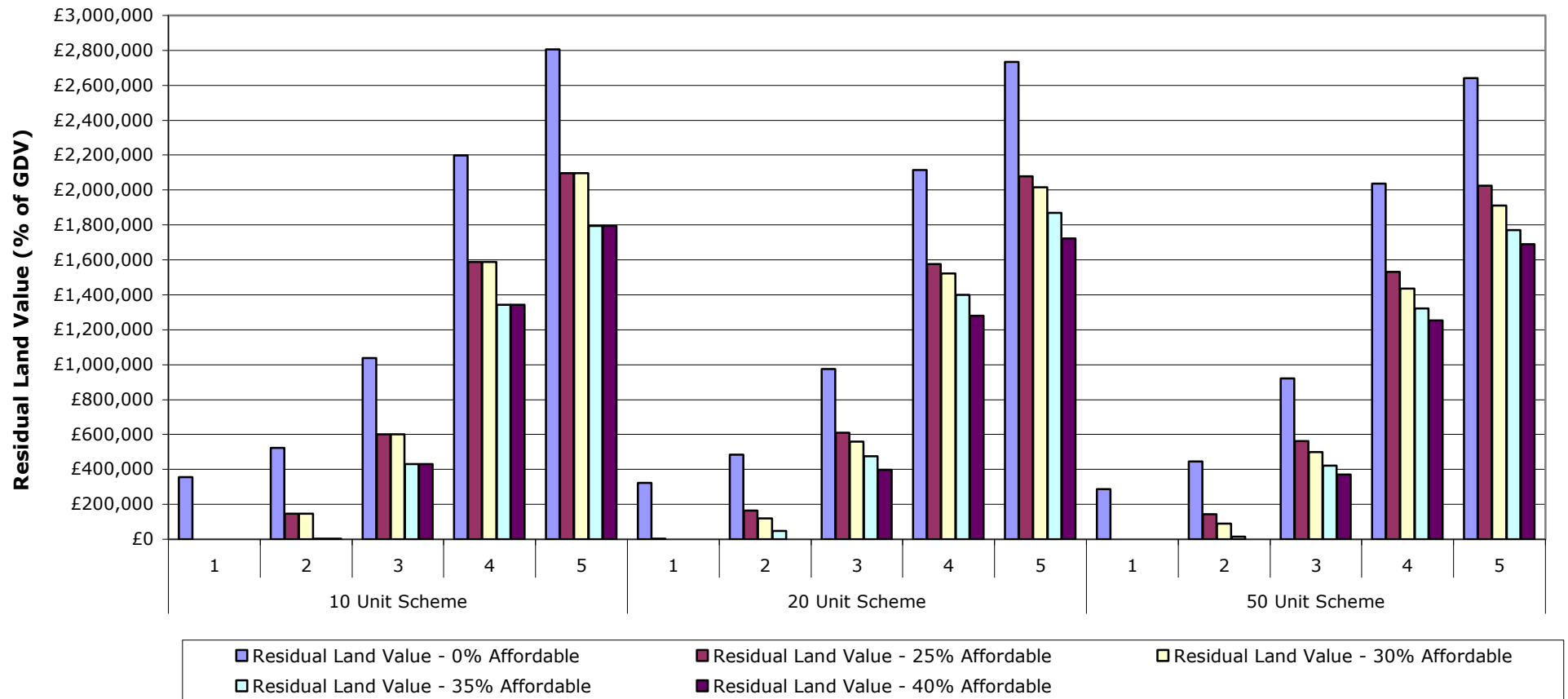


**Table 156b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £354,926 | £0 | £0 | £0 | £0 |
| | 2 | £524,488 | £147,447 | £147,447 | £4,356 | £4,356 |
| | 3 | £1,036,945 | £602,258 | £602,258 | £429,837 | £429,837 |
| | 4 | £2,197,829 | £1,588,546 | £1,588,546 | £1,341,777 | £1,341,777 |
| | 5 | £2,805,053 | £2,098,068 | £2,098,068 | £1,794,430 | £1,794,430 |
| 20 Unit Scheme | 1 | £323,101 | £2,629 | £0 | £0 | £0 |
| | 2 | £484,946 | £163,744 | £119,070 | £48,714 | £0 |
| | 3 | £973,962 | £609,492 | £560,659 | £476,729 | £396,767 |
| | 4 | £2,114,130 | £1,577,474 | £1,521,150 | £1,401,067 | £1,280,985 |
| | 5 | £2,733,543 | £2,079,778 | £2,017,038 | £1,869,281 | £1,721,525 |
| 50 Unit Scheme | 1 | £287,879 | £0 | £0 | £0 | £0 |
| | 2 | £445,064 | £143,215 | £88,516 | £16,450 | £0 |
| | 3 | £920,240 | £561,871 | £498,596 | £421,256 | £370,690 |
| | 4 | £2,038,048 | £1,530,348 | £1,436,987 | £1,321,732 | £1,253,157 |
| | 5 | £2,640,013 | £2,025,518 | £1,910,643 | £1,771,378 | £1,689,552 |

Source: Adams Integra, August 2012

**Graph 156b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
High Density
Flats Only Schemes**

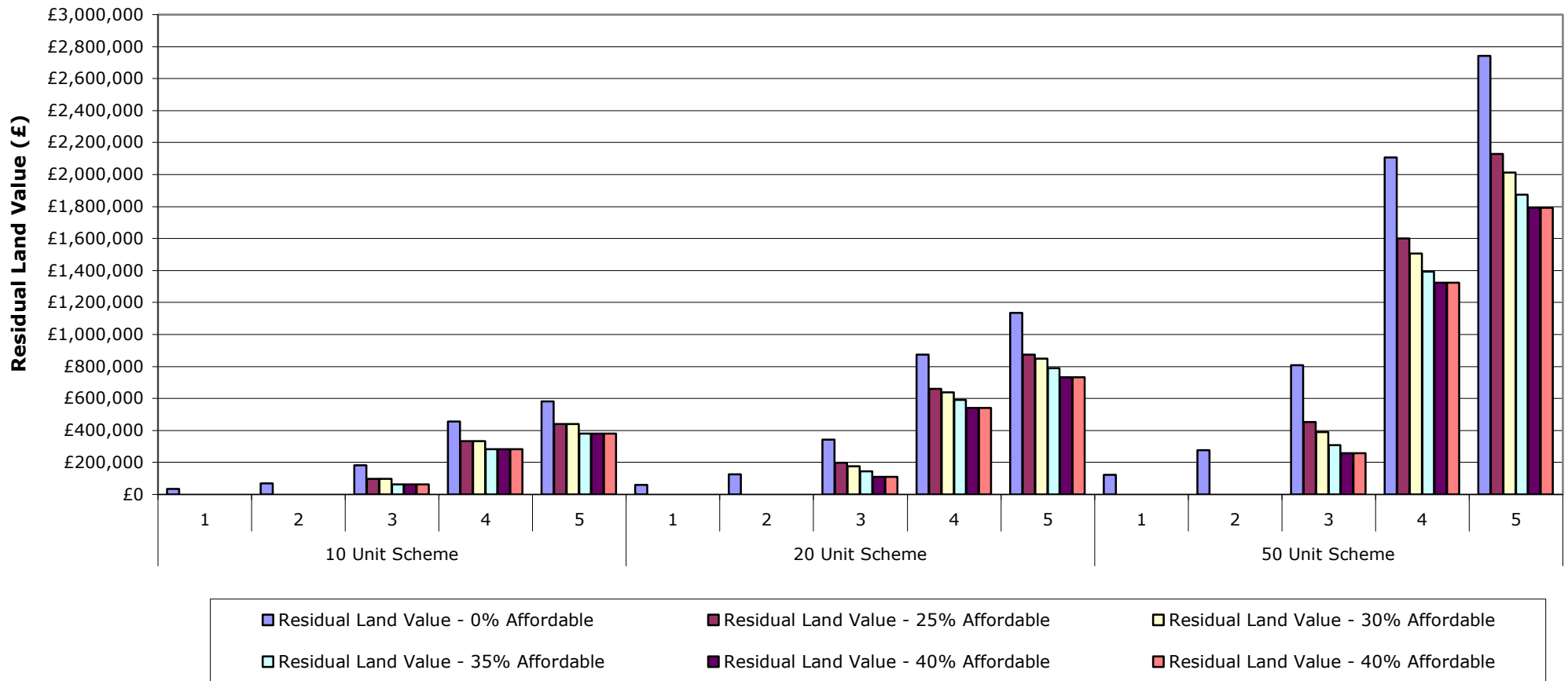


**Table 157: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £35,282 | £0 | £0 | £0 | £0 |
| | 2 | £69,472 | £0 | £0 | £0 | £0 |
| | 3 | £183,669 | £96,492 | £96,492 | £62,008 | £62,008 |
| | 4 | £454,988 | £333,131 | £333,131 | £283,777 | £283,777 |
| | 5 | £582,979 | £441,811 | £441,811 | £381,084 | £381,084 |
| 20 Unit Scheme | 1 | £58,527 | £0 | £0 | £0 | £0 |
| | 2 | £125,771 | £0 | £0 | £0 | £0 |
| | 3 | £343,398 | £196,657 | £177,124 | £145,002 | £111,091 |
| | 4 | £875,197 | £660,535 | £638,005 | £589,972 | £541,939 |
| | 5 | £1,136,151 | £874,645 | £849,549 | £790,446 | £731,344 |
| 50 Unit Scheme | 1 | £122,983 | £0 | £0 | £0 | £0 |
| | 2 | £277,767 | £0 | £0 | £0 | £0 |
| | 3 | £807,266 | £453,573 | £389,639 | £307,105 | £256,539 |
| | 4 | £2,107,914 | £1,600,213 | £1,506,853 | £1,391,597 | £1,323,022 |
| | 5 | £2,741,922 | £2,127,427 | £2,012,552 | £1,873,287 | £1,791,460 |

Source: Adams Integra, August 2012

**Graph 157: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
Low Density
Flats Only Schemes**

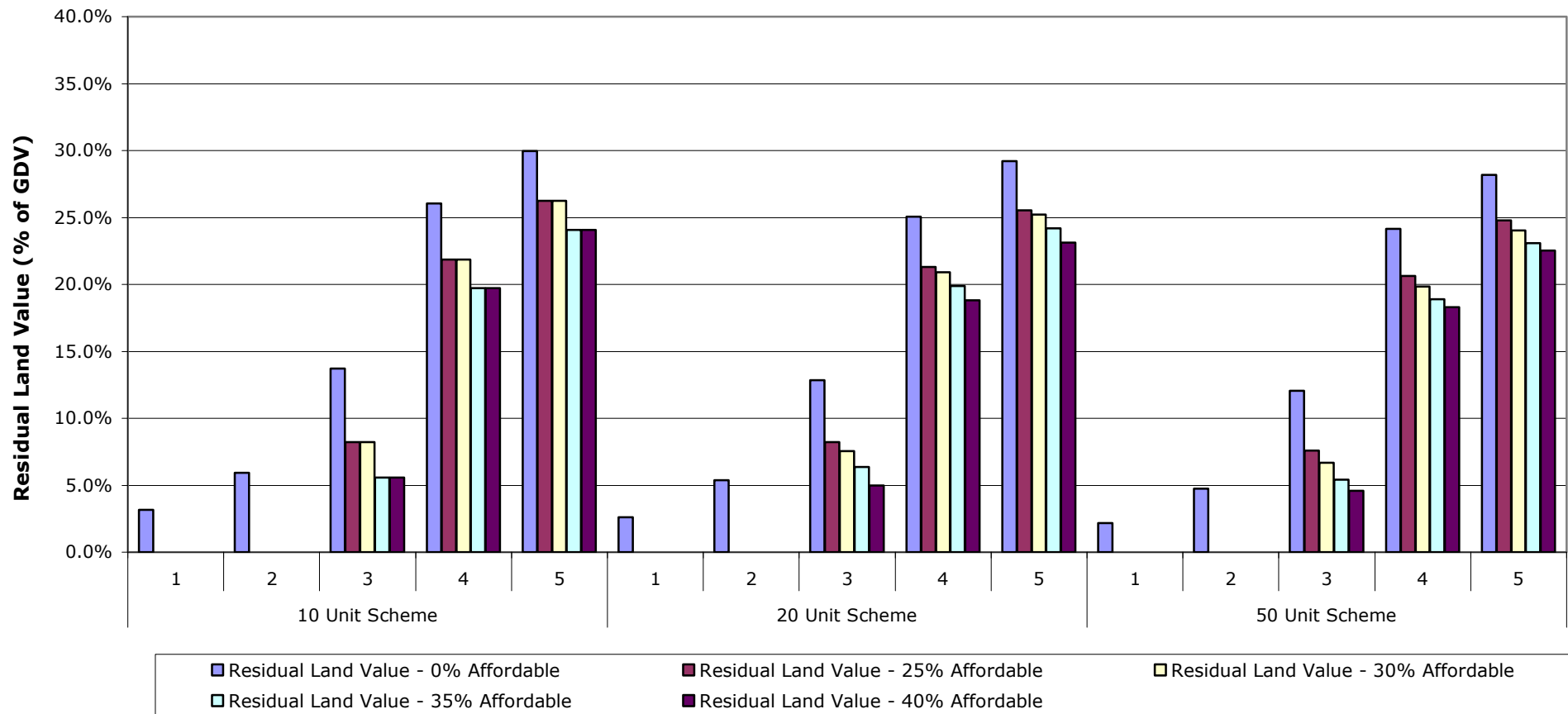


**Table 157a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 3.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 13.7% | 8.2% | 8.2% | 5.6% | 5.6% |
| | 4 | 26.1% | 21.8% | 21.8% | 19.7% | 19.7% |
| | 5 | 30.0% | 26.2% | 26.2% | 24.1% | 24.1% |
| 20 Unit Scheme | 1 | 2.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.8% | 8.2% | 7.6% | 6.4% | 5.0% |
| | 4 | 25.1% | 21.3% | 20.9% | 19.9% | 18.8% |
| | 5 | 29.2% | 25.5% | 25.2% | 24.2% | 23.1% |
| 50 Unit Scheme | 1 | 2.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.1% | 7.6% | 6.7% | 5.4% | 4.6% |
| | 4 | 24.1% | 20.6% | 19.8% | 18.9% | 18.3% |
| | 5 | 28.2% | 24.8% | 24.0% | 23.1% | 22.5% |

Source: Adams Integra, August 2012

**Graph 157a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 6
Low Density
Flats Only Schemes**

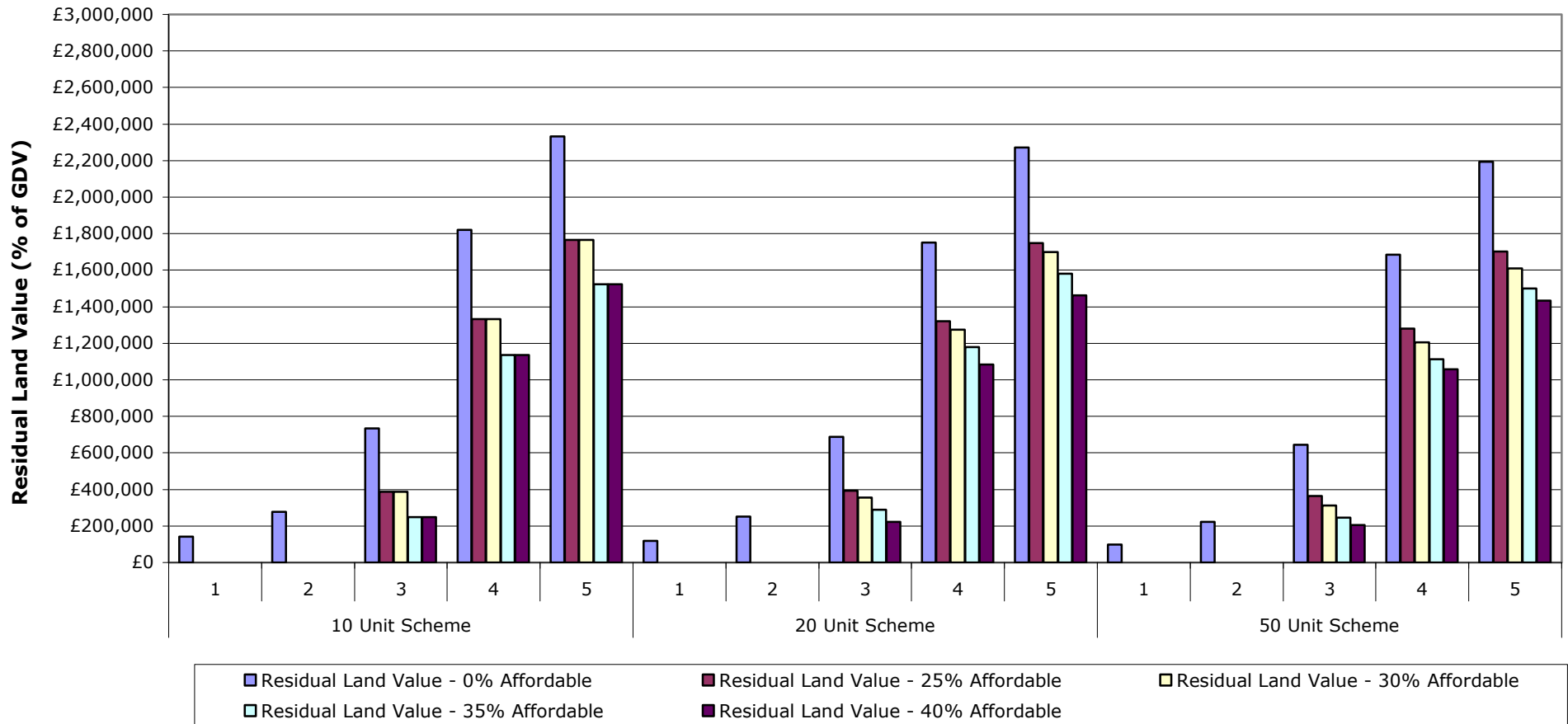


**Table 157b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £141,126 | £0 | £0 | £0 | £0 |
| | 2 | £277,887 | £0 | £0 | £0 | £0 |
| | 3 | £734,676 | £385,968 | £385,968 | £248,032 | £248,032 |
| | 4 | £1,819,950 | £1,332,524 | £1,332,524 | £1,135,109 | £1,135,109 |
| | 5 | £2,331,917 | £1,767,244 | £1,767,244 | £1,524,334 | £1,524,334 |
| 20 Unit Scheme | 1 | £117,054 | £0 | £0 | £0 | £0 |
| | 2 | £251,542 | £0 | £0 | £0 | £0 |
| | 3 | £686,795 | £393,315 | £354,248 | £290,005 | £222,183 |
| | 4 | £1,750,393 | £1,321,069 | £1,276,010 | £1,179,943 | £1,083,877 |
| | 5 | £2,272,302 | £1,749,290 | £1,699,098 | £1,580,893 | £1,462,688 |
| 50 Unit Scheme | 1 | £98,386 | £0 | £0 | £0 | £0 |
| | 2 | £222,213 | £0 | £0 | £0 | £0 |
| | 3 | £645,812 | £362,858 | £311,711 | £245,684 | £205,231 |
| | 4 | £1,686,331 | £1,280,170 | £1,205,482 | £1,113,278 | £1,058,418 |
| | 5 | £2,193,538 | £1,701,942 | £1,610,041 | £1,498,630 | £1,433,168 |

Source: Adams Integra, August 2012

**Graph 157b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
Low Density
Flats Only Schemes**

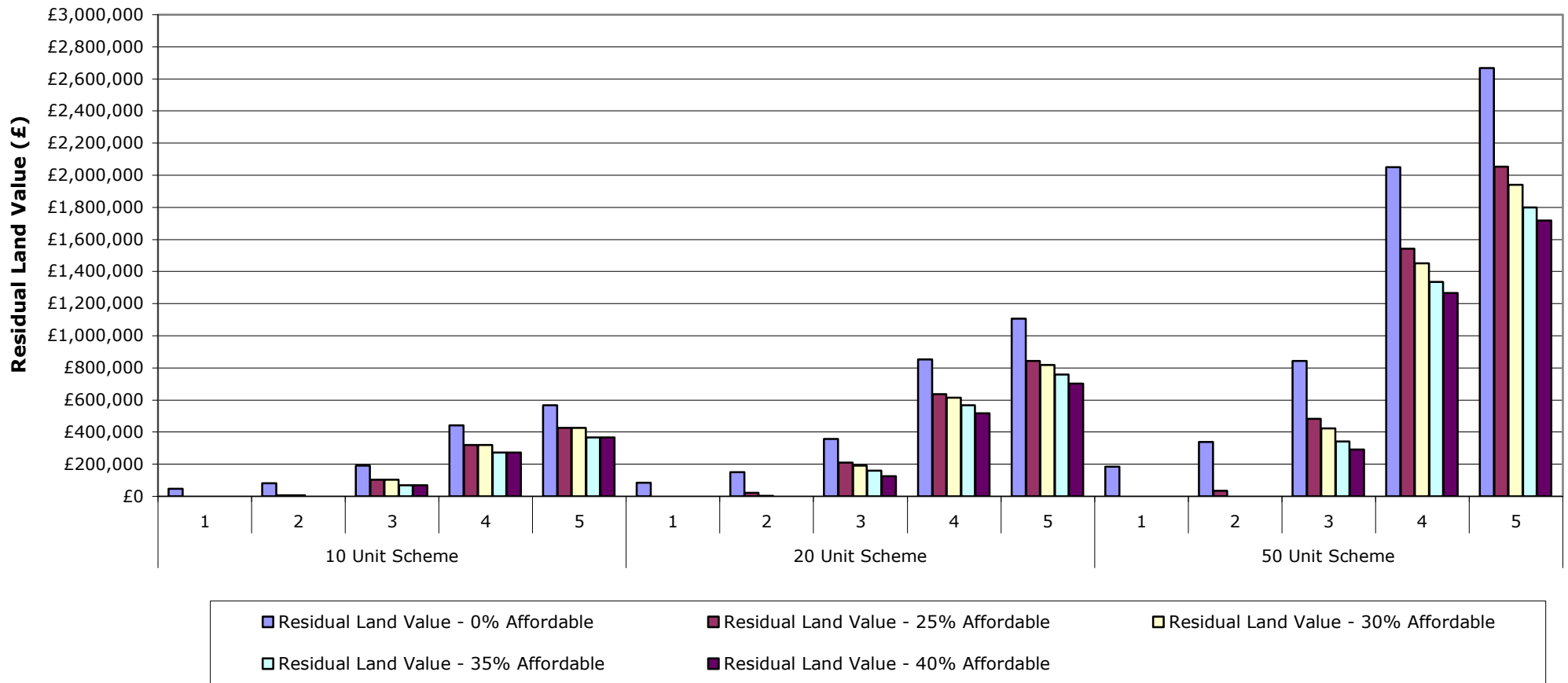


**Table 158: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £48,386 | £0 | £0 | £0 | £0 |
| | 2 | £82,438 | £7,029 | £7,029 | £0 | £0 |
| | 3 | £190,829 | £103,725 | £103,725 | £69,241 | £69,241 |
| | 4 | £442,672 | £320,815 | £320,815 | £271,462 | £271,462 |
| | 5 | £567,438 | £426,108 | £426,108 | £365,380 | £365,380 |
| 20 Unit Scheme | 1 | £84,547 | £0 | £0 | £0 | £0 |
| | 2 | £151,518 | £21,078 | £3,208 | £0 | £0 |
| | 3 | £357,435 | £210,984 | £191,451 | £159,474 | £125,563 |
| | 4 | £851,461 | £636,799 | £614,269 | £566,236 | £518,203 |
| | 5 | £1,105,821 | £844,315 | £819,219 | £760,116 | £701,014 |
| 50 Unit Scheme | 1 | £185,327 | £0 | £0 | £0 | £0 |
| | 2 | £339,412 | £34,296 | £0 | £0 | £0 |
| | 3 | £841,976 | £483,608 | £424,711 | £342,178 | £291,611 |
| | 4 | £2,051,205 | £1,543,504 | £1,450,144 | £1,334,888 | £1,266,313 |
| | 5 | £2,669,191 | £2,054,696 | £1,939,821 | £1,800,556 | £1,718,730 |

Source: Adams Integra, August 2012

Graph 158: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 3 Medium Density Flats Only Schemes

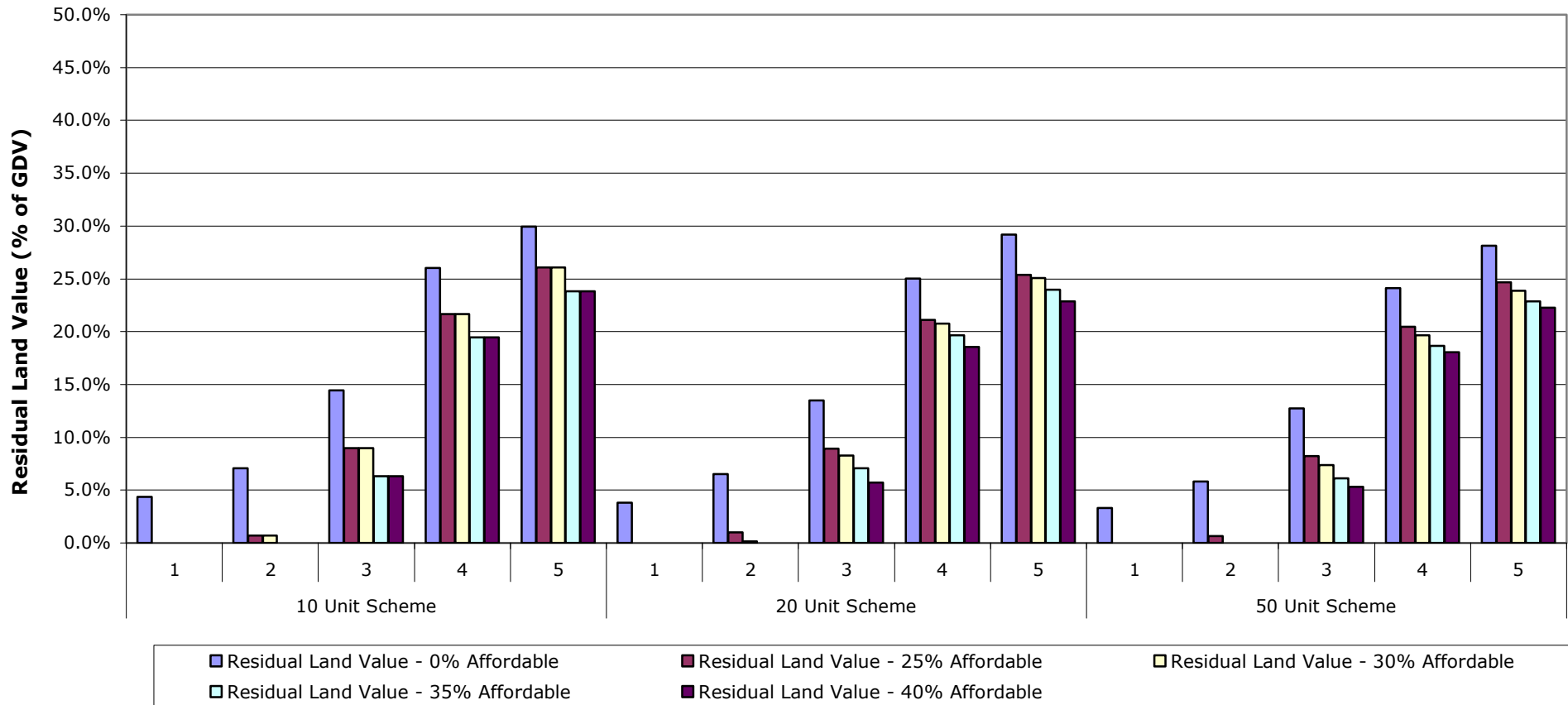


**Table 158a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 4.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.1% | 0.7% | 0.7% | 0.0% | 0.0% |
| | 3 | 14.4% | 9.0% | 9.0% | 6.3% | 6.3% |
| | 4 | 26.0% | 21.7% | 21.7% | 19.4% | 19.4% |
| | 5 | 29.9% | 26.1% | 26.1% | 23.8% | 23.8% |
| 20 Unit Scheme | 1 | 3.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.5% | 1.0% | 0.2% | 0.0% | 0.0% |
| | 3 | 13.5% | 9.0% | 8.3% | 7.1% | 5.7% |
| | 4 | 25.0% | 21.1% | 20.7% | 19.7% | 18.6% |
| | 5 | 29.2% | 25.4% | 25.1% | 24.0% | 22.9% |
| 50 Unit Scheme | 1 | 3.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.8% | 0.7% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.7% | 8.2% | 7.4% | 6.1% | 5.3% |
| | 4 | 24.1% | 20.5% | 19.7% | 18.7% | 18.1% |
| | 5 | 28.2% | 24.7% | 23.9% | 22.9% | 22.3% |

Source: Adams Integra, August 2012

**Graph 158a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
Medium Density
Flats Only Schemes**

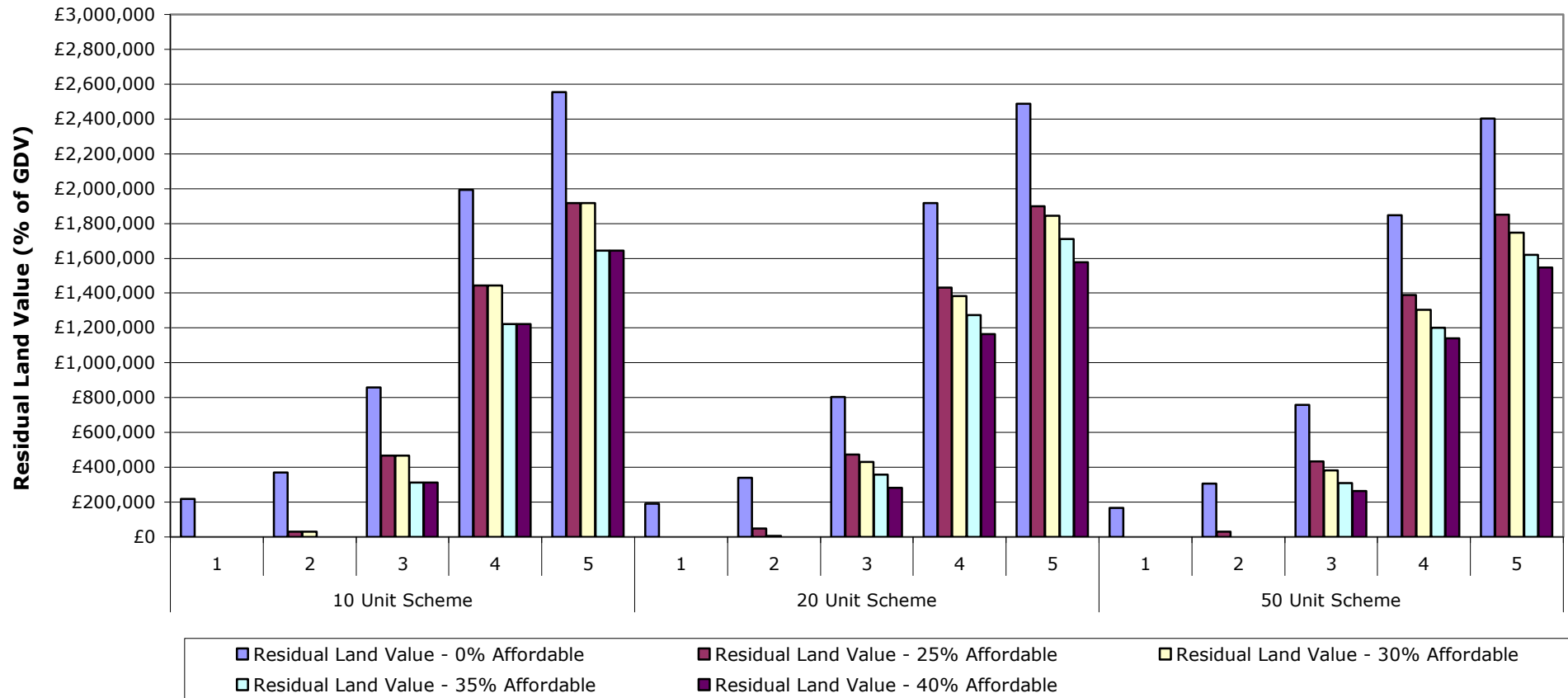


**Table 158b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £217,738 | £0 | £0 | £0 | £0 |
| | 2 | £370,969 | £31,632 | £31,632 | £0 | £0 |
| | 3 | £858,732 | £466,761 | £466,761 | £311,583 | £311,583 |
| | 4 | £1,992,024 | £1,443,669 | £1,443,669 | £1,221,577 | £1,221,577 |
| | 5 | £2,553,470 | £1,917,484 | £1,917,484 | £1,644,210 | £1,644,210 |
| 20 Unit Scheme | 1 | £190,231 | £0 | £0 | £0 | £0 |
| | 2 | £340,915 | £47,425 | £7,218 | £0 | £0 |
| | 3 | £804,228 | £474,714 | £430,764 | £358,816 | £282,516 |
| | 4 | £1,915,788 | £1,432,798 | £1,382,106 | £1,274,032 | £1,165,957 |
| | 5 | £2,488,097 | £1,899,709 | £1,843,243 | £1,710,262 | £1,577,281 |
| 50 Unit Scheme | 1 | £166,794 | £0 | £0 | £0 | £0 |
| | 2 | £305,471 | £30,866 | £0 | £0 | £0 |
| | 3 | £757,779 | £435,247 | £382,240 | £307,960 | £262,450 |
| | 4 | £1,846,084 | £1,389,153 | £1,305,129 | £1,201,400 | £1,139,682 |
| | 5 | £2,402,272 | £1,849,227 | £1,745,839 | £1,620,501 | £1,546,857 |

Source: Adams Integra, August 2012

**Graph 158b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
Medium Density
Flats Only Schemes**

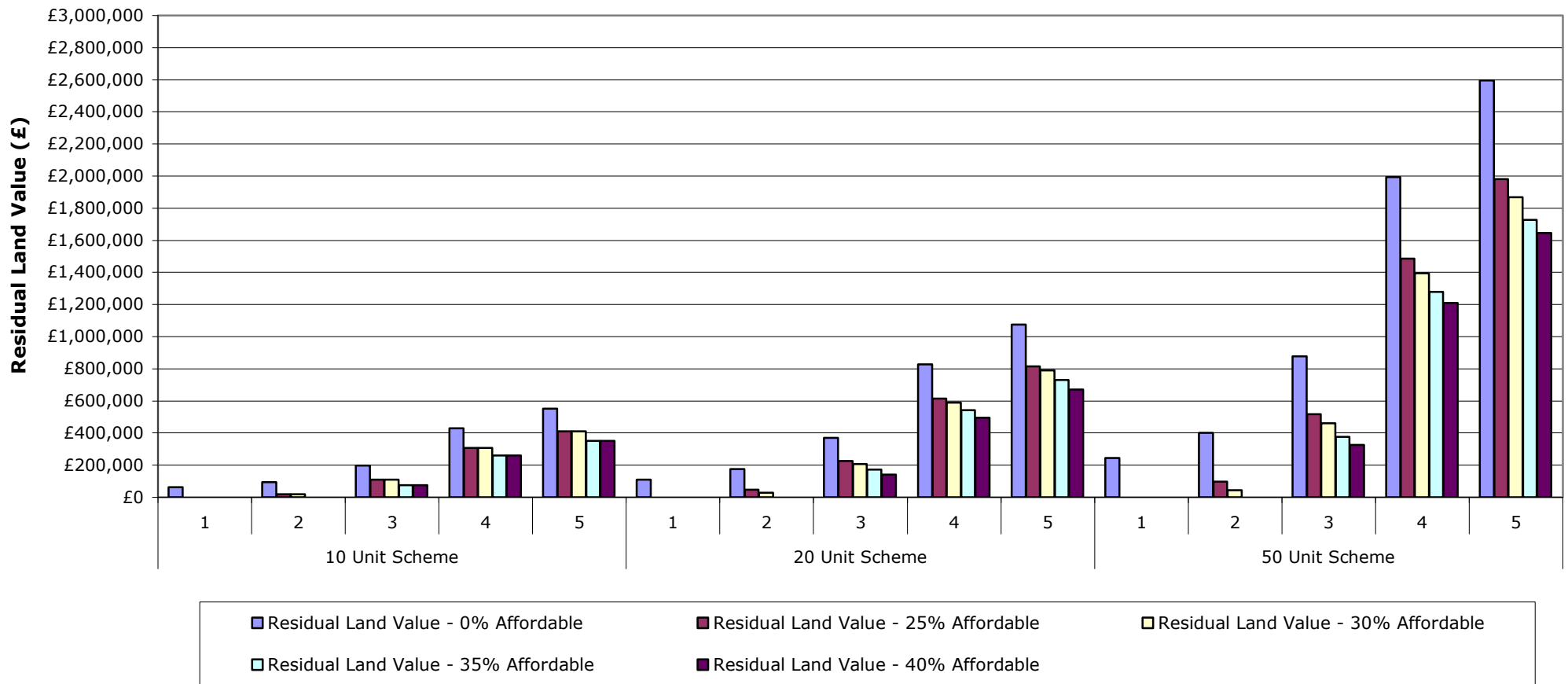


**Table 159: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £61,491 | £0 | £0 | £0 | £0 |
| | 2 | £95,403 | £19,995 | £19,995 | £0 | £0 |
| | 3 | £197,990 | £110,957 | £110,957 | £76,473 | £76,473 |
| | 4 | £430,356 | £308,500 | £308,500 | £259,146 | £259,146 |
| | 5 | £551,896 | £410,404 | £410,404 | £349,677 | £349,677 |
| 20 Unit Scheme | 1 | £110,567 | £0 | £0 | £0 | £0 |
| | 2 | £175,492 | £46,825 | £28,955 | £812 | £0 |
| | 3 | £371,472 | £225,311 | £205,777 | £173,945 | £140,034 |
| | 4 | £827,726 | £613,064 | £590,534 | £542,501 | £494,468 |
| | 5 | £1,075,491 | £813,985 | £788,889 | £729,786 | £670,684 |
| 50 Unit Scheme | 1 | £243,873 | £0 | £0 | £0 | £0 |
| | 2 | £401,058 | £97,848 | £43,148 | £0 | £0 |
| | 3 | £876,687 | £518,319 | £459,784 | £377,250 | £326,683 |
| | 4 | £1,994,496 | £1,486,795 | £1,393,435 | £1,278,179 | £1,209,604 |
| | 5 | £2,596,461 | £1,981,965 | £1,867,090 | £1,727,826 | £1,645,999 |

Source: Adams Integra, August 2012

**Graph 159: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
High Density
Flats Only Schemes**

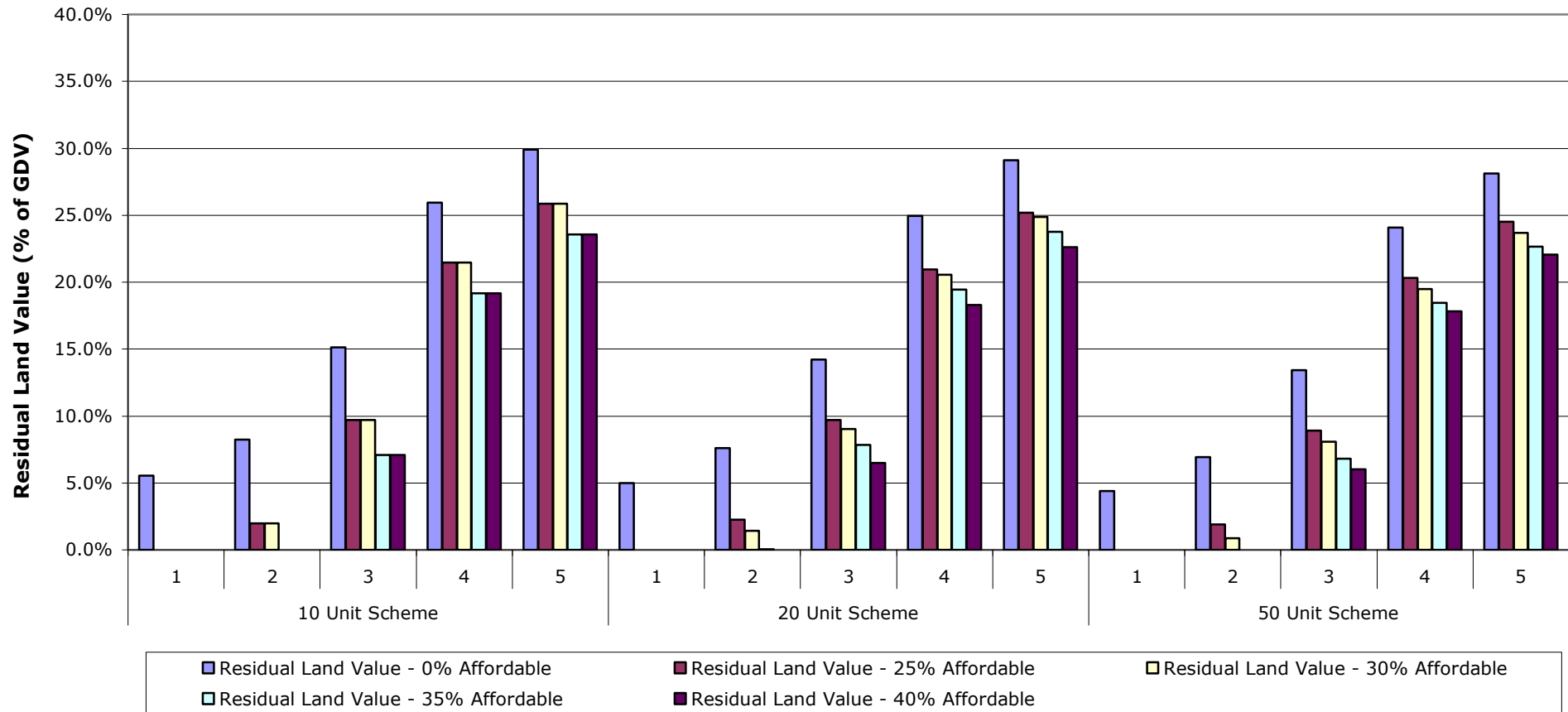


**Table 159a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 5.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.2% | 2.0% | 2.0% | 0.0% | 0.0% |
| | 3 | 15.1% | 9.7% | 9.7% | 7.1% | 7.1% |
| | 4 | 26.0% | 21.5% | 21.5% | 19.2% | 19.2% |
| | 5 | 29.9% | 25.9% | 25.9% | 23.6% | 23.6% |
| 20 Unit Scheme | 1 | 5.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.6% | 2.3% | 1.4% | 0.0% | 0.0% |
| | 3 | 14.2% | 9.7% | 9.0% | 7.8% | 6.5% |
| | 4 | 25.0% | 21.0% | 20.6% | 19.5% | 18.3% |
| | 5 | 29.1% | 25.2% | 24.9% | 23.8% | 22.6% |
| 50 Unit Scheme | 1 | 4.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.9% | 1.9% | 0.9% | 0.0% | 0.0% |
| | 3 | 13.4% | 8.9% | 8.1% | 6.8% | 6.0% |
| | 4 | 24.1% | 20.3% | 19.5% | 18.4% | 17.8% |
| | 5 | 28.1% | 24.5% | 23.7% | 22.7% | 22.1% |

Source: Adams Integra, August 2012

**Graph 159a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
High Density
Flats Only Schemes**

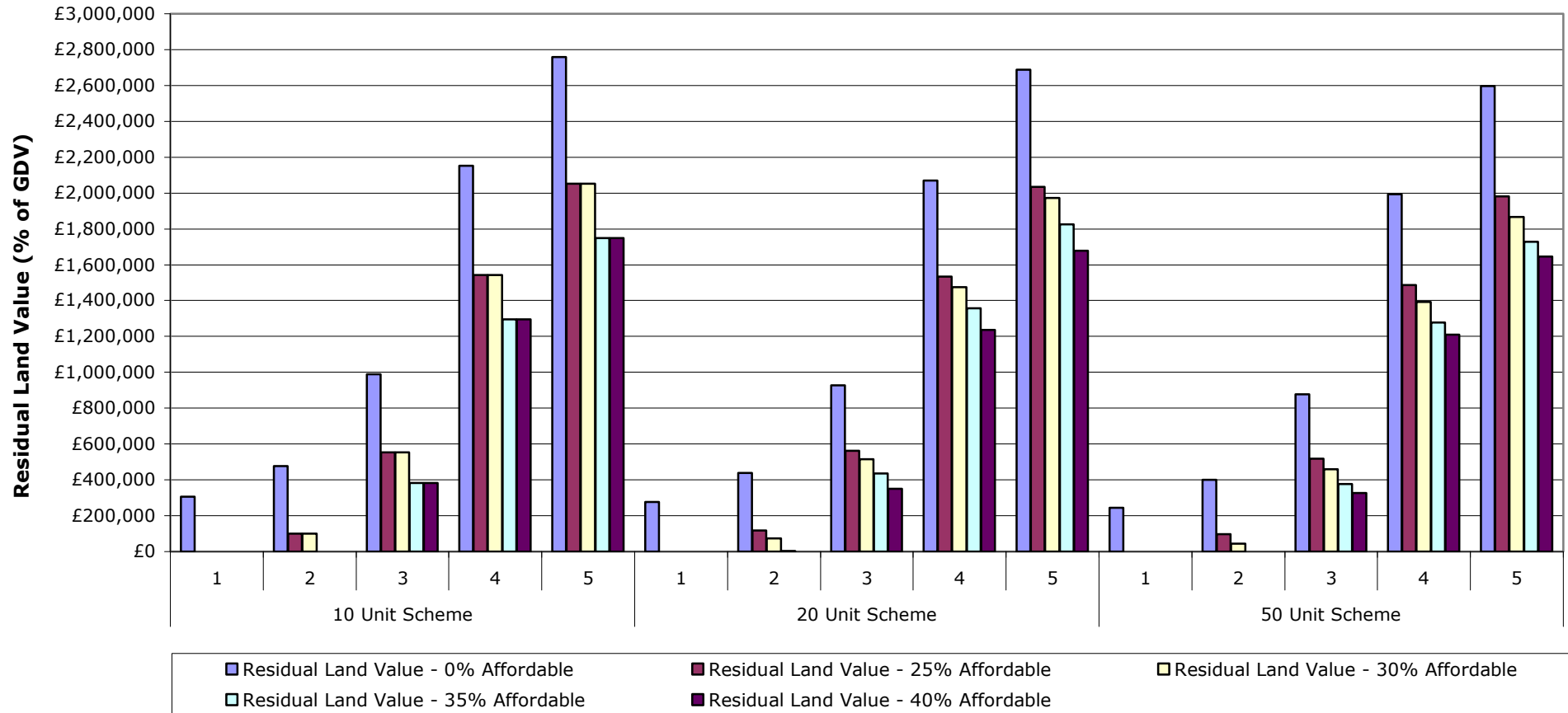


**Table 159b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £307,455 | £0 | £0 | £0 | £0 |
| | 2 | £477,017 | £99,976 | £99,976 | £0 | £0 |
| | 3 | £989,948 | £554,786 | £554,786 | £382,366 | £382,366 |
| | 4 | £2,151,782 | £1,542,499 | £1,542,499 | £1,295,730 | £1,295,730 |
| | 5 | £2,759,481 | £2,052,020 | £2,052,020 | £1,748,383 | £1,748,383 |
| 20 Unit Scheme | 1 | £276,419 | £0 | £0 | £0 | £0 |
| | 2 | £438,731 | £117,062 | £72,388 | £2,031 | £0 |
| | 3 | £928,680 | £563,276 | £514,443 | £434,862 | £350,085 |
| | 4 | £2,069,315 | £1,532,659 | £1,476,335 | £1,356,252 | £1,236,169 |
| | 5 | £2,688,728 | £2,034,963 | £1,972,222 | £1,824,466 | £1,676,710 |
| 50 Unit Scheme | 1 | £243,873 | £0 | £0 | £0 | £0 |
| | 2 | £401,058 | £97,848 | £43,148 | £0 | £0 |
| | 3 | £876,687 | £518,319 | £459,784 | £377,250 | £326,683 |
| | 4 | £1,994,496 | £1,486,795 | £1,393,435 | £1,278,179 | £1,209,604 |
| | 5 | £2,596,461 | £1,981,965 | £1,867,090 | £1,727,826 | £1,645,999 |

Source: Adams Integra, August 2012

**Graph 159b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
High Density
Flats Only Schemes**



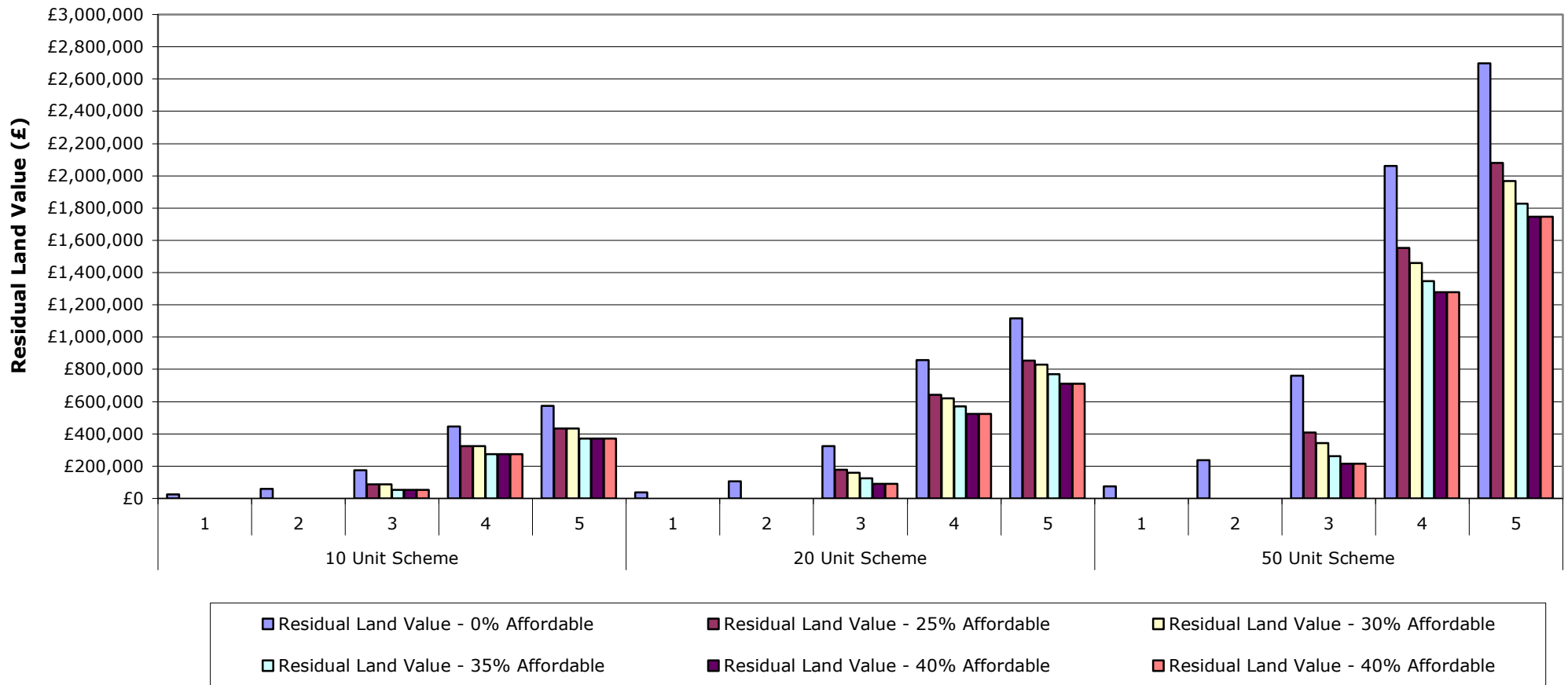
Appendix 6a-ii

**Table 160: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £25,282 | £0 | £0 | £0 | £0 |
| | 2 | £59,472 | £0 | £0 | £0 | £0 |
| | 3 | £173,769 | £86,492 | £86,492 | £52,008 | £52,008 |
| | 4 | £445,288 | £323,431 | £323,431 | £274,077 | £274,077 |
| | 5 | £573,380 | £432,111 | £432,111 | £371,384 | £371,384 |
| 20 Unit Scheme | 1 | £38,860 | £0 | £0 | £0 | £0 |
| | 2 | £106,104 | £0 | £0 | £0 | £0 |
| | 3 | £324,321 | £177,187 | £159,246 | £125,335 | £91,424 |
| | 4 | £856,316 | £641,654 | £619,125 | £571,091 | £523,058 |
| | 5 | £1,117,271 | £855,765 | £830,669 | £771,566 | £712,464 |
| 50 Unit Scheme | 1 | £75,200 | £0 | £0 | £0 | £0 |
| | 2 | £236,189 | £0 | £0 | £0 | £0 |
| | 3 | £761,394 | £407,224 | £343,290 | £260,756 | £214,523 |
| | 4 | £2,062,042 | £1,554,341 | £1,460,981 | £1,345,726 | £1,277,151 |
| | 5 | £2,696,051 | £2,081,556 | £1,966,681 | £1,827,416 | £1,745,589 |

Source: Adams Integra, August 2012

**Graph 160: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Low Density
Flats Only Schemes**

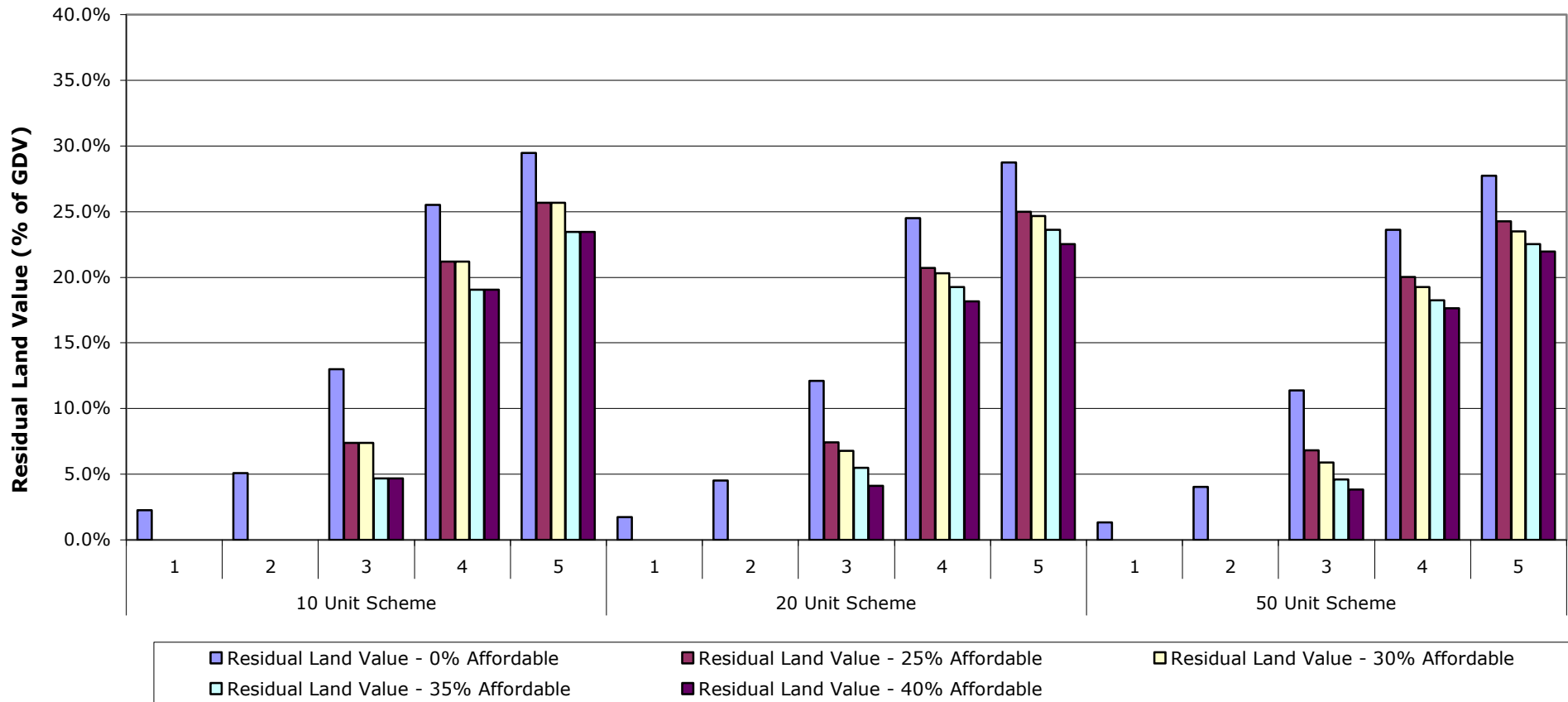


**Table 160a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 2.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 13.0% | 7.4% | 7.4% | 4.7% | 4.7% |
| | 4 | 25.5% | 21.2% | 21.2% | 19.0% | 19.0% |
| | 5 | 29.5% | 25.7% | 25.7% | 23.5% | 23.5% |
| 20 Unit Scheme | 1 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.1% | 7.4% | 6.8% | 5.5% | 4.1% |
| | 4 | 24.5% | 20.7% | 20.3% | 19.3% | 18.2% |
| | 5 | 28.7% | 25.0% | 24.7% | 23.6% | 22.5% |
| 50 Unit Scheme | 1 | 1.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.4% | 6.8% | 5.9% | 4.6% | 3.8% |
| | 4 | 23.6% | 20.0% | 19.2% | 18.3% | 17.7% |
| | 5 | 27.7% | 24.3% | 23.5% | 22.5% | 21.9% |

Source: Adams Integra, August 2012

**Graph 160a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Low Density
Flats Only Schemes**

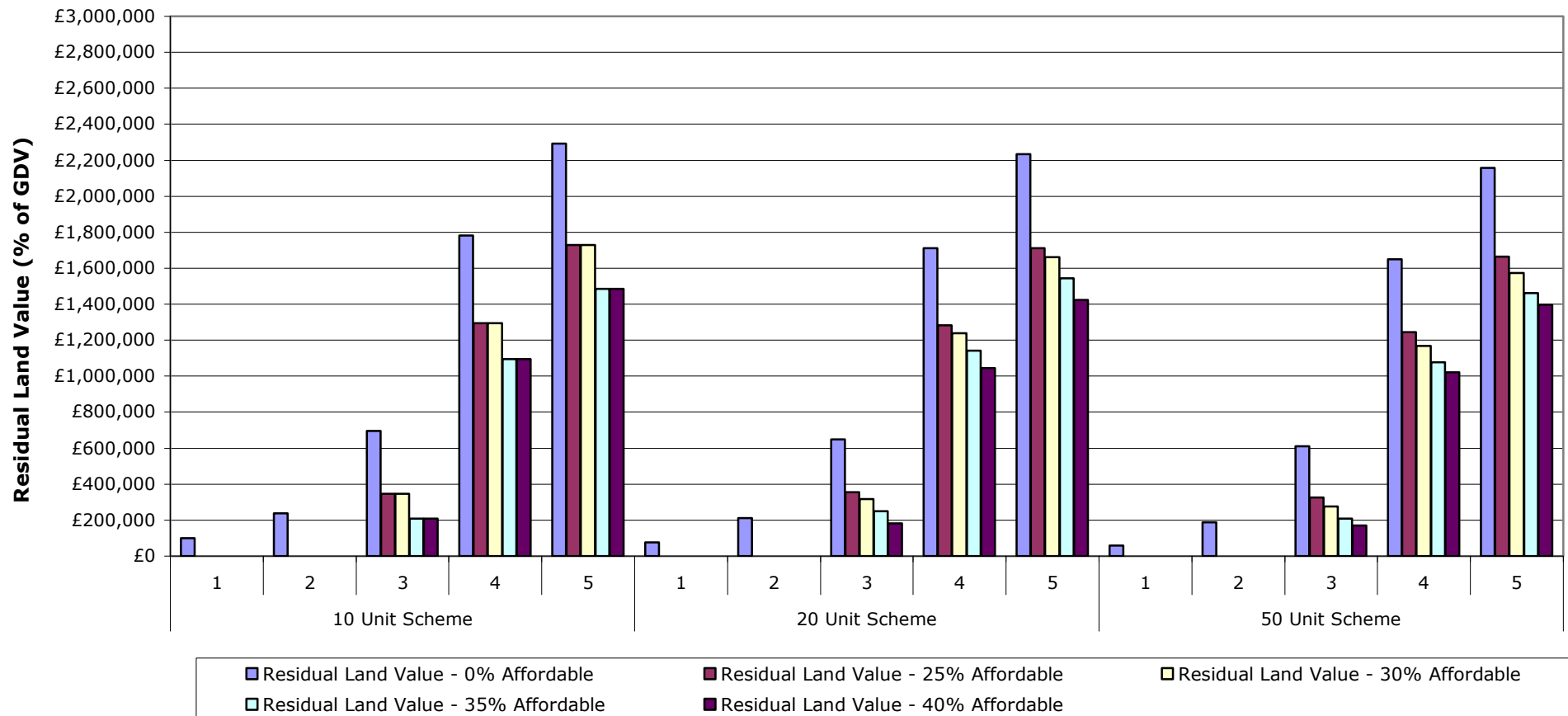


**Table 160b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £101,127 | £0 | £0 | £0 | £0 |
| | 2 | £237,889 | £0 | £0 | £0 | £0 |
| | 3 | £695,078 | £345,969 | £345,969 | £208,033 | £208,033 |
| | 4 | £1,781,151 | £1,293,725 | £1,293,725 | £1,096,310 | £1,096,310 |
| | 5 | £2,293,519 | £1,728,445 | £1,728,445 | £1,485,536 | £1,485,536 |
| 20 Unit Scheme | 1 | £77,720 | £0 | £0 | £0 | £0 |
| | 2 | £212,208 | £0 | £0 | £0 | £0 |
| | 3 | £648,641 | £354,374 | £318,492 | £250,671 | £182,849 |
| | 4 | £1,712,633 | £1,283,308 | £1,238,249 | £1,142,183 | £1,046,117 |
| | 5 | £2,234,541 | £1,711,529 | £1,661,337 | £1,543,132 | £1,424,927 |
| 50 Unit Scheme | 1 | £60,160 | £0 | £0 | £0 | £0 |
| | 2 | £188,951 | £0 | £0 | £0 | £0 |
| | 3 | £609,116 | £325,779 | £274,632 | £208,605 | £171,619 |
| | 4 | £1,649,634 | £1,243,473 | £1,168,785 | £1,076,581 | £1,021,721 |
| | 5 | £2,156,841 | £1,665,245 | £1,573,344 | £1,461,933 | £1,396,471 |

Source: Adams Integra, August 2012

**Graph 160b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Low Density
Flats Only Schemes**

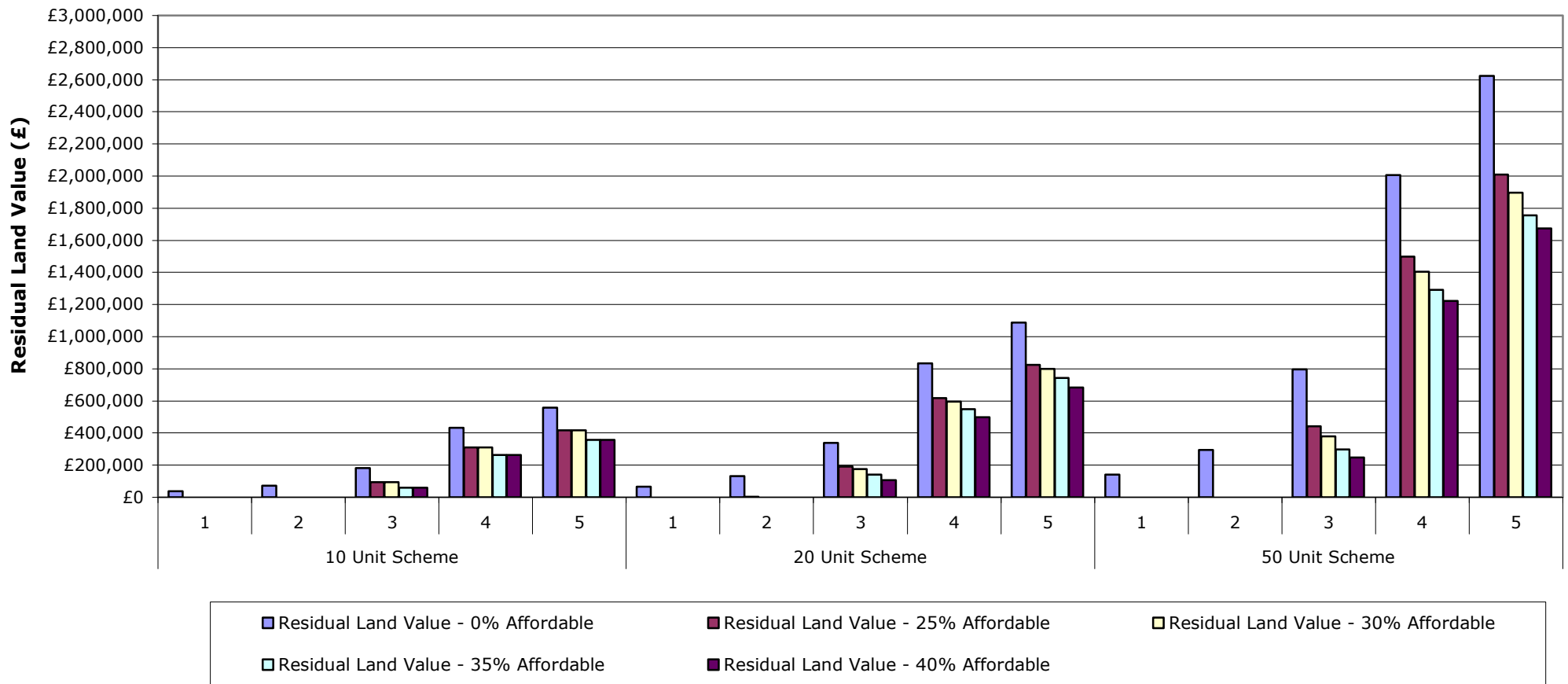


**Table 161: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £38,639 | £0 | £0 | £0 | £0 |
| | 2 | £72,691 | £0 | £0 | £0 | £0 |
| | 3 | £181,180 | £93,978 | £93,978 | £59,494 | £59,494 |
| | 4 | £433,217 | £311,361 | £311,361 | £262,007 | £262,007 |
| | 5 | £558,081 | £416,653 | £416,653 | £355,926 | £355,926 |
| 20 Unit Scheme | 1 | £65,377 | £0 | £0 | £0 | £0 |
| | 2 | £132,348 | £1,908 | £0 | £0 | £0 |
| | 3 | £338,840 | £192,006 | £174,214 | £140,304 | £106,393 |
| | 4 | £833,058 | £618,396 | £595,866 | £547,833 | £499,800 |
| | 5 | £1,087,418 | £825,912 | £800,816 | £741,713 | £682,611 |
| 50 Unit Scheme | 1 | £140,624 | £0 | £0 | £0 | £0 |
| | 2 | £294,234 | £0 | £0 | £0 | £0 |
| | 3 | £797,264 | £443,468 | £379,534 | £297,000 | £246,433 |
| | 4 | £2,006,493 | £1,498,792 | £1,405,432 | £1,290,176 | £1,221,601 |
| | 5 | £2,624,479 | £2,009,984 | £1,895,109 | £1,755,844 | £1,674,018 |

Source: Adams Integra, August 2012

Graph 161: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 3 Medium Density Flats Only Schemes

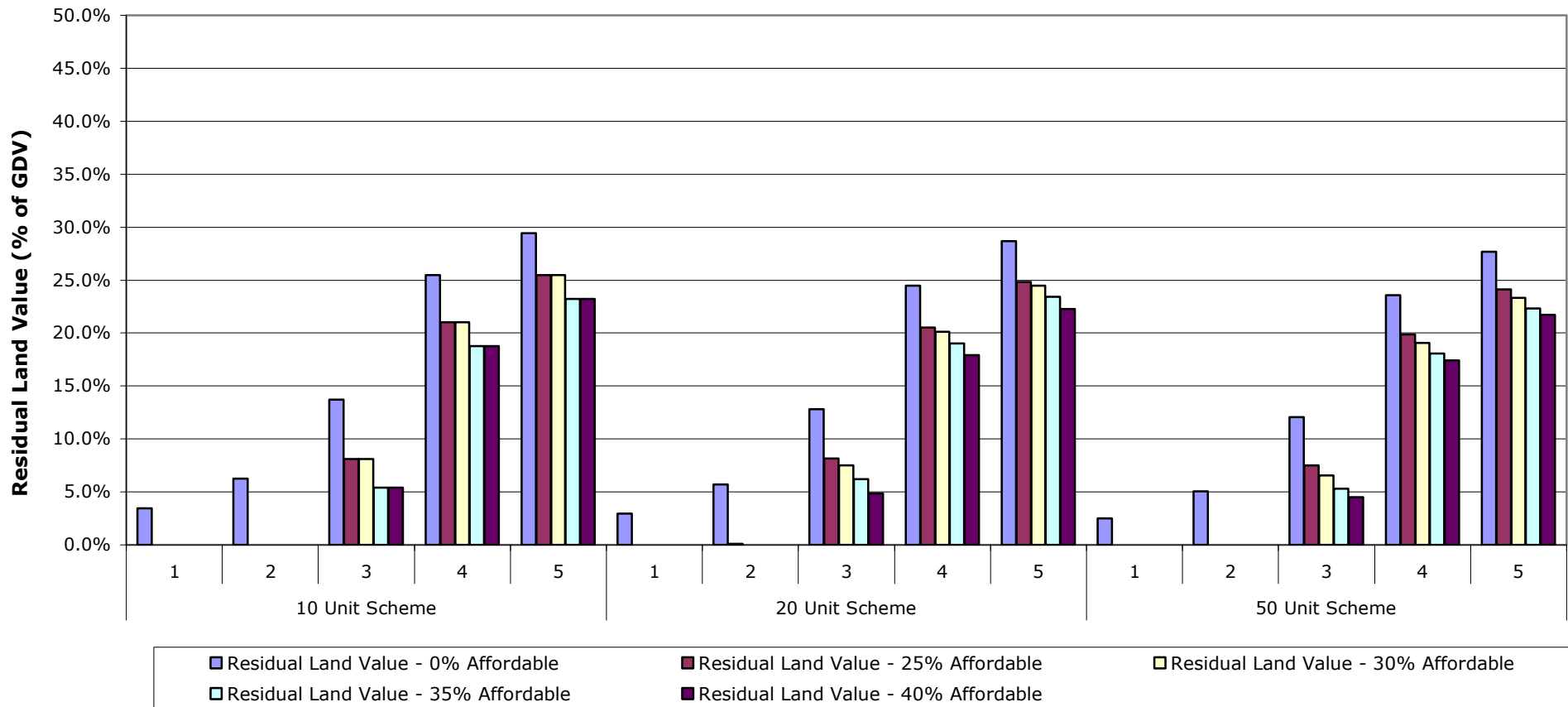


**Table 161a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 3.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 13.7% | 8.1% | 8.1% | 5.4% | 5.4% |
| | 4 | 25.5% | 21.0% | 21.0% | 18.8% | 18.8% |
| | 5 | 29.4% | 25.5% | 25.5% | 23.2% | 23.2% |
| 20 Unit Scheme | 1 | 2.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.7% | 0.1% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.8% | 8.1% | 7.5% | 6.2% | 4.9% |
| | 4 | 24.5% | 20.5% | 20.1% | 19.0% | 17.9% |
| | 5 | 28.7% | 24.8% | 24.5% | 23.4% | 22.3% |
| 50 Unit Scheme | 1 | 2.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.1% | 7.5% | 6.6% | 5.3% | 4.5% |
| | 4 | 23.6% | 19.9% | 19.1% | 18.0% | 17.4% |
| | 5 | 27.7% | 24.1% | 23.3% | 22.3% | 21.7% |

Source: Adams Integra, August 2012

**Graph 161a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Medium Density
Flats Only Schemes**

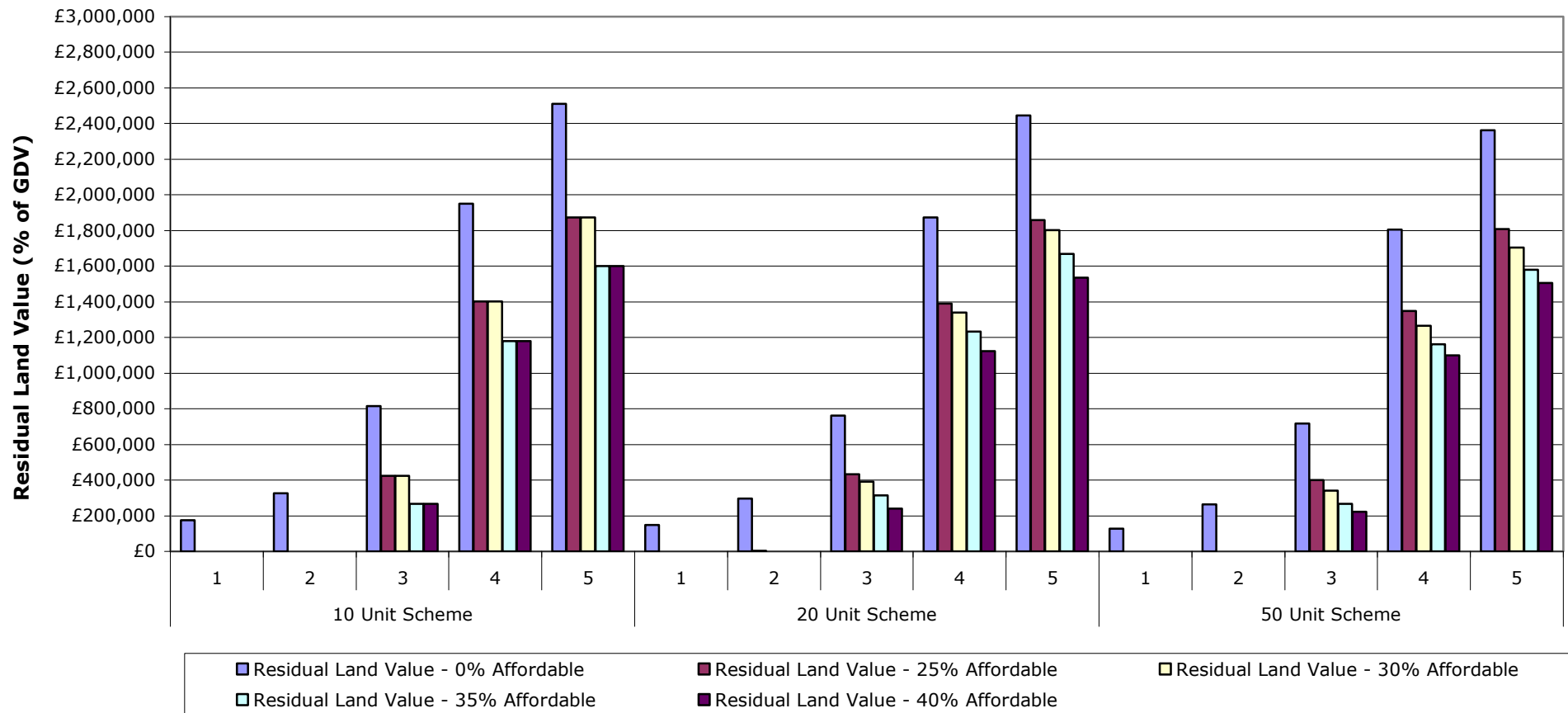


**Table 161b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £173,877 | £0 | £0 | £0 | £0 |
| | 2 | £327,108 | £0 | £0 | £0 | £0 |
| | 3 | £815,309 | £422,899 | £422,899 | £267,721 | £267,721 |
| | 4 | £1,949,478 | £1,401,123 | £1,401,123 | £1,179,032 | £1,179,032 |
| | 5 | £2,511,363 | £1,874,938 | £1,874,938 | £1,601,665 | £1,601,665 |
| 20 Unit Scheme | 1 | £147,099 | £0 | £0 | £0 | £0 |
| | 2 | £297,783 | £4,293 | £0 | £0 | £0 |
| | 3 | £762,390 | £432,013 | £391,983 | £315,683 | £239,383 |
| | 4 | £1,874,381 | £1,391,391 | £1,340,699 | £1,232,624 | £1,124,550 |
| | 5 | £2,446,690 | £1,858,302 | £1,801,835 | £1,668,855 | £1,535,874 |
| 50 Unit Scheme | 1 | £126,562 | £0 | £0 | £0 | £0 |
| | 2 | £264,811 | £0 | £0 | £0 | £0 |
| | 3 | £717,538 | £399,121 | £341,580 | £267,300 | £221,790 |
| | 4 | £1,805,843 | £1,348,913 | £1,264,888 | £1,161,159 | £1,099,441 |
| | 5 | £2,362,032 | £1,808,986 | £1,705,598 | £1,580,260 | £1,506,616 |

Source: Adams Integra, August 2012

**Graph 161b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Medium Density
Flats Only Schemes**

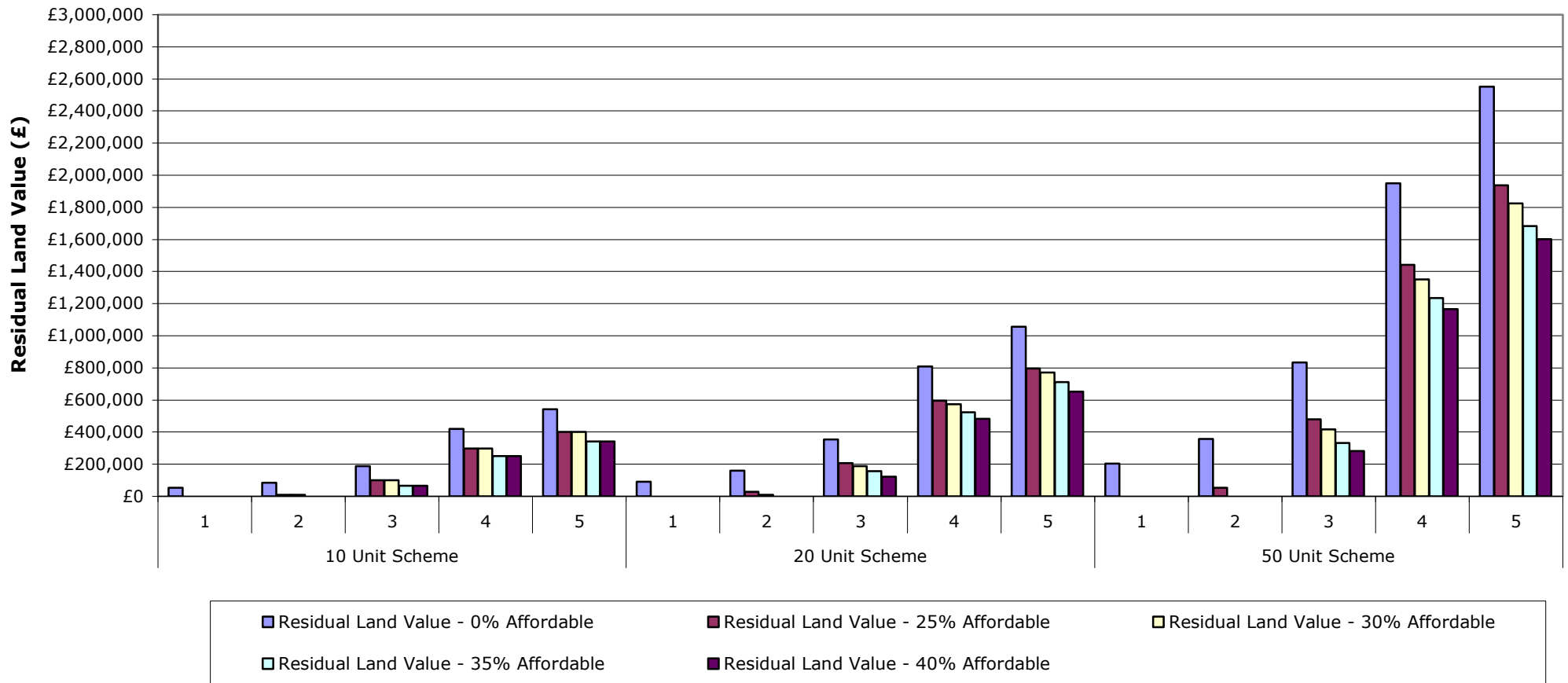


**Table 162: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £51,997 | £0 | £0 | £0 | £0 |
| | 2 | £85,909 | £10,501 | £10,501 | £0 | £0 |
| | 3 | £188,590 | £101,463 | £101,463 | £66,979 | £66,979 |
| | 4 | £421,147 | £299,290 | £299,290 | £249,937 | £249,937 |
| | 5 | £542,782 | £401,195 | £401,195 | £340,467 | £340,467 |
| 20 Unit Scheme | 1 | £91,894 | £0 | £0 | £0 | £0 |
| | 2 | £158,592 | £28,152 | £10,282 | £0 | £0 |
| | 3 | £353,359 | £206,824 | £187,291 | £155,272 | £121,361 |
| | 4 | £809,800 | £595,138 | £572,608 | £524,575 | £481,506 |
| | 5 | £1,057,565 | £796,059 | £770,963 | £711,860 | £652,758 |
| 50 Unit Scheme | 1 | £203,987 | £0 | £0 | £0 | £0 |
| | 2 | £357,051 | £52,480 | £0 | £0 | £0 |
| | 3 | £833,134 | £479,711 | £415,777 | £333,244 | £282,677 |
| | 4 | £1,950,943 | £1,443,242 | £1,349,882 | £1,234,627 | £1,166,052 |
| | 5 | £2,552,908 | £1,938,413 | £1,823,537 | £1,684,273 | £1,602,446 |

Source: Adams Integra, August 2012

**Graph 162: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
High Density
Flats Only Schemes**

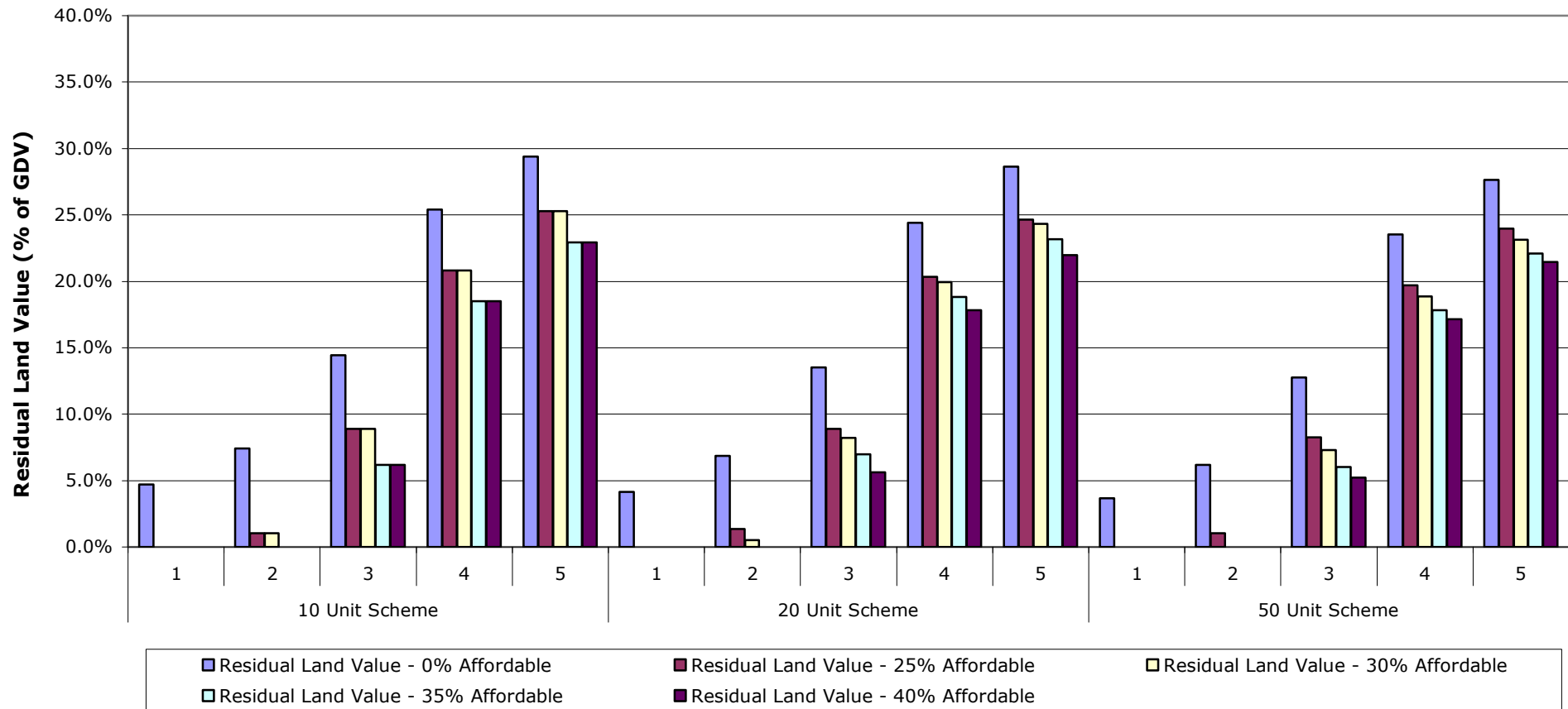


**Table 162a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 4.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.4% | 1.0% | 1.0% | 0.0% | 0.0% |
| | 3 | 14.4% | 8.9% | 8.9% | 6.2% | 6.2% |
| | 4 | 25.4% | 20.8% | 20.8% | 18.5% | 18.5% |
| | 5 | 29.4% | 25.3% | 25.3% | 22.9% | 22.9% |
| 20 Unit Scheme | 1 | 4.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.9% | 1.4% | 0.5% | 0.0% | 0.0% |
| | 3 | 13.5% | 8.9% | 8.2% | 7.0% | 5.6% |
| | 4 | 24.4% | 20.3% | 19.9% | 18.8% | 17.8% |
| | 5 | 28.6% | 24.7% | 24.3% | 23.2% | 22.0% |
| 50 Unit Scheme | 1 | 3.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.2% | 1.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.7% | 8.3% | 7.3% | 6.0% | 5.2% |
| | 4 | 23.5% | 19.7% | 18.9% | 17.8% | 17.2% |
| | 5 | 27.6% | 24.0% | 23.1% | 22.1% | 21.5% |

Source: Adams Integra, August 2012

**Graph 162a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
High Density
Flats Only Schemes**

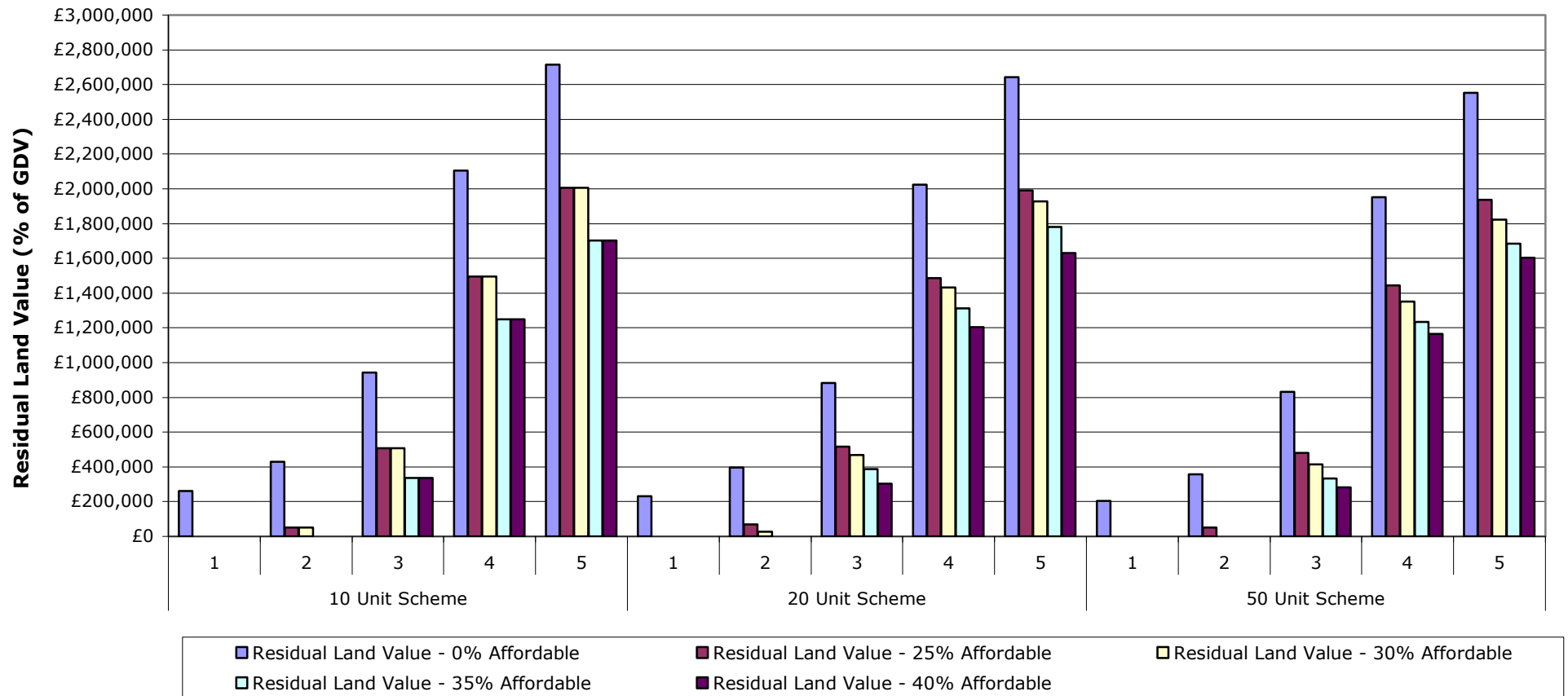


**Table 162b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £259,983 | £0 | £0 | £0 | £0 |
| | 2 | £429,545 | £52,504 | £52,504 | £0 | £0 |
| | 3 | £942,951 | £507,315 | £507,315 | £334,894 | £334,894 |
| | 4 | £2,105,735 | £1,496,451 | £1,496,451 | £1,249,683 | £1,249,683 |
| | 5 | £2,713,908 | £2,005,973 | £2,005,973 | £1,702,336 | £1,702,336 |
| 20 Unit Scheme | 1 | £229,736 | £0 | £0 | £0 | £0 |
| | 2 | £396,480 | £70,379 | £25,705 | £0 | £0 |
| | 3 | £883,398 | £517,061 | £468,227 | £388,179 | £303,402 |
| | 4 | £2,024,499 | £1,487,844 | £1,431,520 | £1,311,437 | £1,203,764 |
| | 5 | £2,643,913 | £1,990,148 | £1,927,407 | £1,779,651 | £1,631,895 |
| 50 Unit Scheme | 1 | £203,987 | £0 | £0 | £0 | £0 |
| | 2 | £357,051 | £52,480 | £0 | £0 | £0 |
| | 3 | £833,134 | £479,711 | £415,777 | £333,244 | £282,677 |
| | 4 | £1,950,943 | £1,443,242 | £1,349,882 | £1,234,627 | £1,166,052 |
| | 5 | £2,552,908 | £1,938,413 | £1,823,537 | £1,684,273 | £1,602,446 |

Source: Adams Integra, August 2012

**Graph 162b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
High Density
Flats Only Schemes**

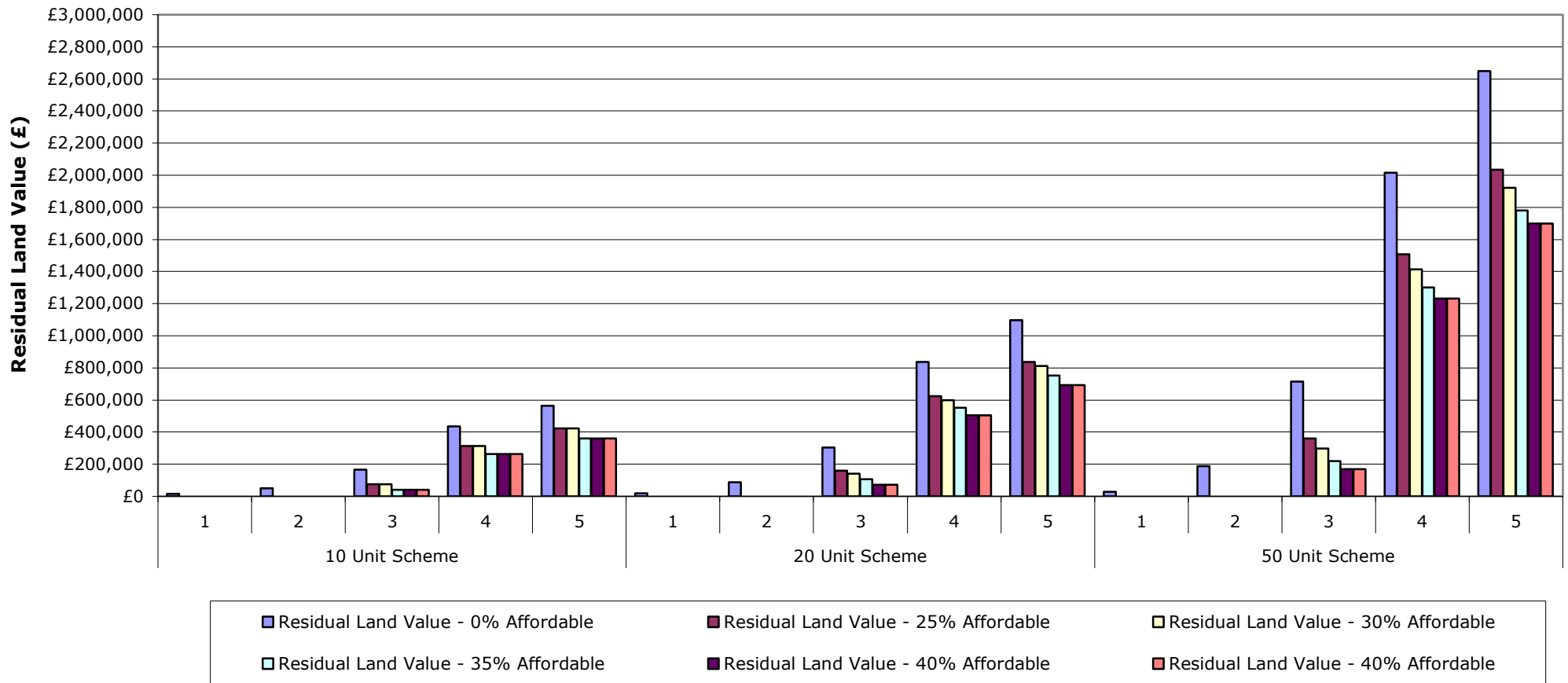


**Table 163: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £15,282 | £0 | £0 | £0 | £0 |
| | 2 | £49,472 | £0 | £0 | £0 | £0 |
| | 3 | £165,525 | £76,493 | £76,493 | £42,009 | £42,009 |
| | 4 | £435,588 | £313,731 | £313,731 | £264,378 | £264,378 |
| | 5 | £563,780 | £422,412 | £422,412 | £361,684 | £361,684 |
| 20 Unit Scheme | 1 | £19,193 | £0 | £0 | £0 | £0 |
| | 2 | £86,437 | £0 | £0 | £0 | £0 |
| | 3 | £305,244 | £159,310 | £139,579 | £105,668 | £71,757 |
| | 4 | £837,436 | £622,774 | £600,244 | £552,211 | £504,178 |
| | 5 | £1,098,390 | £836,884 | £811,788 | £752,686 | £693,583 |
| 50 Unit Scheme | 1 | £27,418 | £0 | £0 | £0 | £0 |
| | 2 | £188,884 | £0 | £0 | £0 | £0 |
| | 3 | £715,523 | £360,875 | £296,941 | £218,828 | £168,908 |
| | 4 | £2,016,171 | £1,508,470 | £1,415,110 | £1,299,855 | £1,231,280 |
| | 5 | £2,650,180 | £2,035,685 | £1,920,809 | £1,781,545 | £1,699,718 |

Source: Adams Integra, August 2012

**Graph 163: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
Low Density
Flats Only Schemes**

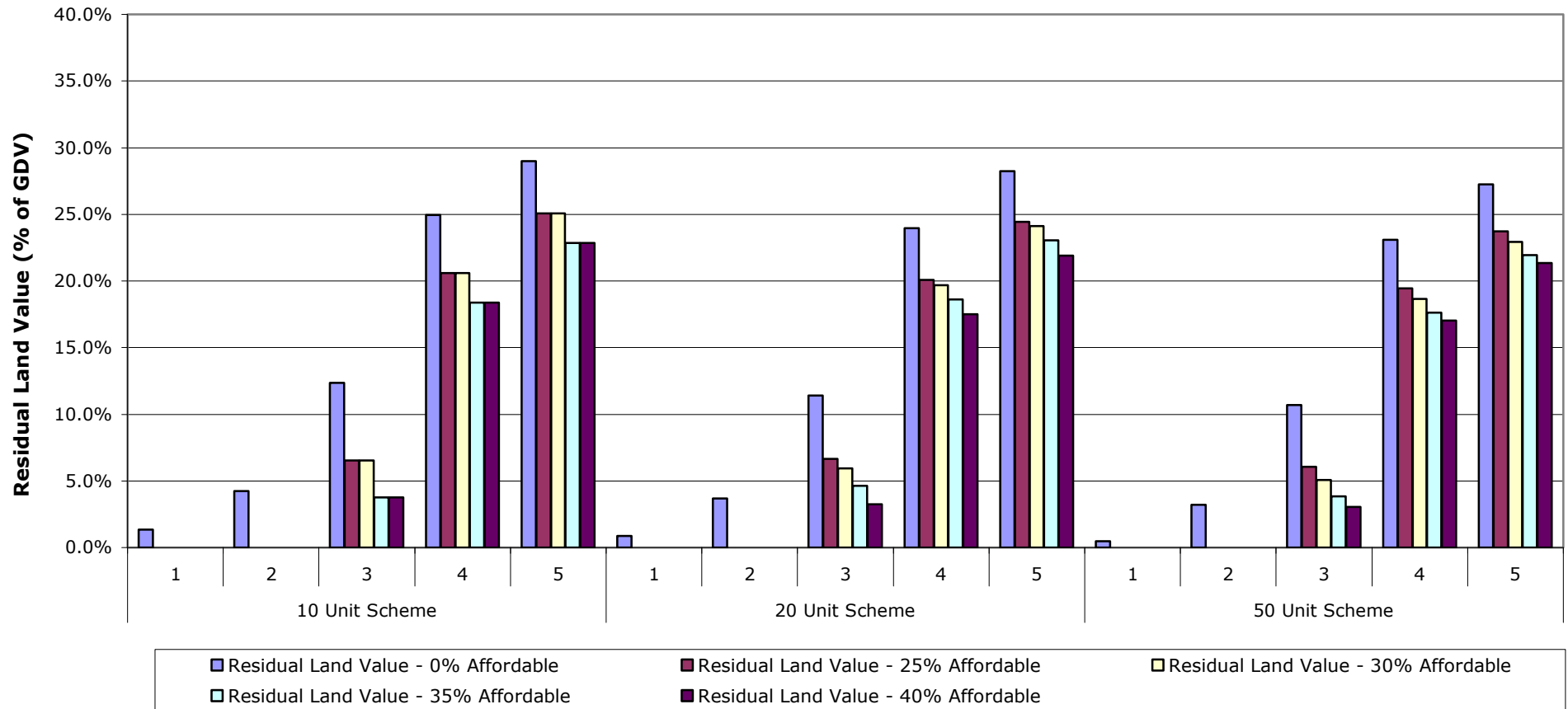


**Table 163a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 1.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.4% | 6.5% | 6.5% | 3.8% | 3.8% |
| | 4 | 24.9% | 20.6% | 20.6% | 18.4% | 18.4% |
| | 5 | 29.0% | 25.1% | 25.1% | 22.9% | 22.9% |
| 20 Unit Scheme | 1 | 0.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.4% | 6.7% | 6.0% | 4.6% | 3.2% |
| | 4 | 24.0% | 20.1% | 19.7% | 18.6% | 17.5% |
| | 5 | 28.2% | 24.4% | 24.1% | 23.0% | 21.9% |
| 50 Unit Scheme | 1 | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 3.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 10.7% | 6.0% | 5.1% | 3.9% | 3.0% |
| | 4 | 23.1% | 19.4% | 18.6% | 17.6% | 17.0% |
| | 5 | 27.2% | 23.7% | 22.9% | 22.0% | 21.4% |

Source: Adams Integra, August 2012

**Graph 163a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
Low Density
Flats Only Schemes**

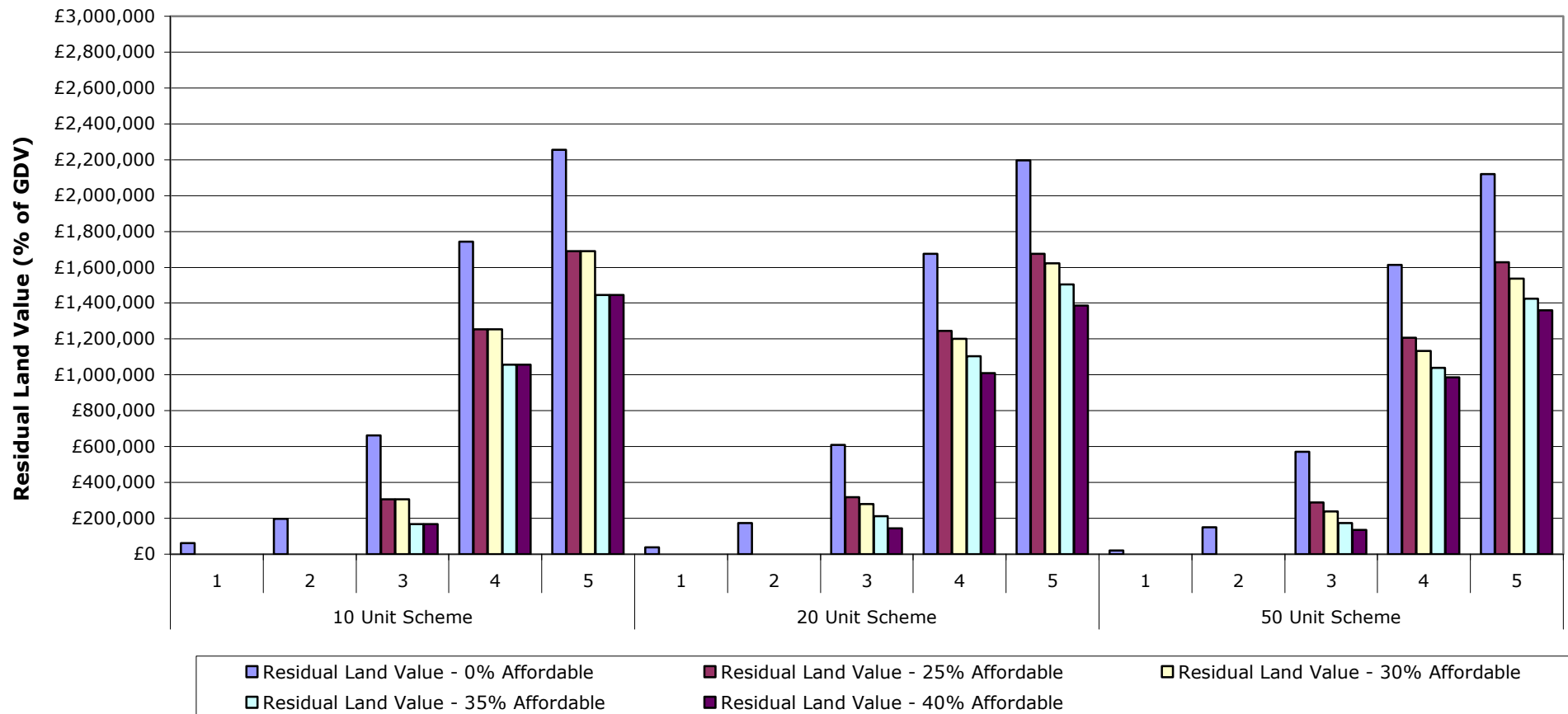


**Table 163b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Low Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £61,129 | £0 | £0 | £0 | £0 |
| | 2 | £197,890 | £0 | £0 | £0 | £0 |
| | 3 | £662,100 | £305,971 | £305,971 | £168,034 | £168,034 |
| | 4 | £1,742,352 | £1,254,926 | £1,254,926 | £1,057,511 | £1,057,511 |
| | 5 | £2,255,120 | £1,689,646 | £1,689,646 | £1,446,737 | £1,446,737 |
| 20 Unit Scheme | 1 | £38,386 | £0 | £0 | £0 | £0 |
| | 2 | £172,874 | £0 | £0 | £0 | £0 |
| | 3 | £610,487 | £318,620 | £279,158 | £211,337 | £143,515 |
| | 4 | £1,674,872 | £1,245,548 | £1,200,488 | £1,104,422 | £1,008,356 |
| | 5 | £2,196,781 | £1,673,769 | £1,623,576 | £1,505,372 | £1,387,167 |
| 50 Unit Scheme | 1 | £21,934 | £0 | £0 | £0 | £0 |
| | 2 | £151,107 | £0 | £0 | £0 | £0 |
| | 3 | £572,419 | £288,700 | £237,553 | £175,062 | £135,126 |
| | 4 | £1,612,937 | £1,206,776 | £1,132,088 | £1,039,884 | £985,024 |
| | 5 | £2,120,144 | £1,628,548 | £1,536,647 | £1,425,236 | £1,359,774 |

Source: Adams Integra, August 2012

**Graph 163b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
Low Density
Flats Only Schemes**

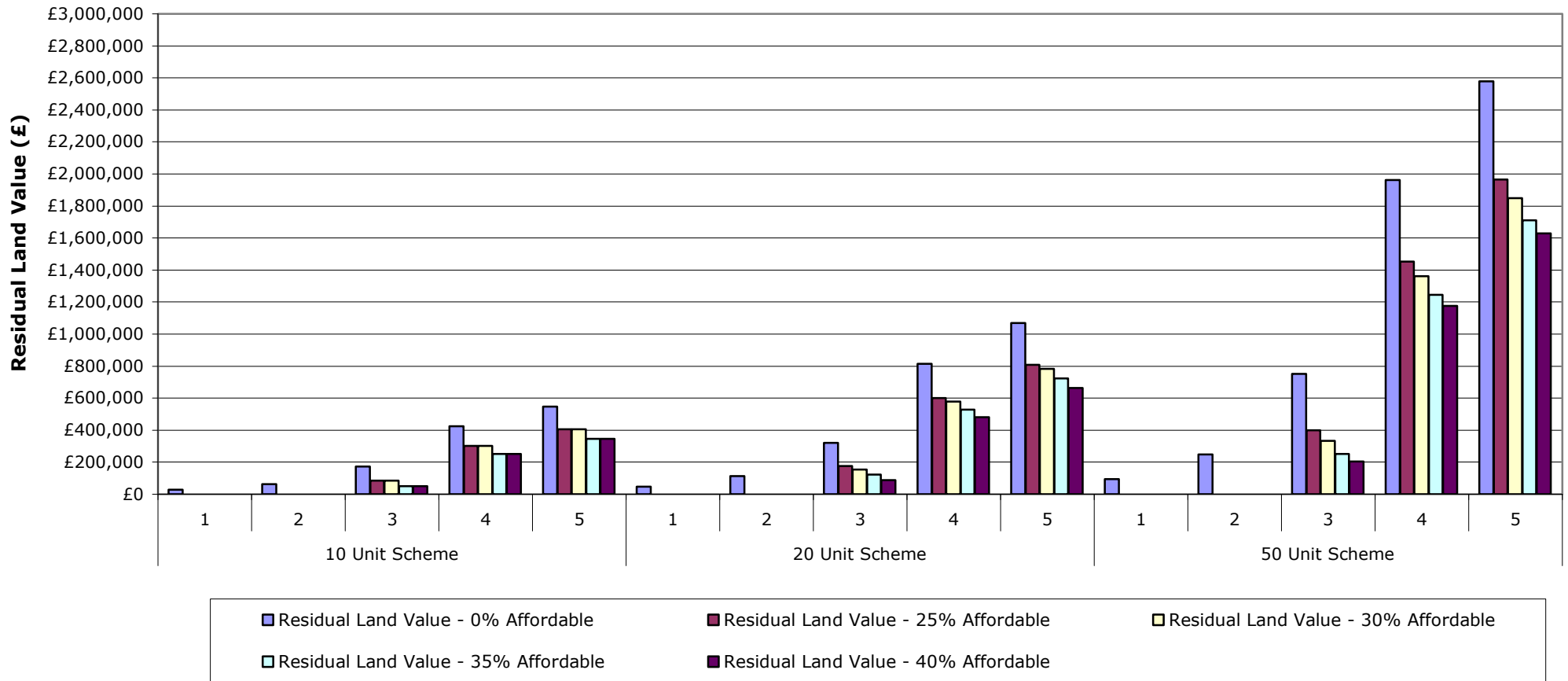


**Table 164: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £28,892 | £0 | £0 | £0 | £0 |
| | 2 | £62,944 | £0 | £0 | £0 | £0 |
| | 3 | £173,263 | £84,231 | £84,231 | £49,747 | £49,747 |
| | 4 | £423,763 | £301,906 | £301,906 | £252,552 | £252,552 |
| | 5 | £548,724 | £407,198 | £407,198 | £346,471 | £346,471 |
| 20 Unit Scheme | 1 | £46,207 | £0 | £0 | £0 | £0 |
| | 2 | £113,178 | £0 | £0 | £0 | £0 |
| | 3 | £320,245 | £174,775 | £155,044 | £121,134 | £87,223 |
| | 4 | £814,655 | £599,993 | £577,463 | £529,430 | £481,397 |
| | 5 | £1,069,015 | £807,509 | £782,413 | £723,310 | £664,208 |
| 50 Unit Scheme | 1 | £94,049 | £0 | £0 | £0 | £0 |
| | 2 | £249,057 | £0 | £0 | £0 | £0 |
| | 3 | £752,552 | £398,290 | £334,356 | £251,822 | £205,405 |
| | 4 | £1,961,781 | £1,454,080 | £1,360,720 | £1,245,464 | £1,176,889 |
| | 5 | £2,579,767 | £1,965,272 | £1,850,397 | £1,711,132 | £1,629,306 |

Source: Adams Integra, August 2012

Graph 164: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 3 Medium Density Flats Only Schemes

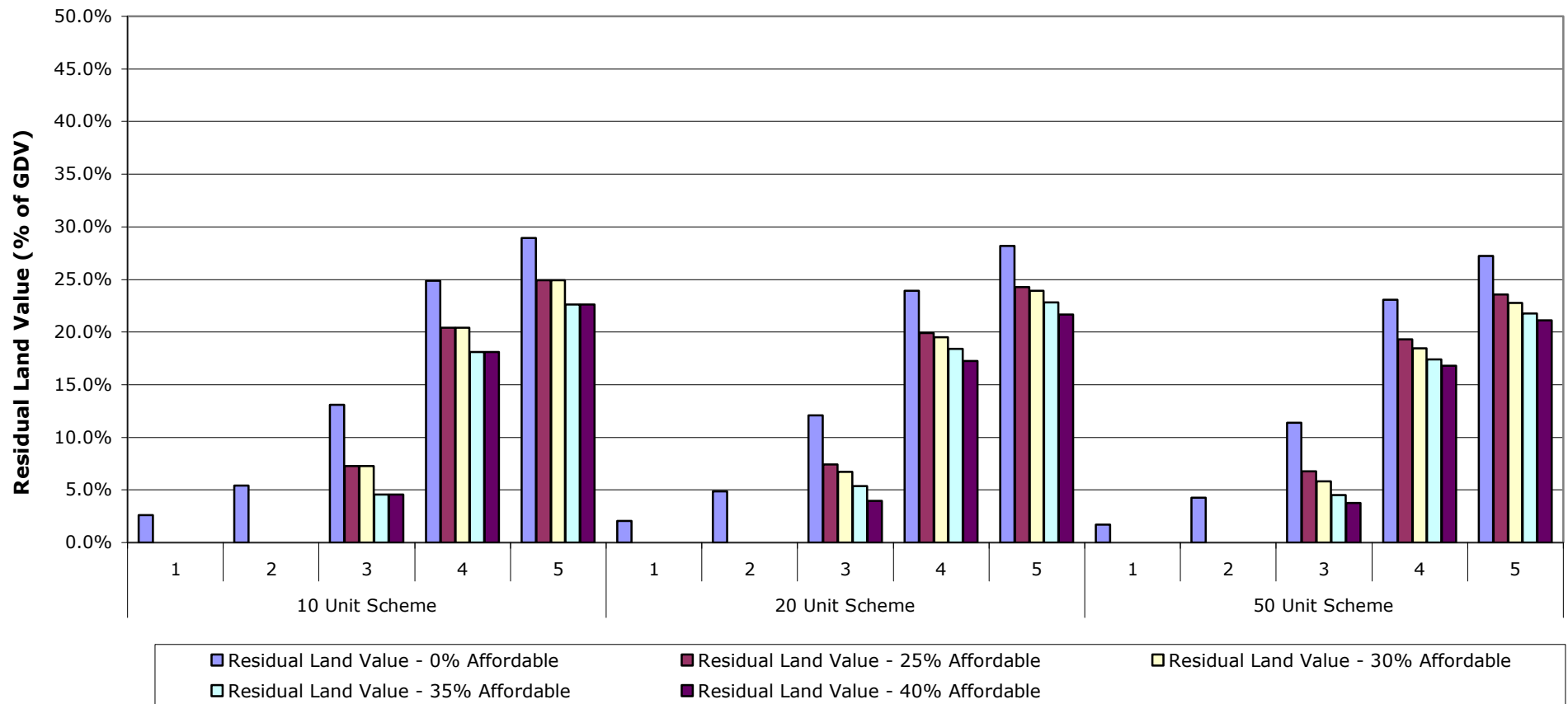


**Table 164a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 2.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 13.1% | 7.3% | 7.3% | 4.5% | 4.5% |
| | 4 | 24.9% | 20.4% | 20.4% | 18.1% | 18.1% |
| | 5 | 28.9% | 24.9% | 24.9% | 22.6% | 22.6% |
| 20 Unit Scheme | 1 | 2.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.1% | 7.4% | 6.7% | 5.4% | 4.0% |
| | 4 | 23.9% | 19.9% | 19.5% | 18.4% | 17.2% |
| | 5 | 28.2% | 24.3% | 23.9% | 22.8% | 21.7% |
| 50 Unit Scheme | 1 | 1.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 4.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 3 | 11.4% | 6.8% | 5.8% | 4.5% | 3.7% |
| | 4 | 23.1% | 19.3% | 18.5% | 17.4% | 16.8% |
| | 5 | 27.2% | 23.6% | 22.8% | 21.7% | 21.1% |

Source: Adams Integra, August 2012

**Graph 164a: Summary of RLV (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable
Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
Medium Density
Flats Only Schemes**

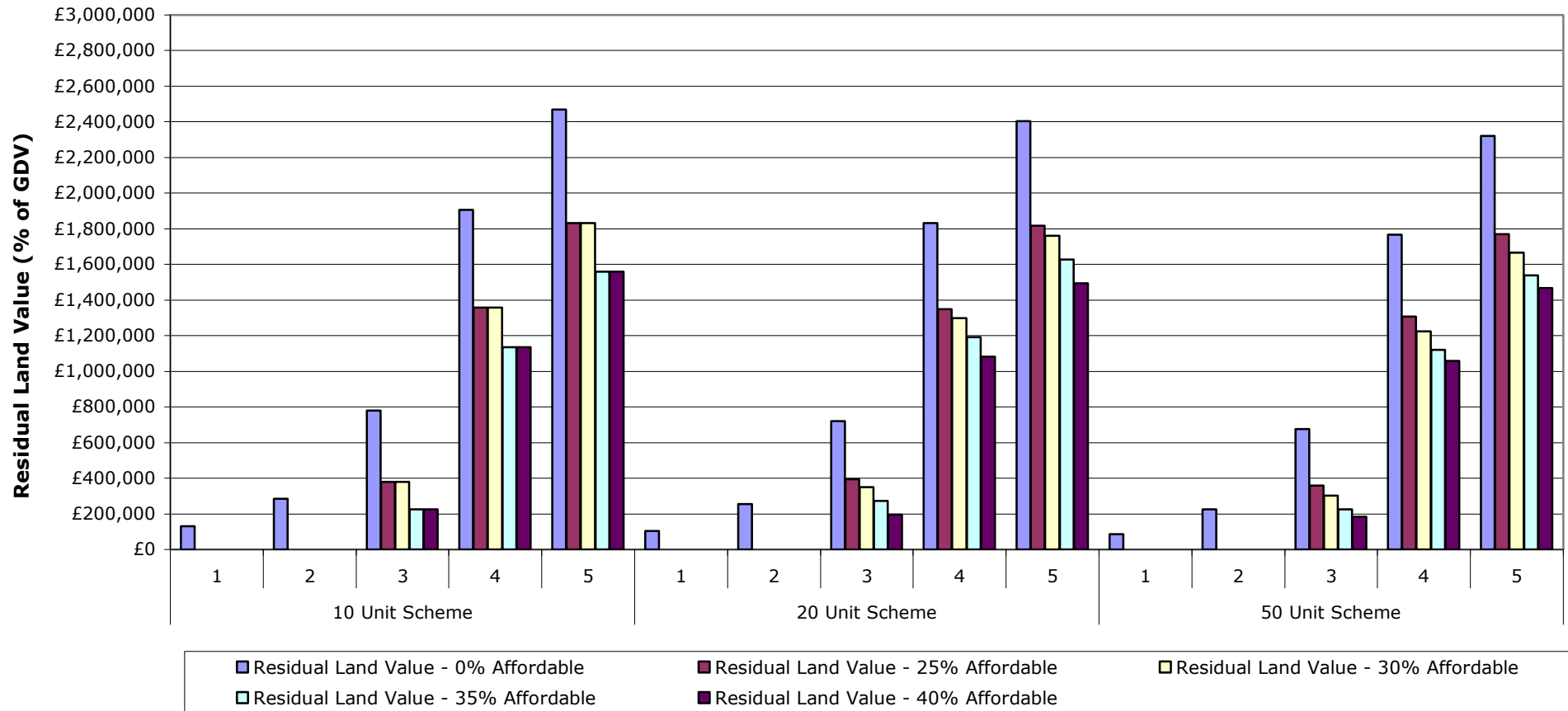


**Table 164b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Medium Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £130,015 | £0 | £0 | £0 | £0 |
| | 2 | £283,246 | £0 | £0 | £0 | £0 |
| | 3 | £779,683 | £379,038 | £379,038 | £223,860 | £223,860 |
| | 4 | £1,906,932 | £1,358,578 | £1,358,578 | £1,136,486 | £1,136,486 |
| | 5 | £2,469,256 | £1,832,393 | £1,832,393 | £1,559,119 | £1,559,119 |
| 20 Unit Scheme | 1 | £103,966 | £0 | £0 | £0 | £0 |
| | 2 | £254,650 | £0 | £0 | £0 | £0 |
| | 3 | £720,551 | £393,244 | £348,850 | £272,551 | £196,251 |
| | 4 | £1,832,973 | £1,349,984 | £1,299,292 | £1,191,217 | £1,083,143 |
| | 5 | £2,405,283 | £1,816,894 | £1,760,428 | £1,627,448 | £1,494,467 |
| 50 Unit Scheme | 1 | £84,644 | £0 | £0 | £0 | £0 |
| | 2 | £224,151 | £0 | £0 | £0 | £0 |
| | 3 | £677,297 | £358,461 | £300,920 | £226,640 | £184,865 |
| | 4 | £1,765,603 | £1,308,672 | £1,224,648 | £1,120,918 | £1,059,200 |
| | 5 | £2,321,791 | £1,768,745 | £1,665,357 | £1,540,019 | £1,466,375 |

Source: Adams Integra, August 2012

**Graph 164b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
Medium Density
Flats Only Scheme**

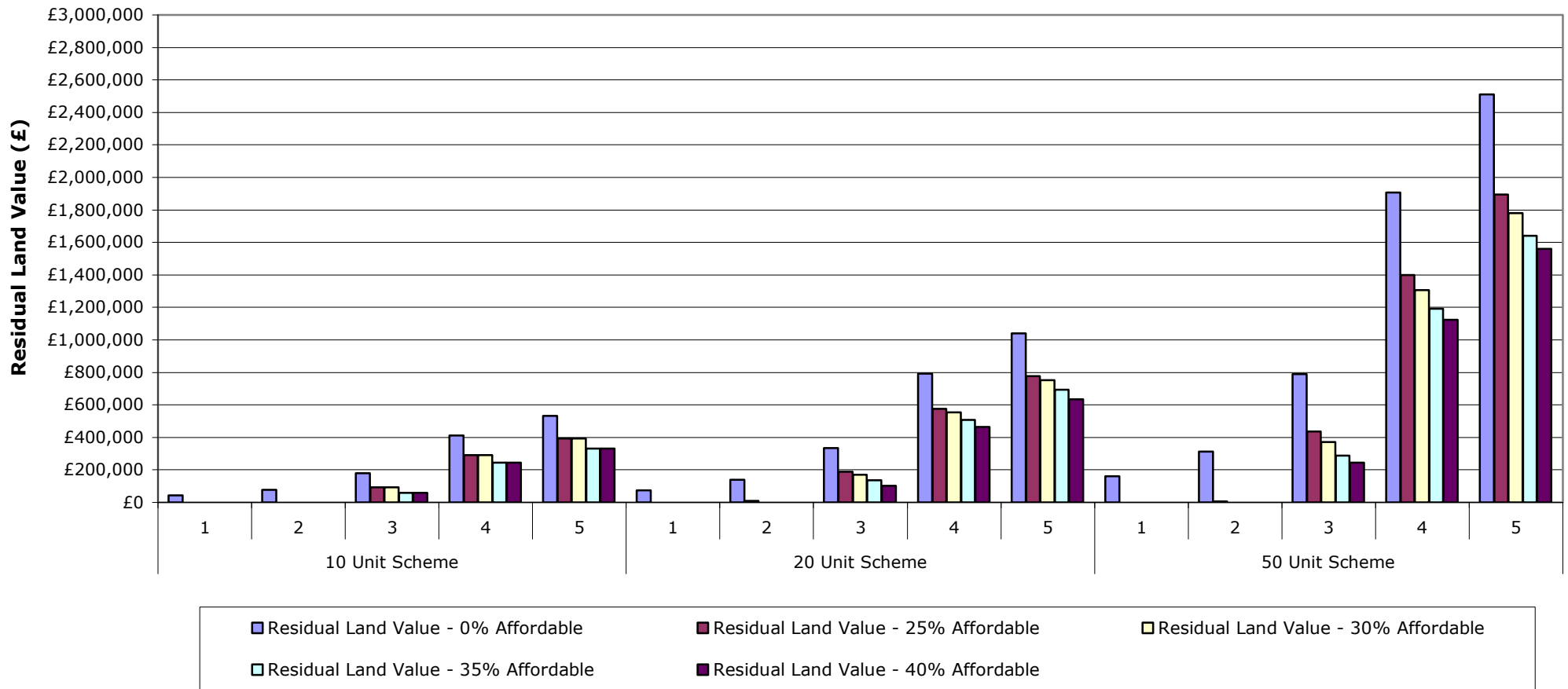


**Table 165: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £42,502 | £0 | £0 | £0 | £0 |
| | 2 | £76,415 | £1,007 | £1,007 | £0 | £0 |
| | 3 | £179,191 | £91,969 | £91,969 | £57,485 | £57,485 |
| | 4 | £411,937 | £290,081 | £290,081 | £245,691 | £245,691 |
| | 5 | £533,667 | £391,985 | £391,985 | £331,258 | £331,258 |
| 20 Unit Scheme | 1 | £73,221 | £0 | £0 | £0 | £0 |
| | 2 | £139,919 | £9,479 | £0 | £0 | £0 |
| | 3 | £335,246 | £188,338 | £170,510 | £136,599 | £102,688 |
| | 4 | £791,874 | £577,212 | £554,682 | £506,649 | £463,393 |
| | 5 | £1,039,639 | £778,133 | £753,037 | £693,934 | £634,832 |
| 50 Unit Scheme | 1 | £160,680 | £0 | £0 | £0 | £0 |
| | 2 | £313,045 | £7,113 | £0 | £0 | £0 |
| | 3 | £789,582 | £435,705 | £371,771 | £289,237 | £243,591 |
| | 4 | £1,907,390 | £1,399,689 | £1,306,329 | £1,191,074 | £1,122,499 |
| | 5 | £2,509,355 | £1,894,860 | £1,779,985 | £1,640,720 | £1,558,893 |

Source: Adams Integra, August 2012

Graph 165: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 3 High Density Flats Only Schemes

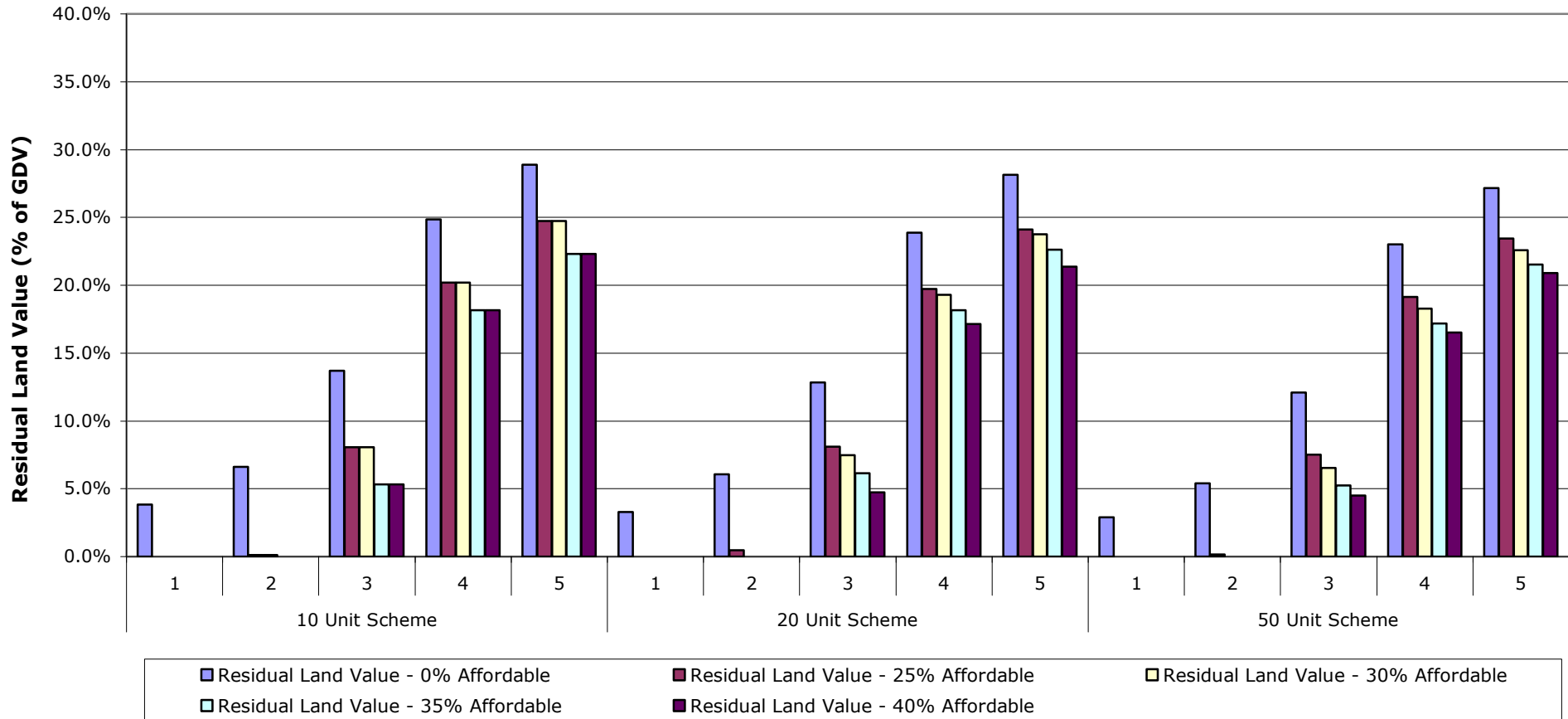


**Table 165a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|---|--------------------|--|---|---|---|---|
| 10 Unit Scheme | 1 | 3.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.6% | 0.1% | 0.1% | 0.0% | 0.0% |
| | 3 | 13.7% | 8.1% | 8.1% | 5.3% | 5.3% |
| | 4 | 24.8% | 20.2% | 20.2% | 18.2% | 18.2% |
| | 5 | 28.9% | 24.7% | 24.7% | 22.3% | 22.3% |
| 20 Unit Scheme | 1 | 3.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.0% | 0.5% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.8% | 8.1% | 7.5% | 6.1% | 4.8% |
| | 4 | 23.9% | 19.7% | 19.3% | 18.2% | 17.1% |
| | 5 | 28.1% | 24.1% | 23.7% | 22.6% | 21.4% |
| 50 Unit Scheme | 1 | 2.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 5.4% | 0.1% | 0.0% | 0.0% | 0.0% |
| | 3 | 12.1% | 7.5% | 6.5% | 5.2% | 4.5% |
| | 4 | 23.0% | 19.1% | 18.3% | 17.2% | 16.5% |
| | 5 | 27.2% | 23.4% | 22.6% | 21.5% | 20.9% |

Source: Adams Integra, August 2012

**Graph 165a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
High Density
Flats Only Schemes**

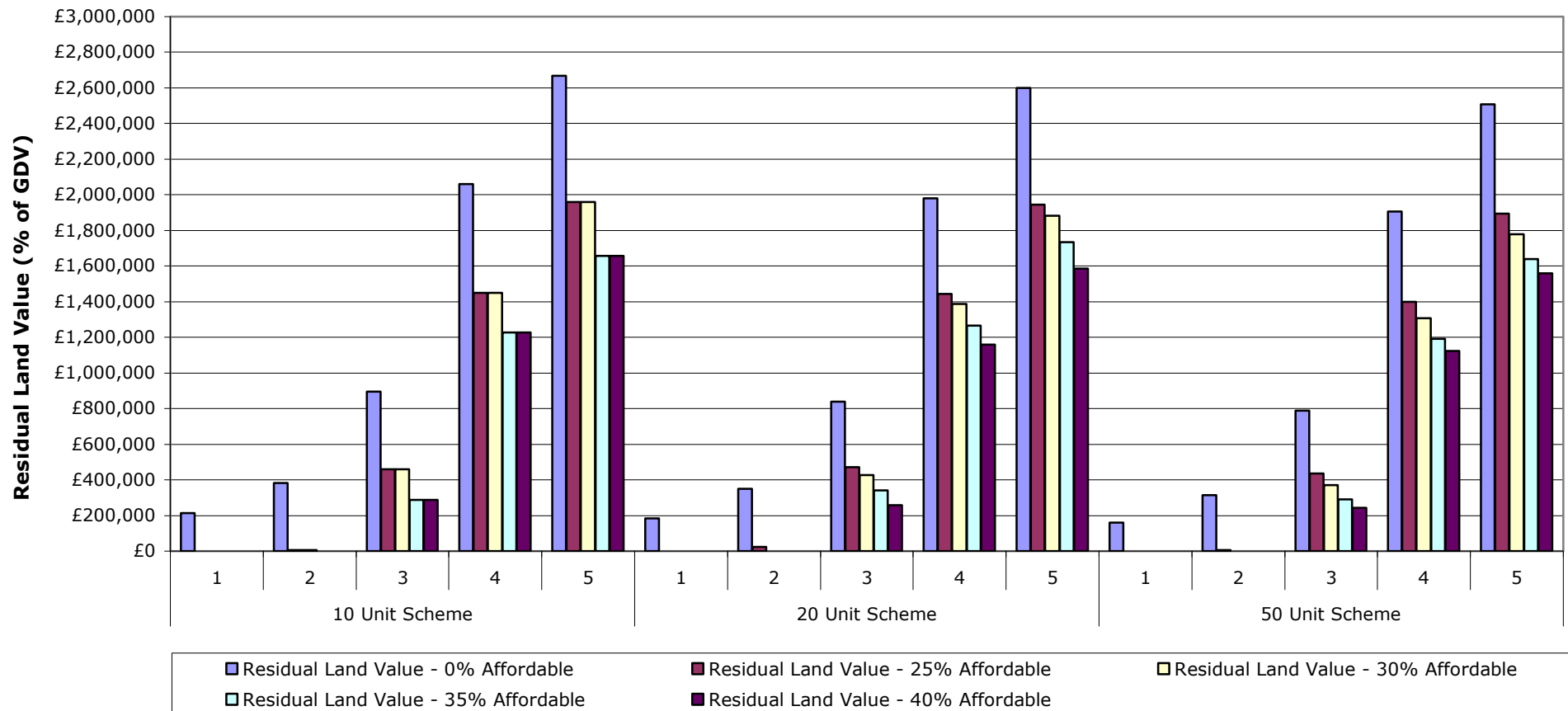


**Table 165b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
High Density
Flats Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £212,512 | £0 | £0 | £0 | £0 |
| | 2 | £382,074 | £5,033 | £5,033 | £0 | £0 |
| | 3 | £895,955 | £459,843 | £459,843 | £287,423 | £287,423 |
| | 4 | £2,059,687 | £1,450,404 | £1,450,404 | £1,228,453 | £1,228,453 |
| | 5 | £2,668,336 | £1,959,926 | £1,959,926 | £1,656,288 | £1,656,288 |
| 20 Unit Scheme | 1 | £183,054 | £0 | £0 | £0 | £0 |
| | 2 | £349,797 | £23,697 | £0 | £0 | £0 |
| | 3 | £838,116 | £470,845 | £426,274 | £341,497 | £256,720 |
| | 4 | £1,979,684 | £1,443,029 | £1,386,704 | £1,266,622 | £1,158,482 |
| | 5 | £2,599,097 | £1,945,332 | £1,882,592 | £1,734,836 | £1,587,080 |
| 50 Unit Scheme | 1 | £160,680 | £0 | £0 | £0 | £0 |
| | 2 | £313,045 | £7,113 | £0 | £0 | £0 |
| | 3 | £789,582 | £435,705 | £371,771 | £289,237 | £243,591 |
| | 4 | £1,907,390 | £1,399,689 | £1,306,329 | £1,191,074 | £1,122,499 |
| | 5 | £2,509,355 | £1,894,860 | £1,779,985 | £1,640,720 | £1,558,893 |

Source: Adams Integra, August 2012

**Graph 165b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
High Density
Flats Only Schemes**



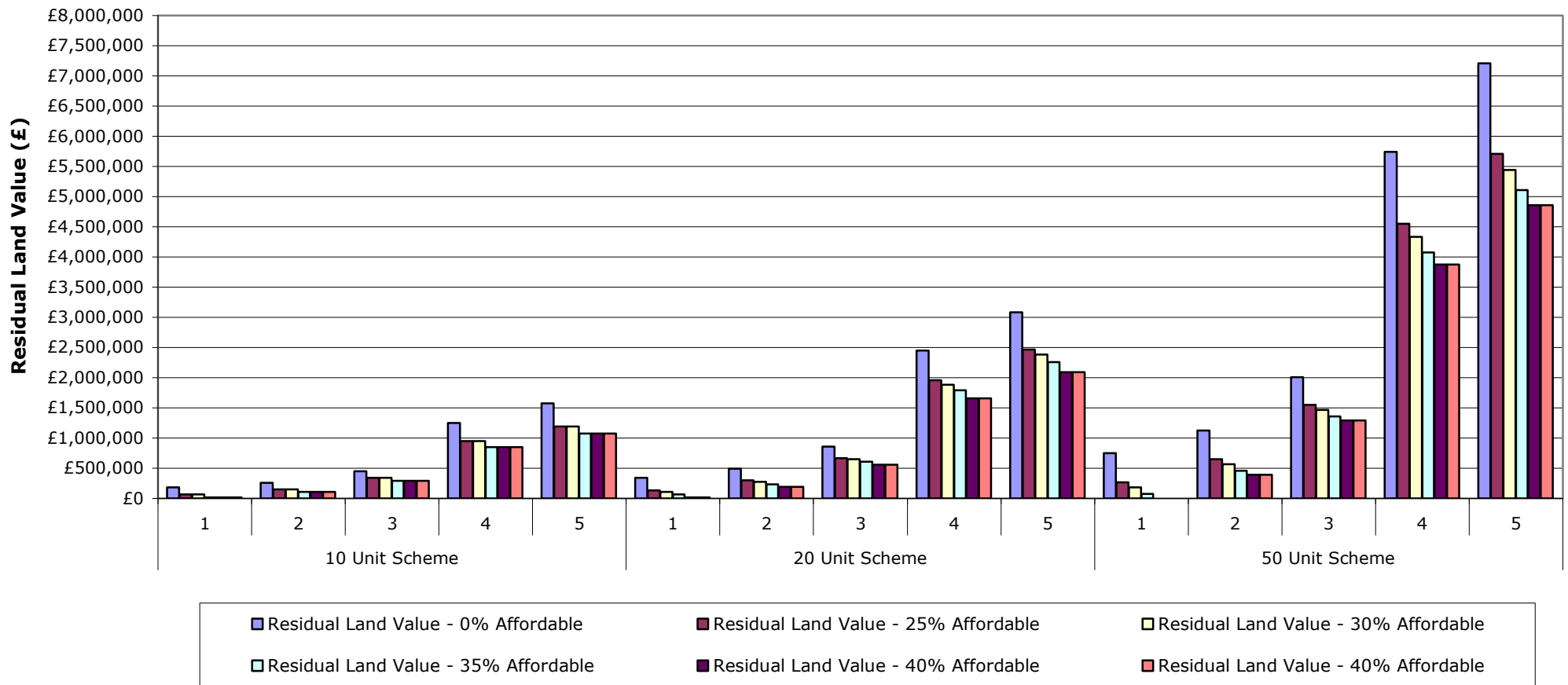
Appendix 6b

**Table 166: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £184,586 | £64,461 | £64,461 | £18,098 | £18,098 |
| | 2 | £261,039 | £151,361 | £151,361 | £105,924 | £105,924 |
| | 3 | £451,796 | £339,286 | £339,286 | £294,445 | £294,445 |
| | 4 | £1,253,536 | £951,494 | £951,494 | £851,797 | £851,797 |
| | 5 | £1,577,920 | £1,193,048 | £1,193,048 | £1,071,949 | £1,071,949 |
| 20 Unit Scheme | 1 | £337,861 | £137,164 | £112,225 | £66,634 | £17,201 |
| | 2 | £490,449 | £296,556 | £271,190 | £232,547 | £188,034 |
| | 3 | £861,755 | £664,973 | £652,150 | £608,509 | £555,474 |
| | 4 | £2,447,745 | £1,954,642 | £1,887,421 | £1,789,381 | £1,657,621 |
| | 5 | £3,085,731 | £2,469,083 | £2,380,816 | £2,261,729 | £2,090,607 |
| 50 Unit Scheme | 1 | £751,106 | £270,322 | £185,010 | £73,484 | £1,208 |
| | 2 | £1,125,991 | £648,662 | £569,071 | £462,022 | £394,986 |
| | 3 | £2,009,394 | £1,550,163 | £1,465,628 | £1,358,924 | £1,294,921 |
| | 4 | £5,744,476 | £4,550,699 | £4,336,790 | £4,071,486 | £3,878,110 |
| | 5 | £7,205,508 | £5,710,242 | £5,437,627 | £5,110,964 | £4,858,882 |

Source: Adams Integra, August 2012

**Graph 166: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Low Density
Houses Only Schemes**

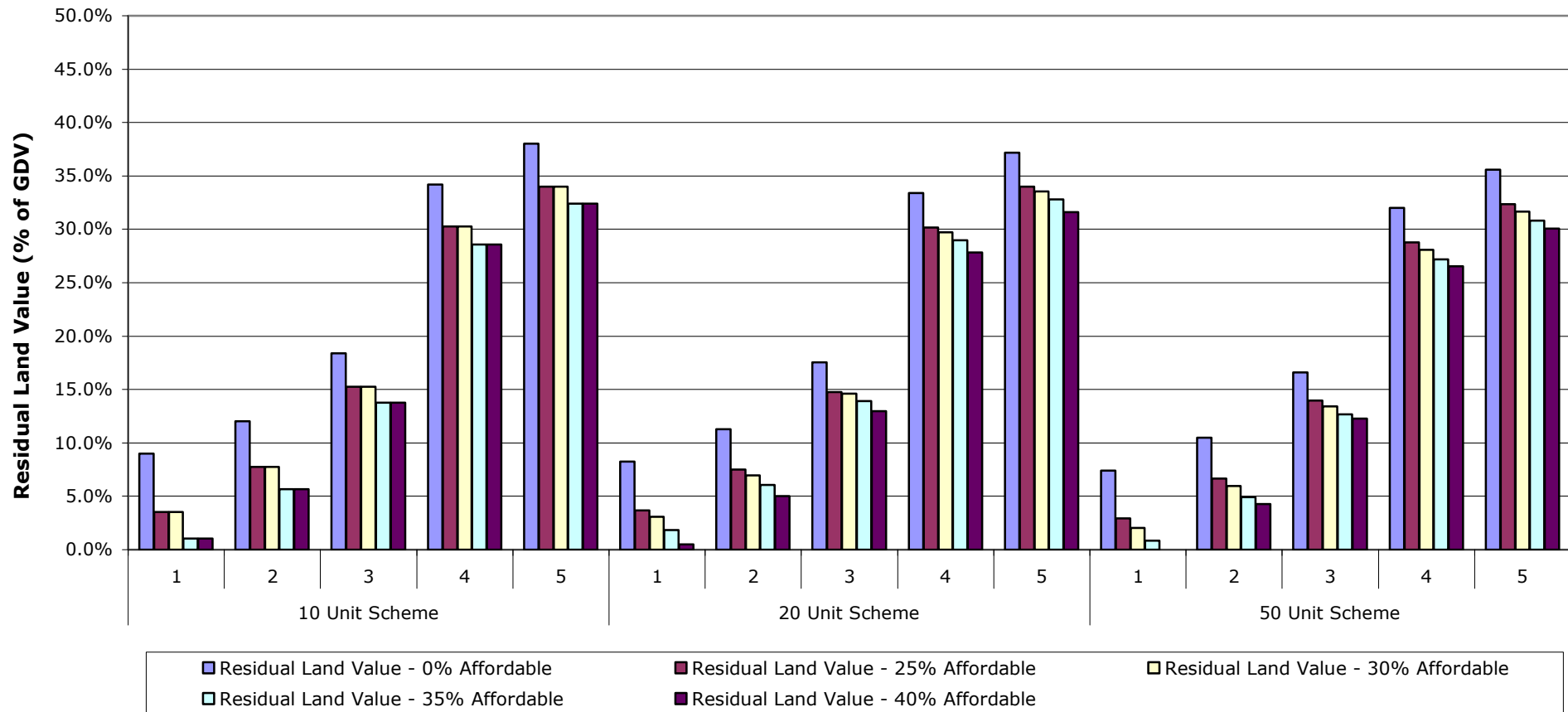


**Table 166a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|---|--------------------|--|---|---|---|---|
| 10 Unit Scheme | 1 | 9.0% | 3.5% | 3.5% | 1.0% | 1.0% |
| | 2 | 12.0% | 7.8% | 7.8% | 5.7% | 5.7% |
| | 3 | 18.4% | 15.3% | 15.3% | 13.8% | 13.8% |
| | 4 | 34.2% | 30.2% | 30.2% | 28.6% | 28.6% |
| | 5 | 38.0% | 34.0% | 34.0% | 32.4% | 32.4% |
| 20 Unit Scheme | 1 | 8.2% | 3.7% | 3.1% | 1.9% | 0.5% |
| | 2 | 11.3% | 7.5% | 7.0% | 6.1% | 5.0% |
| | 3 | 17.6% | 14.7% | 14.6% | 13.9% | 13.0% |
| | 4 | 33.4% | 30.2% | 29.7% | 29.0% | 27.8% |
| | 5 | 37.2% | 34.0% | 33.5% | 32.8% | 31.6% |
| 50 Unit Scheme | 1 | 7.4% | 3.0% | 2.1% | 0.8% | 0.0% |
| | 2 | 10.5% | 6.7% | 5.9% | 4.9% | 4.3% |
| | 3 | 16.6% | 14.0% | 13.4% | 12.7% | 12.3% |
| | 4 | 32.0% | 28.8% | 28.1% | 27.2% | 26.5% |
| | 5 | 35.6% | 32.4% | 31.7% | 30.8% | 30.1% |

Source: Adams Integra, August 2012

**Graph 166a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Low Density
Houses Only Schemes**

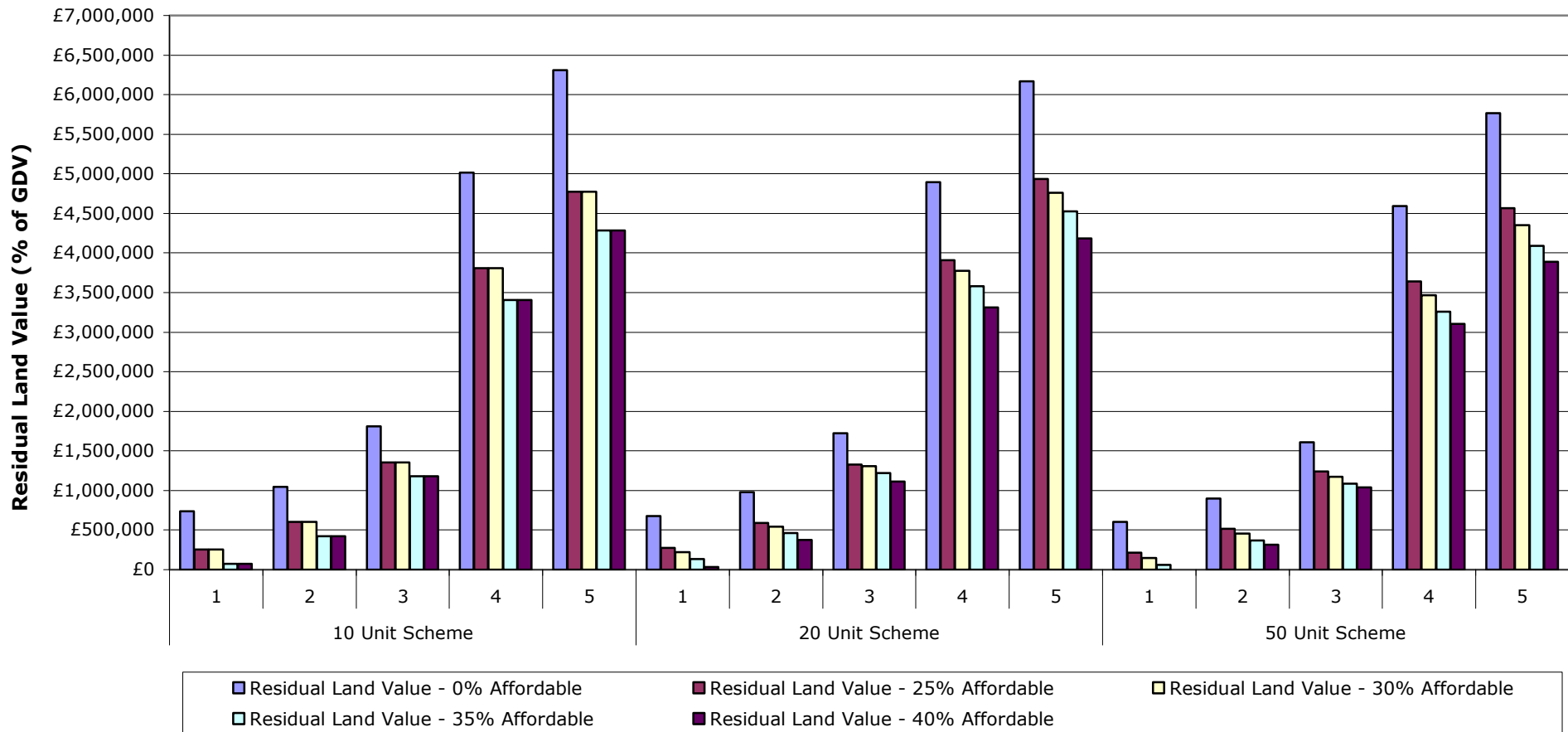


**Table 166b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £738,346 | £257,842 | £257,842 | £72,393 | £72,393 |
| | 2 | £1,044,155 | £605,443 | £605,443 | £423,696 | £423,696 |
| | 3 | £1,807,184 | £1,357,145 | £1,357,145 | £1,177,780 | £1,177,780 |
| | 4 | £5,014,144 | £3,805,977 | £3,805,977 | £3,407,188 | £3,407,188 |
| | 5 | £6,311,681 | £4,772,192 | £4,772,192 | £4,287,797 | £4,287,797 |
| 20 Unit Scheme | 1 | £675,721 | £274,327 | £224,451 | £133,268 | £34,402 |
| | 2 | £980,899 | £593,111 | £542,381 | £465,094 | £376,068 |
| | 3 | £1,723,510 | £1,329,946 | £1,304,300 | £1,217,017 | £1,110,947 |
| | 4 | £4,895,490 | £3,909,285 | £3,774,842 | £3,578,761 | £3,315,242 |
| | 5 | £6,171,461 | £4,938,166 | £4,761,631 | £4,523,459 | £4,181,215 |
| 50 Unit Scheme | 1 | £600,885 | £216,257 | £148,008 | £58,787 | £966 |
| | 2 | £900,793 | £518,930 | £455,257 | £369,618 | £315,989 |
| | 3 | £1,607,515 | £1,240,130 | £1,172,502 | £1,087,139 | £1,035,937 |
| | 4 | £4,595,581 | £3,640,559 | £3,469,432 | £3,257,189 | £3,102,488 |
| | 5 | £5,764,407 | £4,568,193 | £4,350,101 | £4,088,771 | £3,887,105 |

Source: Adams Integra, August 2012

**Graph 166b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Low Density
Houses Only Schemes**

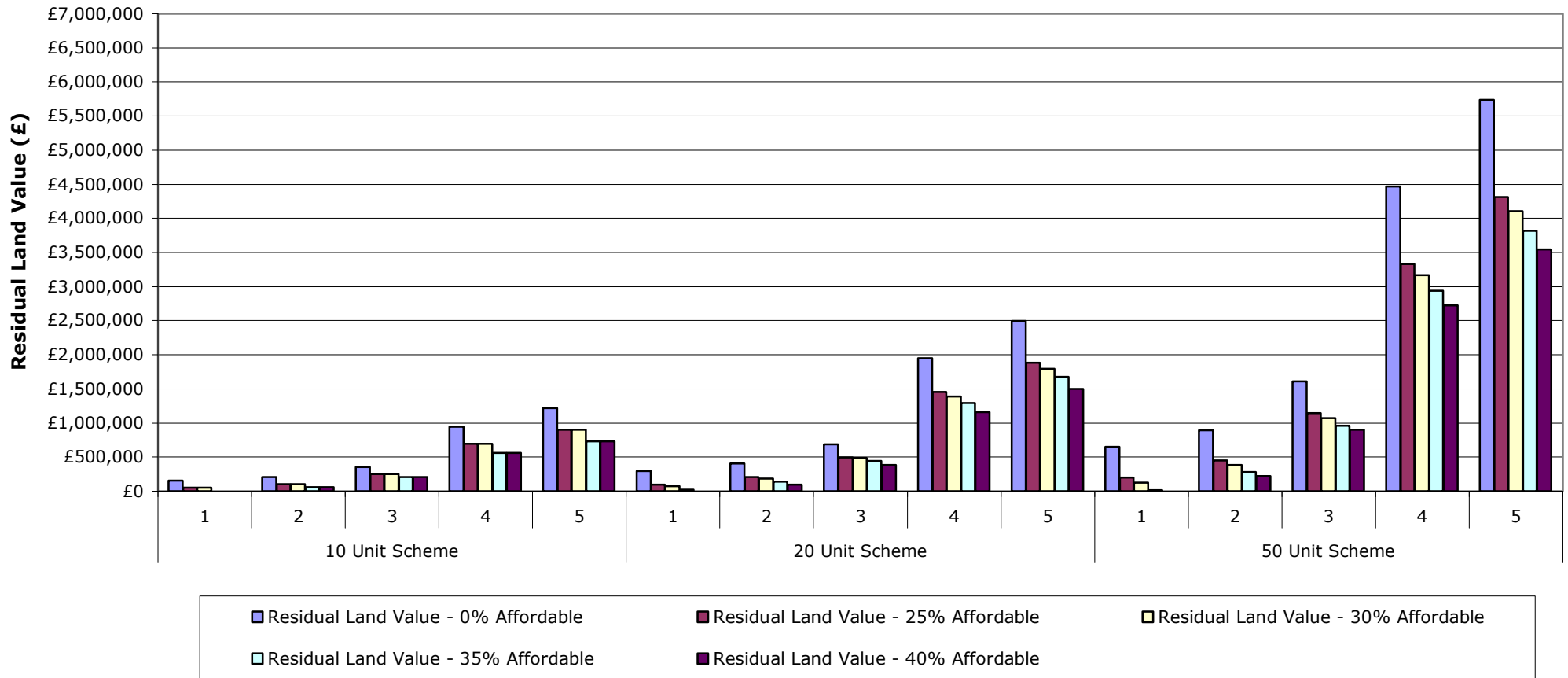


**Table 167: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £155,203 | £50,272 | £50,272 | £3 | £3 |
| | 2 | £207,210 | £104,854 | £104,854 | £59,131 | £59,131 |
| | 3 | £354,806 | £253,544 | £253,544 | £203,155 | £203,155 |
| | 4 | £948,815 | £697,506 | £697,506 | £563,519 | £563,519 |
| | 5 | £1,215,079 | £901,380 | £901,380 | £727,366 | £727,366 |
| 20 Unit Scheme | 1 | £297,206 | £95,252 | £70,314 | £24,722 | £0 |
| | 2 | £404,890 | £210,132 | £184,244 | £141,424 | £96,461 |
| | 3 | £689,170 | £492,388 | £484,561 | £440,465 | £386,877 |
| | 4 | £1,947,429 | £1,454,326 | £1,387,105 | £1,289,064 | £1,157,305 |
| | 5 | £2,496,560 | £1,879,913 | £1,791,645 | £1,672,559 | £1,501,437 |
| 50 Unit Scheme | 1 | £646,474 | £197,116 | £123,606 | £15,032 | £0 |
| | 2 | £894,644 | £450,144 | £382,054 | £277,513 | £218,522 |
| | 3 | £1,612,441 | £1,145,043 | £1,071,147 | £962,674 | £901,950 |
| | 4 | £4,468,327 | £3,333,109 | £3,167,685 | £2,938,930 | £2,724,720 |
| | 5 | £5,740,642 | £4,309,137 | £4,104,541 | £3,816,161 | £3,543,245 |

Source: Adams Integra, August 2012

Graph 167: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL Medium Density CfSH Level 3 Houses Only Schemes

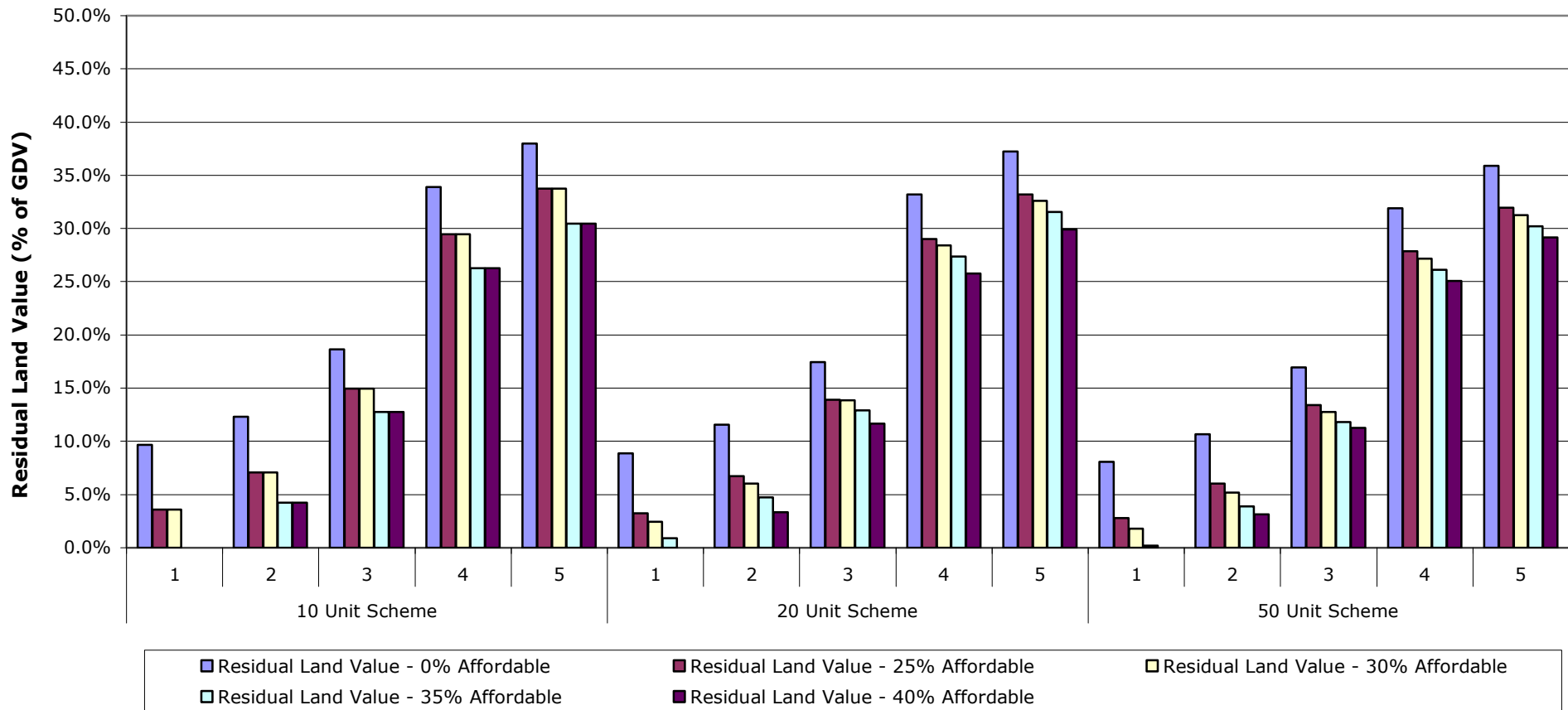


**Table 167a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 9.7% | 3.6% | 3.6% | 0.0% | 0.0% |
| | 2 | 12.3% | 7.1% | 7.1% | 4.2% | 4.2% |
| | 3 | 18.6% | 14.9% | 14.9% | 12.7% | 12.7% |
| | 4 | 33.9% | 29.5% | 29.5% | 26.3% | 26.3% |
| | 5 | 38.0% | 33.7% | 33.7% | 30.4% | 30.4% |
| 20 Unit Scheme | 1 | 8.9% | 3.2% | 2.4% | 0.9% | 0.0% |
| | 2 | 11.6% | 6.7% | 6.0% | 4.7% | 3.3% |
| | 3 | 17.5% | 13.9% | 13.9% | 12.9% | 11.7% |
| | 4 | 33.2% | 29.0% | 28.4% | 27.3% | 25.8% |
| | 5 | 37.3% | 33.2% | 32.6% | 31.6% | 29.9% |
| 50 Unit Scheme | 1 | 8.1% | 2.8% | 1.8% | 0.2% | 0.0% |
| | 2 | 10.7% | 6.0% | 5.2% | 3.9% | 3.1% |
| | 3 | 16.9% | 13.4% | 12.8% | 11.8% | 11.3% |
| | 4 | 31.9% | 27.9% | 27.2% | 26.1% | 25.1% |
| | 5 | 35.9% | 31.9% | 31.2% | 30.2% | 29.2% |

Source: Adams Integra, August 2012

**Graph 167a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Medium Density
Houses Only Schemes**

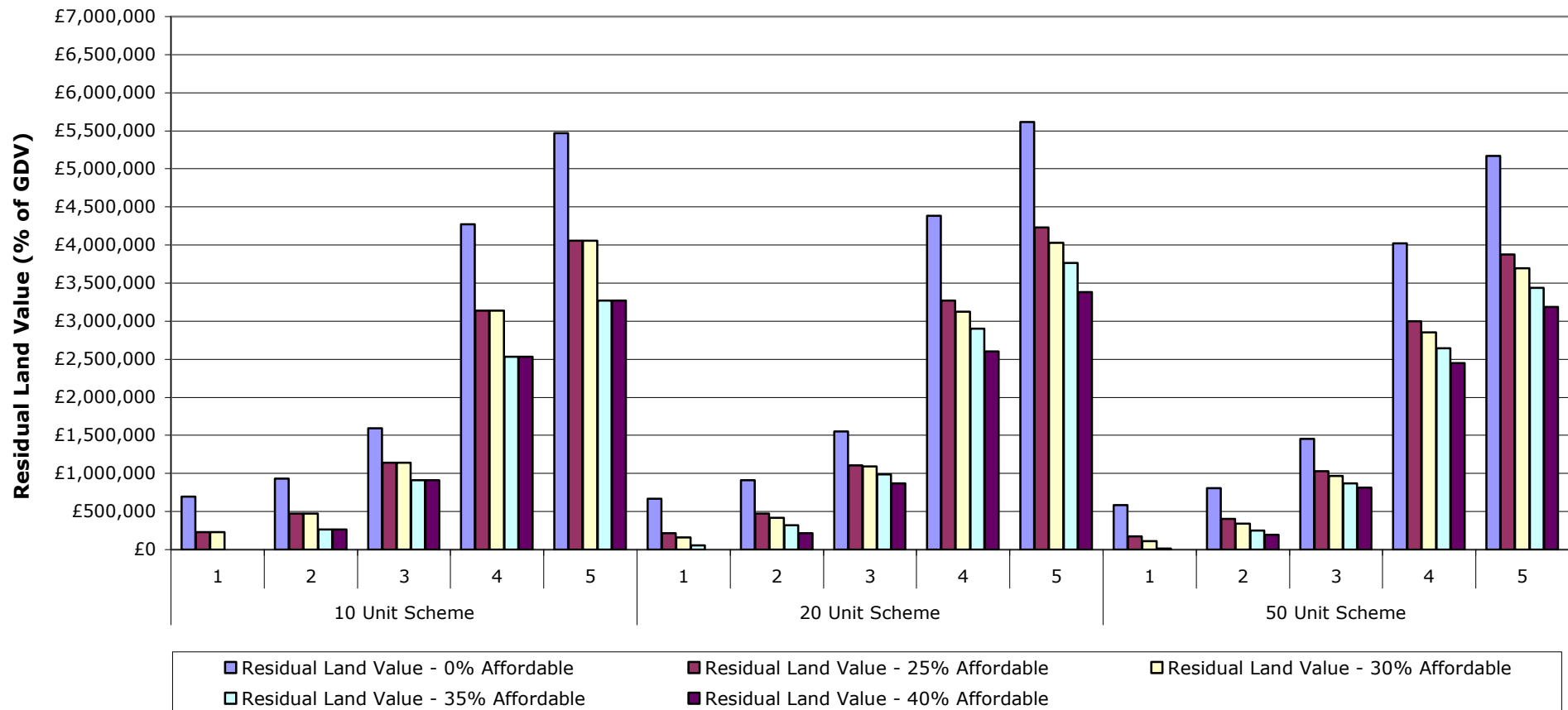


**Table 167b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £698,414 | £226,223 | £226,223 | £15 | £15 |
| | 2 | £932,445 | £471,842 | £471,842 | £266,089 | £266,089 |
| | 3 | £1,596,627 | £1,140,949 | £1,140,949 | £914,199 | £914,199 |
| | 4 | £4,269,666 | £3,138,776 | £3,138,776 | £2,535,836 | £2,535,836 |
| | 5 | £5,467,855 | £4,056,210 | £4,056,210 | £3,273,146 | £3,273,146 |
| 20 Unit Scheme | 1 | £668,714 | £214,317 | £158,206 | £55,624 | £0 |
| | 2 | £911,002 | £472,798 | £414,549 | £318,203 | £217,037 |
| | 3 | £1,550,633 | £1,107,873 | £1,090,262 | £991,045 | £870,474 |
| | 4 | £4,381,714 | £3,272,234 | £3,120,986 | £2,900,395 | £2,603,936 |
| | 5 | £5,617,261 | £4,229,803 | £4,031,202 | £3,763,258 | £3,378,233 |
| 50 Unit Scheme | 1 | £581,826 | £177,404 | £111,245 | £13,529 | £0 |
| | 2 | £805,179 | £405,129 | £343,849 | £249,762 | £196,670 |
| | 3 | £1,451,197 | £1,030,538 | £964,032 | £866,407 | £811,755 |
| | 4 | £4,021,494 | £2,999,798 | £2,850,916 | £2,645,037 | £2,452,248 |
| | 5 | £5,166,578 | £3,878,223 | £3,694,087 | £3,434,545 | £3,188,920 |

Source: Adams Integra, August 2012

**Graph 167b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
Medium Density
Houses Only Schemes**

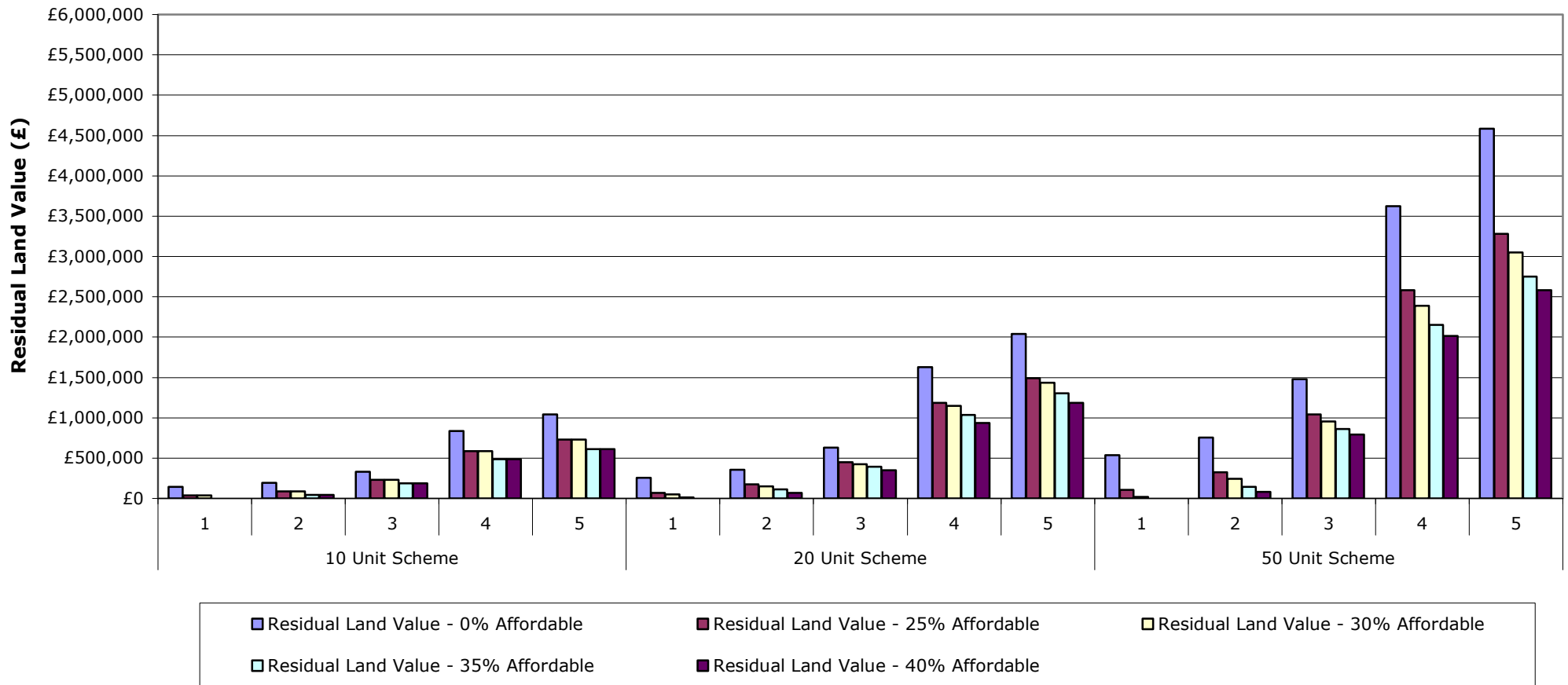


**Table 168: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £142,124 | £37,192 | £37,192 | £0 | £0 |
| | 2 | £190,546 | £88,022 | £88,022 | £42,585 | £42,585 |
| | 3 | £329,392 | £232,834 | £232,834 | £187,068 | £187,068 |
| | 4 | £834,588 | £583,279 | £583,279 | £483,582 | £483,582 |
| | 5 | £1,043,159 | £729,460 | £729,460 | £608,361 | £608,361 |
| 20 Unit Scheme | 1 | £258,107 | £71,718 | £51,181 | £14,123 | £0 |
| | 2 | £354,157 | £173,034 | £151,498 | £115,002 | £70,321 |
| | 3 | £628,260 | £447,033 | £422,447 | £391,551 | £347,455 |
| | 4 | £1,628,537 | £1,185,325 | £1,146,019 | £1,036,233 | £938,192 |
| | 5 | £2,038,746 | £1,492,089 | £1,433,522 | £1,302,690 | £1,183,604 |
| 50 Unit Scheme | 1 | £537,903 | £106,592 | £17,978 | £0 | £0 |
| | 2 | £751,645 | £322,337 | £243,006 | £145,640 | £81,289 |
| | 3 | £1,479,133 | £1,040,920 | £956,096 | £860,320 | £794,260 |
| | 4 | £3,625,287 | £2,580,741 | £2,390,184 | £2,150,013 | £2,016,537 |
| | 5 | £4,587,238 | £3,283,741 | £3,052,277 | £2,752,482 | £2,579,834 |

Source: Adams Integra, August 2012

Graph 168: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £0 CIL CfSH Level 3 High Density Houses Only Schemes

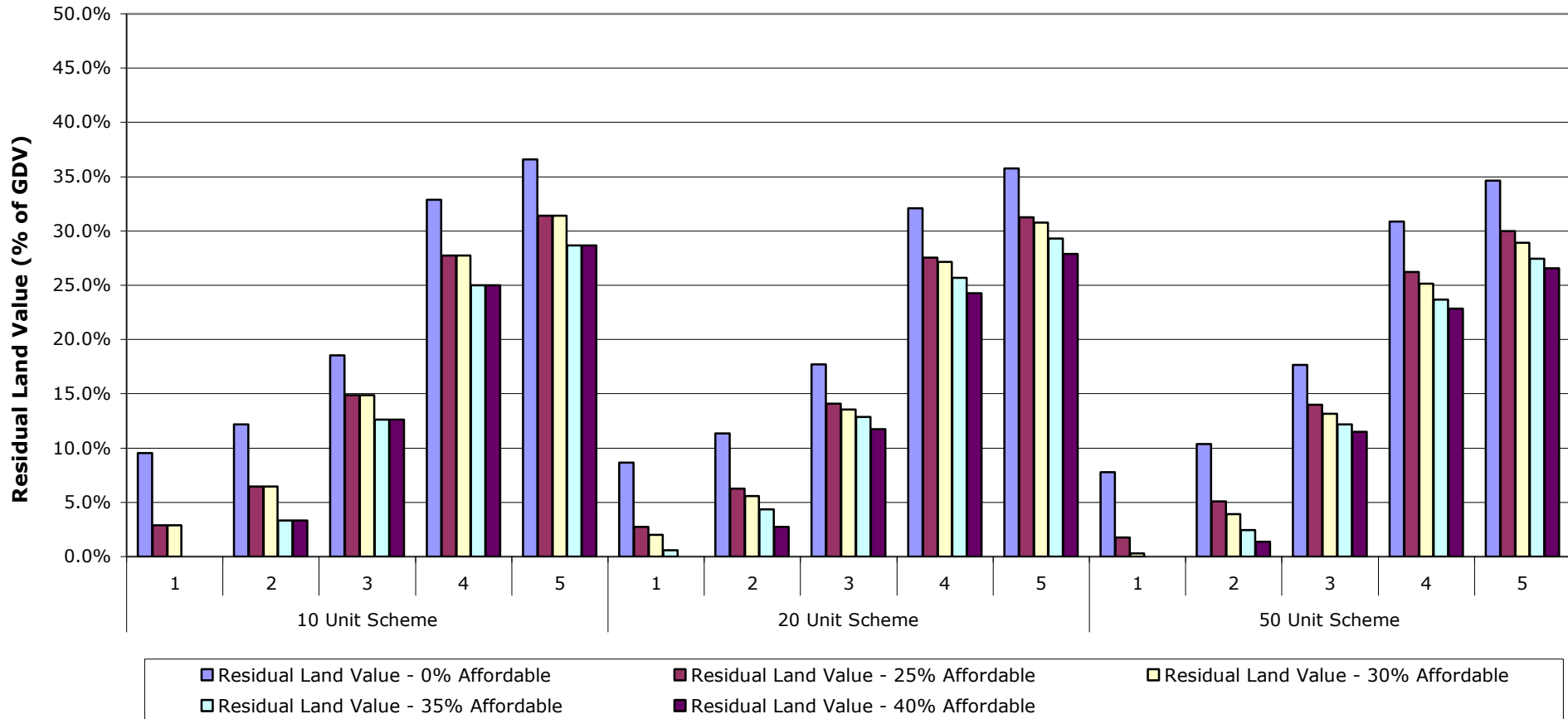


**Table 168a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 9.5% | 2.9% | 2.9% | 0.0% | 0.0% |
| | 2 | 12.2% | 6.5% | 6.5% | 3.3% | 3.3% |
| | 3 | 18.6% | 14.9% | 14.9% | 12.6% | 12.6% |
| | 4 | 32.9% | 27.7% | 27.7% | 25.0% | 25.0% |
| | 5 | 36.6% | 31.4% | 31.4% | 28.7% | 28.7% |
| 20 Unit Scheme | 1 | 8.7% | 2.7% | 2.0% | 0.6% | 0.0% |
| | 2 | 11.3% | 6.3% | 5.6% | 4.3% | 2.7% |
| | 3 | 17.7% | 14.1% | 13.6% | 12.8% | 11.7% |
| | 4 | 32.1% | 27.5% | 27.2% | 25.7% | 24.2% |
| | 5 | 35.8% | 31.3% | 30.8% | 29.3% | 27.9% |
| 50 Unit Scheme | 1 | 7.8% | 1.8% | 0.3% | 0.0% | 0.0% |
| | 2 | 10.4% | 5.1% | 3.9% | 2.4% | 1.4% |
| | 3 | 17.7% | 14.0% | 13.2% | 12.2% | 11.5% |
| | 4 | 30.9% | 26.2% | 25.1% | 23.7% | 22.8% |
| | 5 | 34.6% | 30.0% | 28.9% | 27.5% | 26.6% |

Source: Adams Integra, August 2012

**Graph 168a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
High Density
Houses Only Schemes**

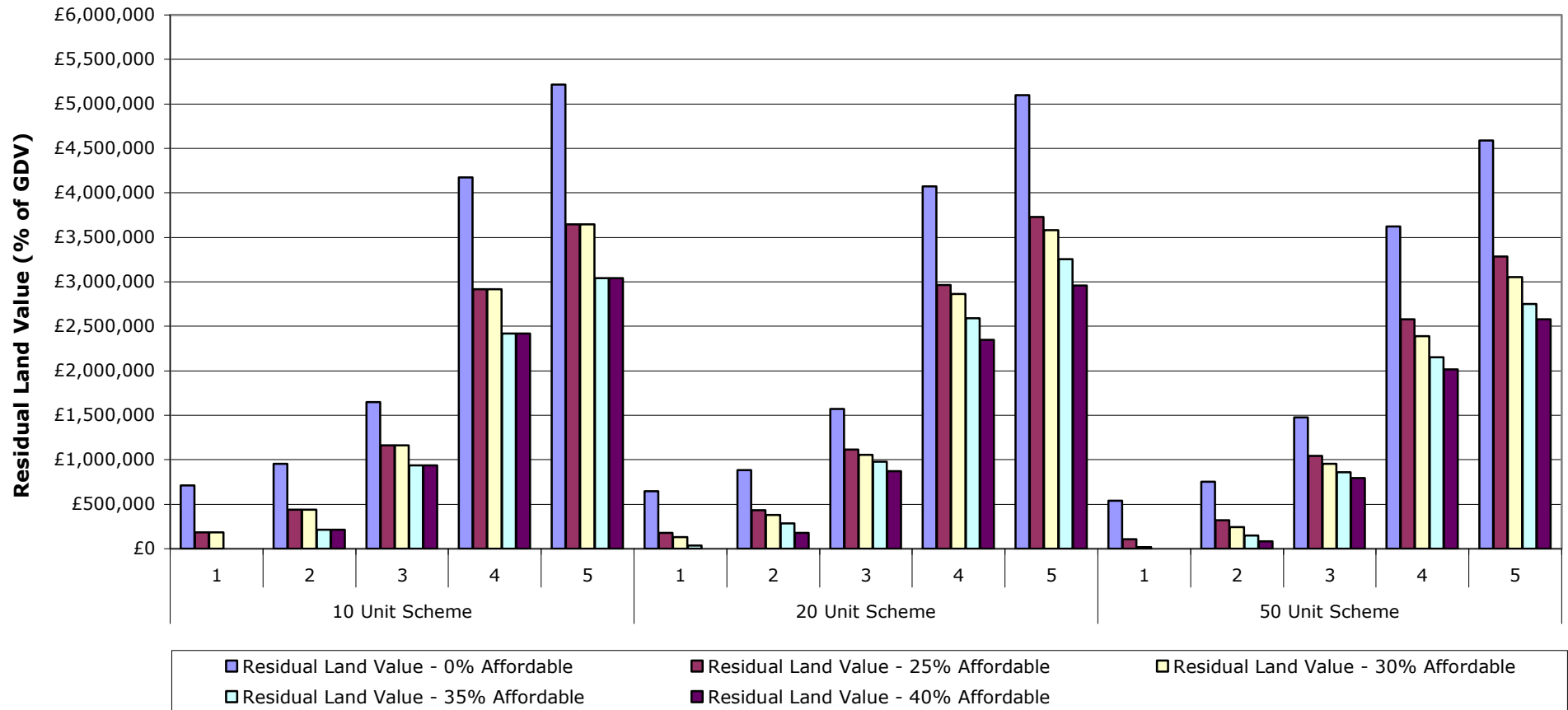


**Table 168b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £710,619 | £185,962 | £185,962 | £0 | £0 |
| | 2 | £952,732 | £440,109 | £440,109 | £212,925 | £212,925 |
| | 3 | £1,646,962 | £1,164,172 | £1,164,172 | £935,341 | £935,341 |
| | 4 | £4,172,941 | £2,916,396 | £2,916,396 | £2,417,909 | £2,417,909 |
| | 5 | £5,215,796 | £3,647,302 | £3,647,302 | £3,041,807 | £3,041,807 |
| 20 Unit Scheme | 1 | £645,266 | £179,296 | £127,953 | £35,307 | £0 |
| | 2 | £885,392 | £432,585 | £378,746 | £287,506 | £175,802 |
| | 3 | £1,570,650 | £1,117,584 | £1,056,117 | £978,877 | £868,637 |
| | 4 | £4,071,343 | £2,963,311 | £2,865,048 | £2,590,582 | £2,345,481 |
| | 5 | £5,096,865 | £3,730,222 | £3,583,806 | £3,256,725 | £2,959,010 |
| 50 Unit Scheme | 1 | £537,903 | £106,592 | £17,978 | £0 | £0 |
| | 2 | £751,645 | £322,337 | £243,006 | £145,640 | £81,289 |
| | 3 | £1,479,133 | £1,040,920 | £956,096 | £860,320 | £794,260 |
| | 4 | £3,625,287 | £2,580,741 | £2,390,184 | £2,150,013 | £2,016,537 |
| | 5 | £4,587,238 | £3,283,741 | £3,052,277 | £2,752,482 | £2,579,834 |

Source: Adams Integra, August 2012

**Graph 168b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £0 CIL
CfSH Level 3
High Density
Houses Only Schemes**



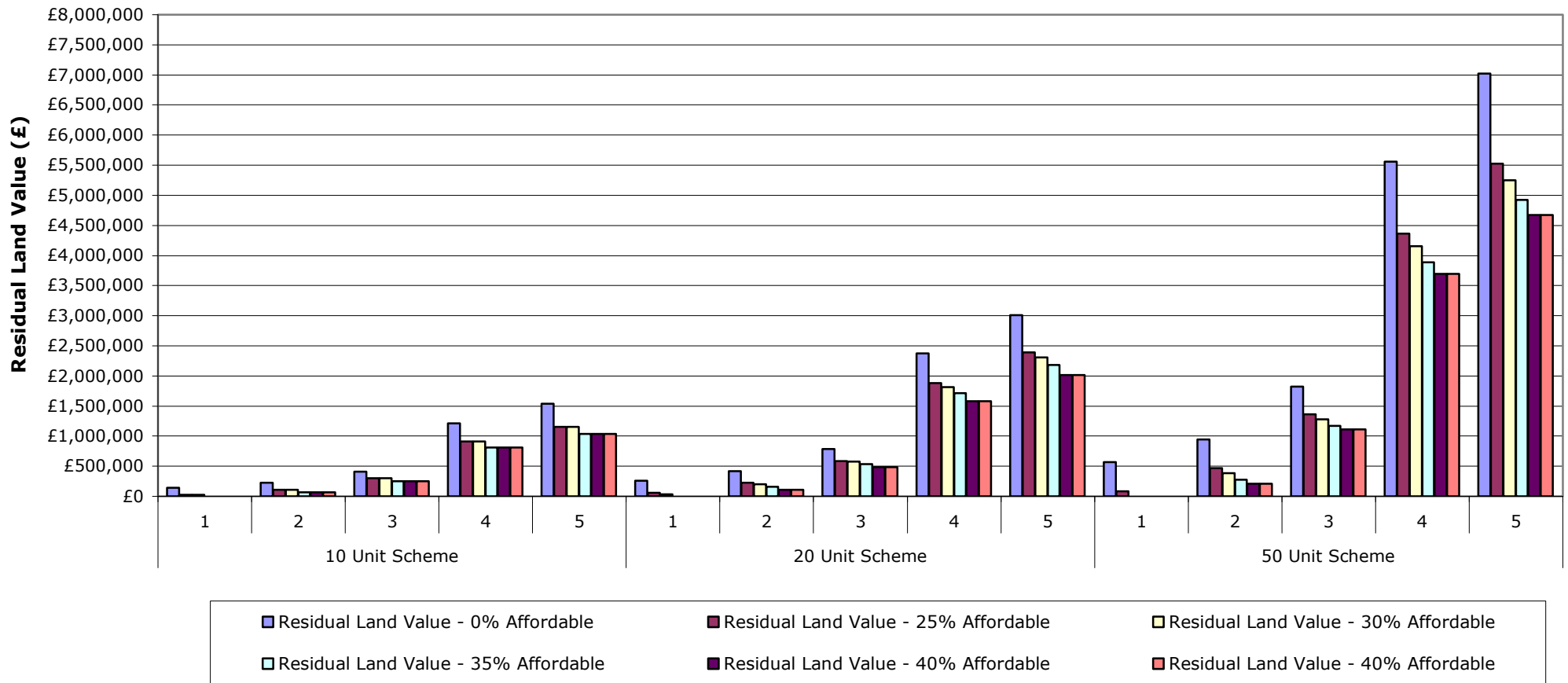
Appendix 6b-i

**Table 169: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £145,694 | £23,704 | £23,704 | £0 | £0 |
| | 2 | £226,072 | £110,604 | £110,604 | £65,167 | £65,167 |
| | 3 | £412,262 | £299,752 | £299,752 | £254,911 | £254,911 |
| | 4 | £1,214,409 | £912,368 | £912,368 | £812,670 | £812,670 |
| | 5 | £1,538,794 | £1,153,921 | £1,153,921 | £1,032,823 | £1,032,823 |
| 20 Unit Scheme | 1 | £260,106 | £57,005 | £32,066 | £0 | £0 |
| | 2 | £417,804 | £223,313 | £197,424 | £154,737 | £109,774 |
| | 3 | £784,802 | £588,020 | £575,198 | £531,556 | £483,506 |
| | 4 | £2,370,792 | £1,877,690 | £1,810,468 | £1,712,428 | £1,580,668 |
| | 5 | £3,008,778 | £2,392,130 | £2,303,863 | £2,184,777 | £2,013,655 |
| 50 Unit Scheme | 1 | £566,627 | £86,517 | £0 | £0 | £0 |
| | 2 | £941,513 | £469,019 | £388,599 | £275,622 | £212,887 |
| | 3 | £1,824,916 | £1,365,684 | £1,281,150 | £1,174,445 | £1,110,443 |
| | 4 | £5,559,997 | £4,366,220 | £4,152,312 | £3,887,008 | £3,693,632 |
| | 5 | £7,021,030 | £5,525,763 | £5,253,148 | £4,926,486 | £4,674,403 |

Source: Adams Integra, August 2012

Graph 169: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 3 Low Density Houses Only Schemes

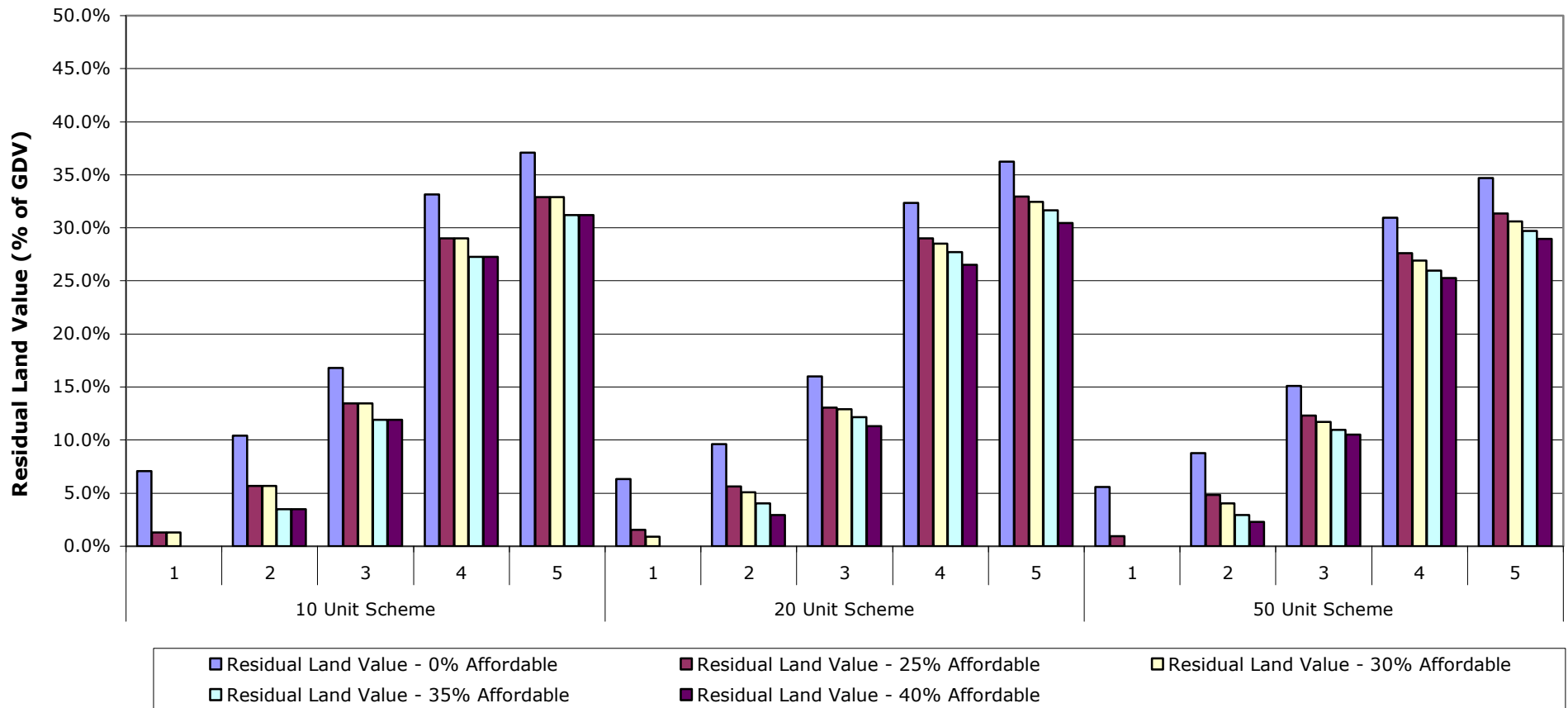


**Table 169a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 7.1% | 1.3% | 1.3% | 0.0% | 0.0% |
| | 2 | 10.4% | 5.7% | 5.7% | 3.5% | 3.5% |
| | 3 | 16.8% | 13.5% | 13.5% | 11.9% | 11.9% |
| | 4 | 33.1% | 29.0% | 29.0% | 27.3% | 27.3% |
| | 5 | 37.1% | 32.9% | 32.9% | 31.2% | 31.2% |
| 20 Unit Scheme | 1 | 6.3% | 1.5% | 0.9% | 0.0% | 0.0% |
| | 2 | 9.6% | 5.6% | 5.1% | 4.1% | 2.9% |
| | 3 | 16.0% | 13.0% | 12.9% | 12.1% | 11.3% |
| | 4 | 32.4% | 29.0% | 28.5% | 27.7% | 26.5% |
| | 5 | 36.3% | 33.0% | 32.5% | 31.7% | 30.4% |
| 50 Unit Scheme | 1 | 5.6% | 0.9% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.8% | 4.8% | 4.1% | 2.9% | 2.3% |
| | 3 | 15.1% | 12.3% | 11.7% | 11.0% | 10.5% |
| | 4 | 31.0% | 27.6% | 26.9% | 26.0% | 25.3% |
| | 5 | 34.7% | 31.3% | 30.6% | 29.7% | 28.9% |

Source: Adams Integra, August 2012

**Graph 169a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Low Density
Houses Only Schemes**

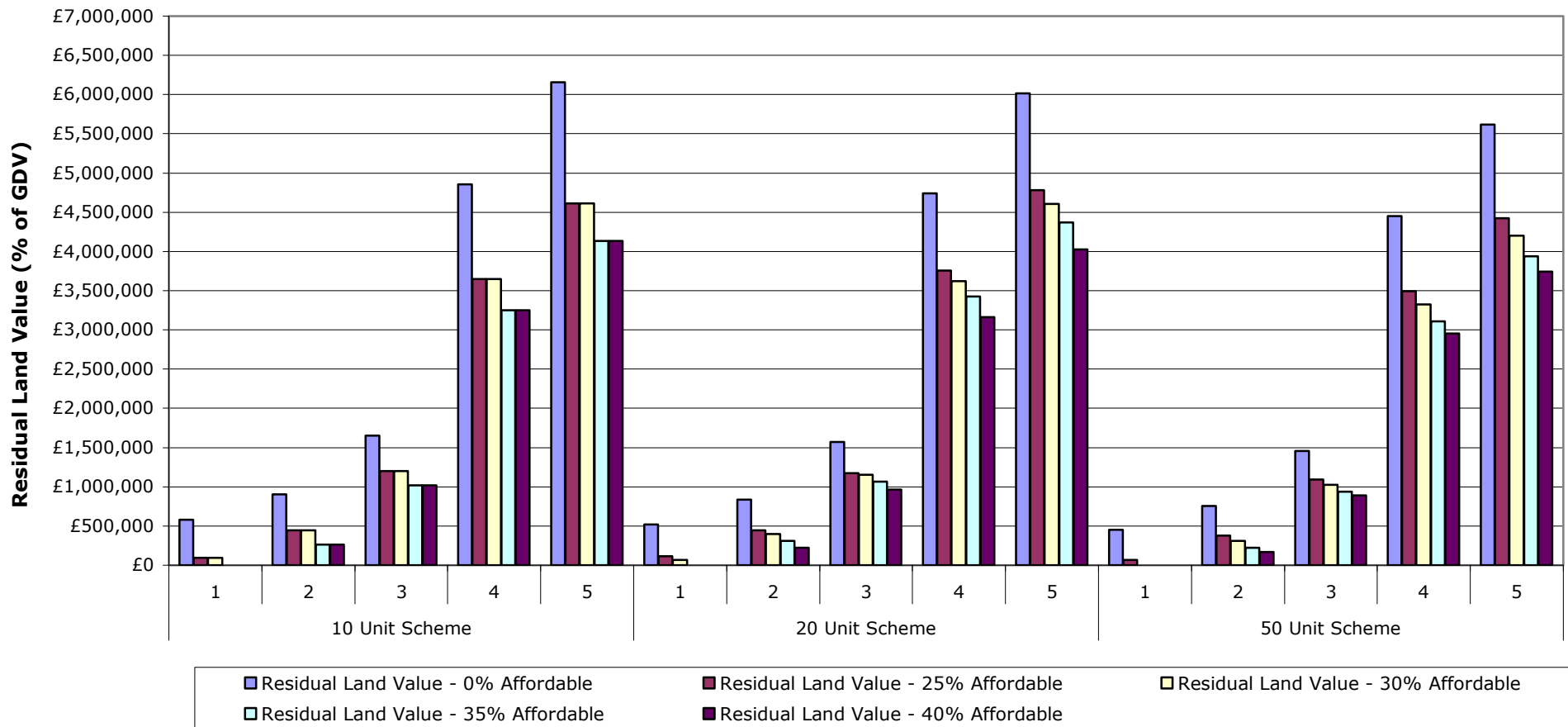


**Table 169b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £582,776 | £94,815 | £94,815 | £0 | £0 |
| | 2 | £904,287 | £442,416 | £442,416 | £260,669 | £260,669 |
| | 3 | £1,649,047 | £1,199,009 | £1,199,009 | £1,019,643 | £1,019,643 |
| | 4 | £4,857,637 | £3,649,471 | £3,649,471 | £3,250,681 | £3,250,681 |
| | 5 | £6,155,174 | £4,615,686 | £4,615,686 | £4,131,290 | £4,131,290 |
| 20 Unit Scheme | 1 | £520,213 | £114,009 | £64,133 | £0 | £0 |
| | 2 | £835,608 | £446,625 | £394,849 | £309,474 | £219,548 |
| | 3 | £1,569,605 | £1,176,040 | £1,150,395 | £1,063,112 | £967,011 |
| | 4 | £4,741,584 | £3,755,380 | £3,620,937 | £3,424,856 | £3,161,337 |
| | 5 | £6,017,556 | £4,784,260 | £4,607,726 | £4,369,553 | £4,027,309 |
| 50 Unit Scheme | 1 | £453,302 | £69,214 | £0 | £0 | £0 |
| | 2 | £753,210 | £375,215 | £310,879 | £220,498 | £170,309 |
| | 3 | £1,459,933 | £1,092,547 | £1,024,920 | £939,556 | £888,354 |
| | 4 | £4,447,998 | £3,492,976 | £3,321,849 | £3,109,606 | £2,954,906 |
| | 5 | £5,616,824 | £4,420,611 | £4,202,519 | £3,941,189 | £3,739,523 |

Source: Adams Integra, August 2012

**Graph 169b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Low Density
Houses Only Schemes**

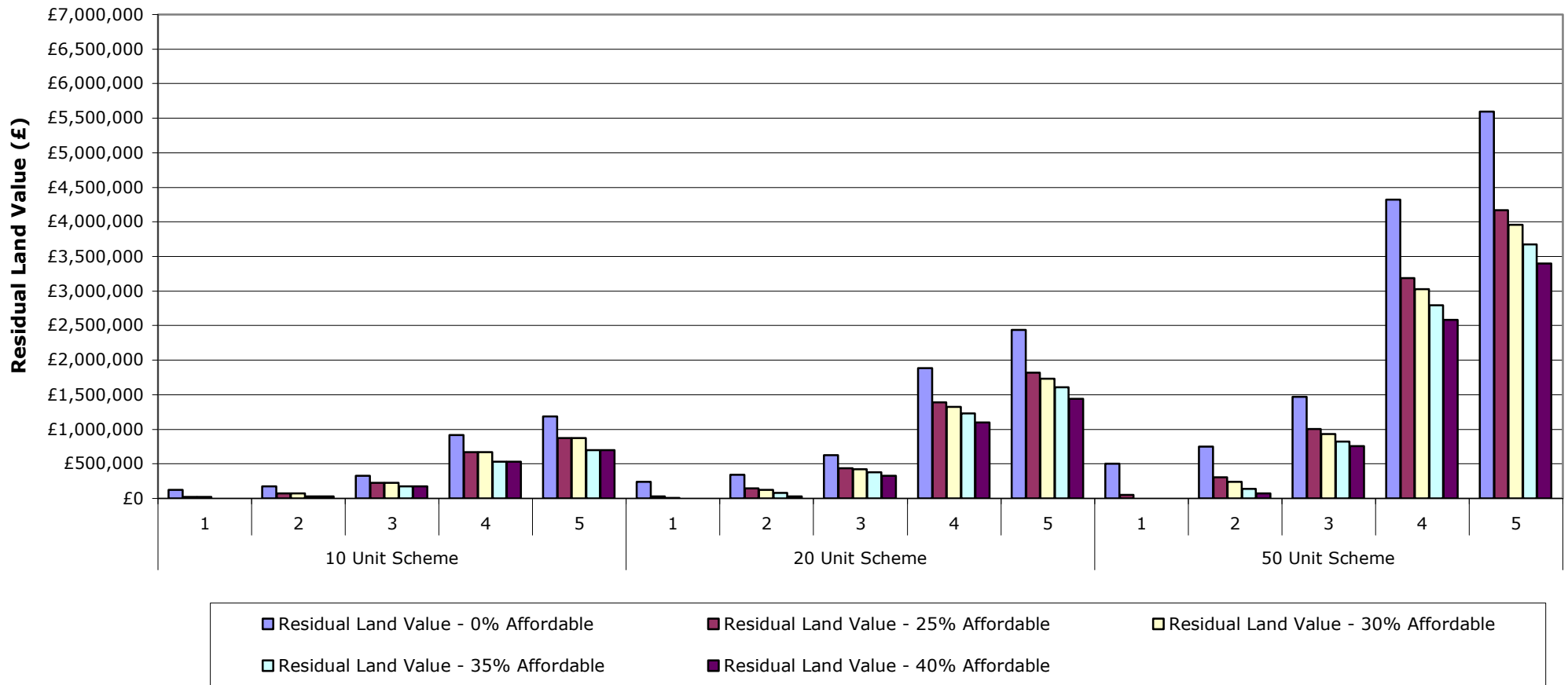


**Table 170: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £123,977 | £19,045 | £19,045 | £0 | £0 |
| | 2 | £176,296 | £73,627 | £73,627 | £27,904 | £27,904 |
| | 3 | £324,516 | £227,858 | £227,858 | £173,981 | £173,981 |
| | 4 | £918,837 | £667,528 | £667,528 | £533,542 | £533,542 |
| | 5 | £1,185,101 | £871,403 | £871,403 | £697,388 | £697,388 |
| 20 Unit Scheme | 1 | £239,897 | £31,174 | £6,236 | £0 | £0 |
| | 2 | £342,735 | £148,177 | £122,028 | £77,346 | £32,383 |
| | 3 | £627,656 | £435,362 | £422,406 | £378,309 | £324,722 |
| | 4 | £1,885,914 | £1,392,812 | £1,325,590 | £1,227,550 | £1,095,790 |
| | 5 | £2,435,046 | £1,818,398 | £1,730,131 | £1,611,045 | £1,439,923 |
| 50 Unit Scheme | 1 | £503,230 | £49,895 | £0 | £0 | £0 |
| | 2 | £751,400 | £305,408 | £242,211 | £136,883 | £71,517 |
| | 3 | £1,469,197 | £1,001,799 | £927,903 | £819,430 | £758,706 |
| | 4 | £4,325,083 | £3,189,865 | £3,024,441 | £2,795,686 | £2,581,476 |
| | 5 | £5,597,398 | £4,165,893 | £3,961,297 | £3,672,917 | £3,400,001 |

Source: Adams Integra, August 2012

**Graph 170: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Medium Density
Houses Only Schemes**

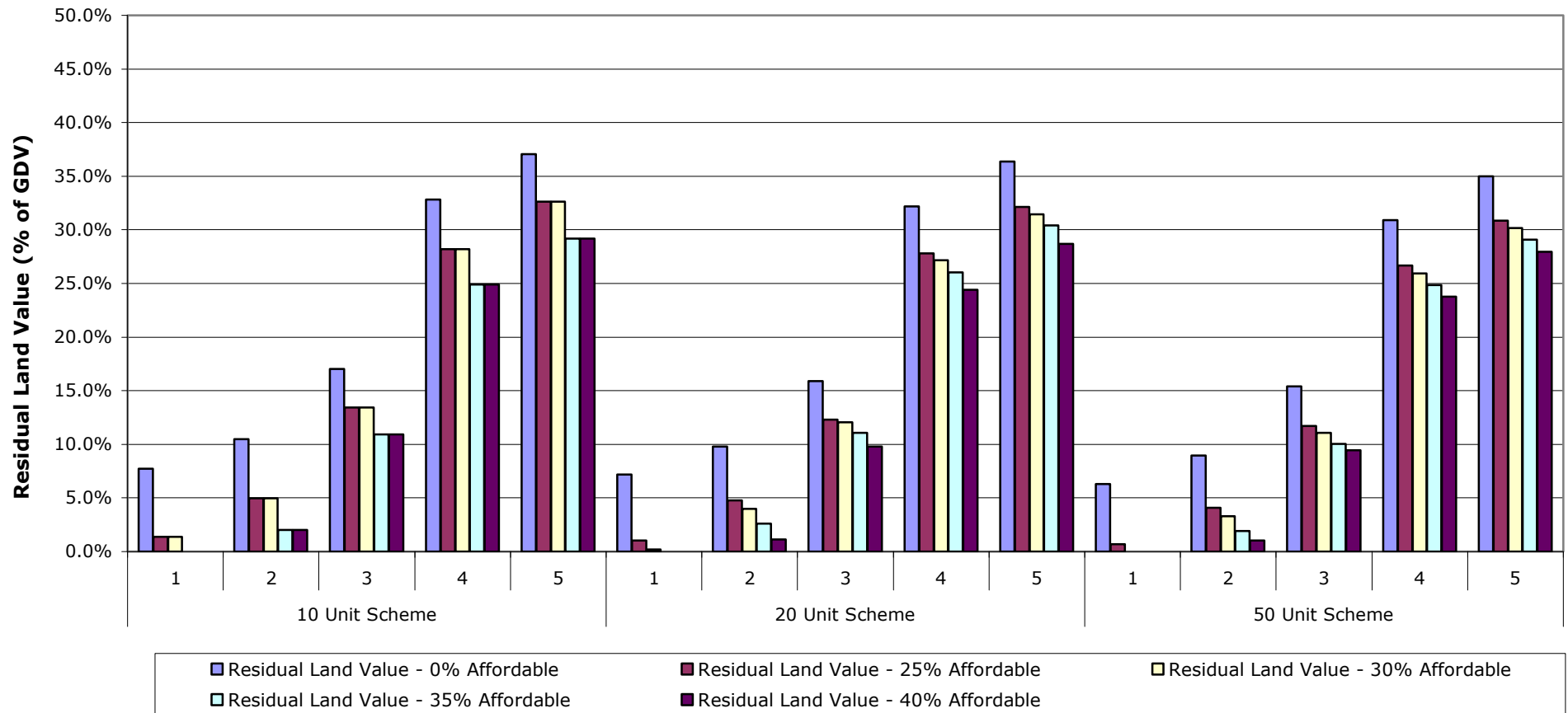


**Table 170a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 7.7% | 1.4% | 1.4% | 0.0% | 0.0% |
| | 2 | 10.5% | 5.0% | 5.0% | 2.0% | 2.0% |
| | 3 | 17.0% | 13.4% | 13.4% | 10.9% | 10.9% |
| | 4 | 32.8% | 28.2% | 28.2% | 24.9% | 24.9% |
| | 5 | 37.0% | 32.6% | 32.6% | 29.2% | 29.2% |
| 20 Unit Scheme | 1 | 7.2% | 1.1% | 0.2% | 0.0% | 0.0% |
| | 2 | 9.8% | 4.7% | 4.0% | 2.6% | 1.1% |
| | 3 | 15.9% | 12.3% | 12.1% | 11.1% | 9.8% |
| | 4 | 32.2% | 27.8% | 27.2% | 26.0% | 24.4% |
| | 5 | 36.3% | 32.1% | 31.5% | 30.4% | 28.7% |
| 50 Unit Scheme | 1 | 6.3% | 0.7% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.9% | 4.1% | 3.3% | 1.9% | 1.0% |
| | 3 | 15.4% | 11.7% | 11.1% | 10.0% | 9.5% |
| | 4 | 30.9% | 26.7% | 25.9% | 24.9% | 23.8% |
| | 5 | 35.0% | 30.9% | 30.2% | 29.1% | 28.0% |

Source: Adams Integra, August 2012

**Graph 170a: Summary of RLV (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Medium Density
Houses Only Schemes**

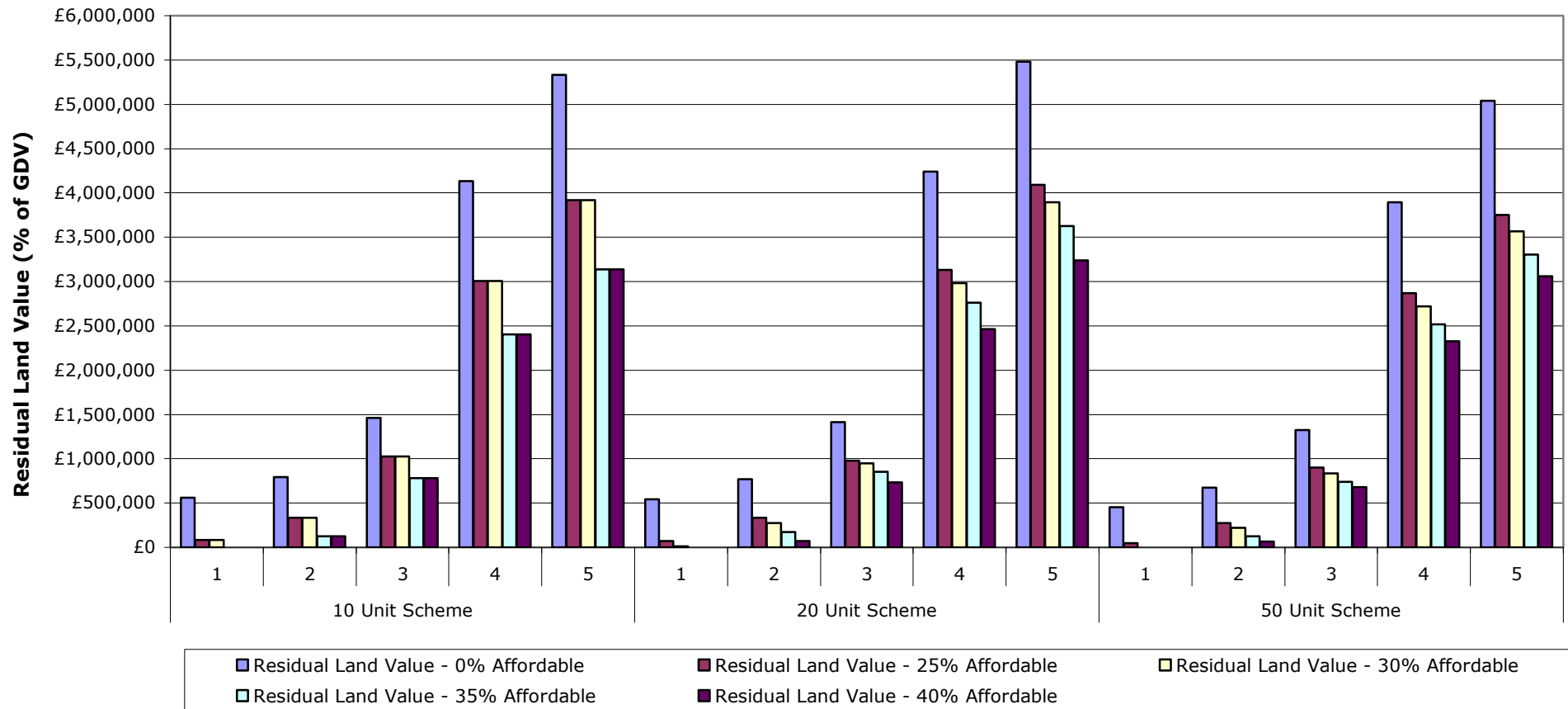


**Table 170b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £557,895 | £85,703 | £85,703 | £0 | £0 |
| | 2 | £793,331 | £331,323 | £331,323 | £125,570 | £125,570 |
| | 3 | £1,460,323 | £1,025,359 | £1,025,359 | £782,914 | £782,914 |
| | 4 | £4,134,768 | £3,003,878 | £3,003,878 | £2,400,938 | £2,400,938 |
| | 5 | £5,332,956 | £3,921,312 | £3,921,312 | £3,138,248 | £3,138,248 |
| 20 Unit Scheme | 1 | £539,769 | £70,142 | £14,031 | £0 | £0 |
| | 2 | £771,153 | £333,399 | £274,562 | £174,029 | £72,862 |
| | 3 | £1,412,225 | £979,564 | £950,413 | £851,196 | £730,625 |
| | 4 | £4,243,307 | £3,133,827 | £2,982,578 | £2,761,987 | £2,465,528 |
| | 5 | £5,478,853 | £4,091,396 | £3,892,795 | £3,624,851 | £3,239,826 |
| 50 Unit Scheme | 1 | £452,907 | £44,905 | £0 | £0 | £0 |
| | 2 | £676,260 | £274,867 | £217,990 | £123,195 | £64,365 |
| | 3 | £1,322,277 | £901,619 | £835,112 | £737,487 | £682,835 |
| | 4 | £3,892,575 | £2,870,879 | £2,721,997 | £2,516,117 | £2,323,328 |
| | 5 | £5,037,658 | £3,749,304 | £3,565,167 | £3,305,625 | £3,060,001 |

Source: Adams Integra, August 2012

**Graph 170b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
Medium Density
House Only Schemes**

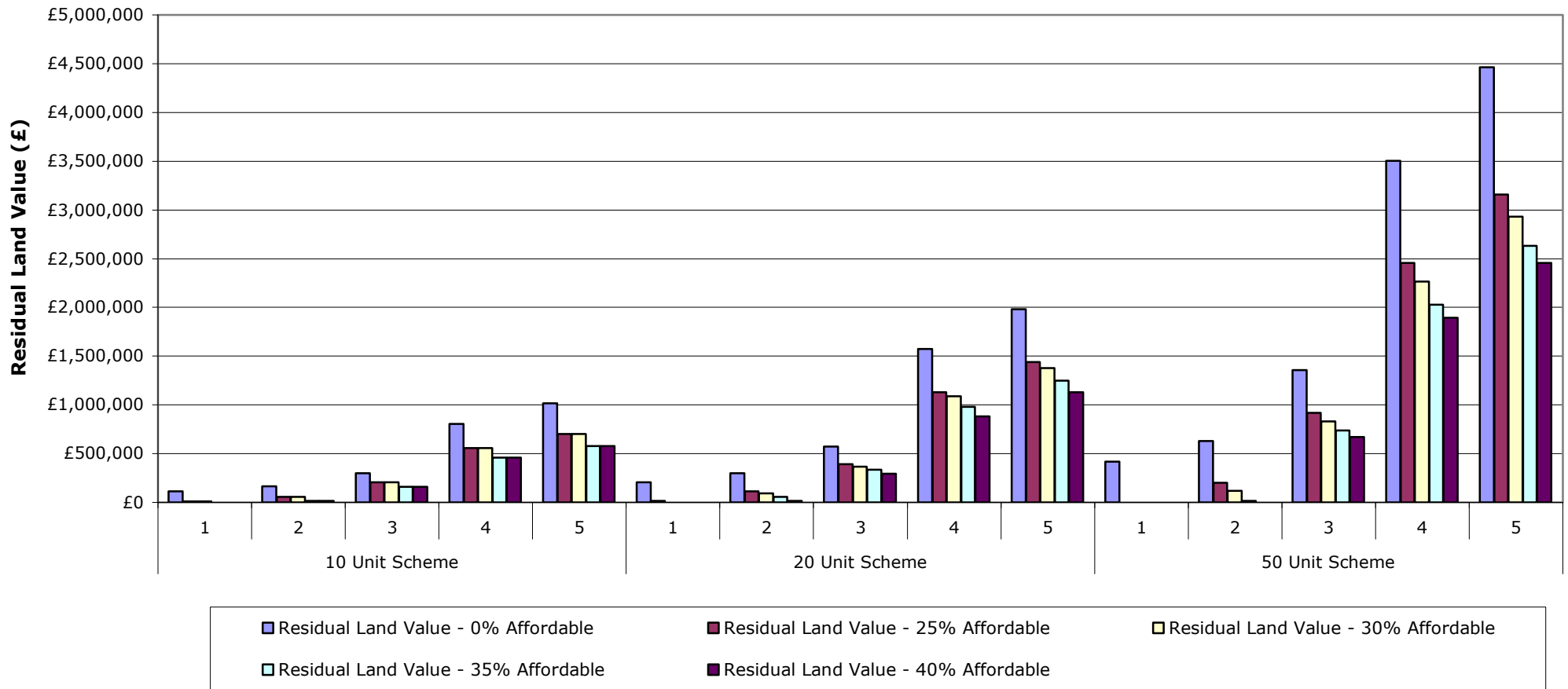


**Table 171: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £113,063 | £8,132 | £8,132 | £0 | £0 |
| | 2 | £163,411 | £58,961 | £58,961 | £13,525 | £13,525 |
| | 3 | £301,204 | £204,064 | £204,064 | £159,897 | £159,897 |
| | 4 | £806,690 | £555,381 | £555,381 | £460,430 | £460,430 |
| | 5 | £1,015,261 | £701,562 | £701,562 | £580,463 | £580,463 |
| 20 Unit Scheme | 1 | £206,845 | £14,563 | £0 | £0 | £0 |
| | 2 | £298,717 | £115,879 | £94,343 | £57,847 | £13,166 |
| | 3 | £573,391 | £391,593 | £367,006 | £336,111 | £292,014 |
| | 4 | £1,573,669 | £1,130,456 | £1,091,151 | £981,364 | £883,324 |
| | 5 | £1,983,877 | £1,437,220 | £1,378,654 | £1,247,821 | £1,128,735 |
| 50 Unit Scheme | 1 | £418,849 | £0 | £0 | £0 | £0 |
| | 2 | £628,273 | £201,756 | £116,948 | £17,128 | £0 |
| | 3 | £1,355,761 | £917,548 | £832,724 | £736,948 | £670,888 |
| | 4 | £3,501,915 | £2,457,369 | £2,266,812 | £2,026,641 | £1,893,165 |
| | 5 | £4,463,866 | £3,160,369 | £2,928,905 | £2,629,110 | £2,456,462 |

Source: Adams Integra, August 2012

Graph 171: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £40 CIL CfSH Level 3 High Density Houses Only Schemes

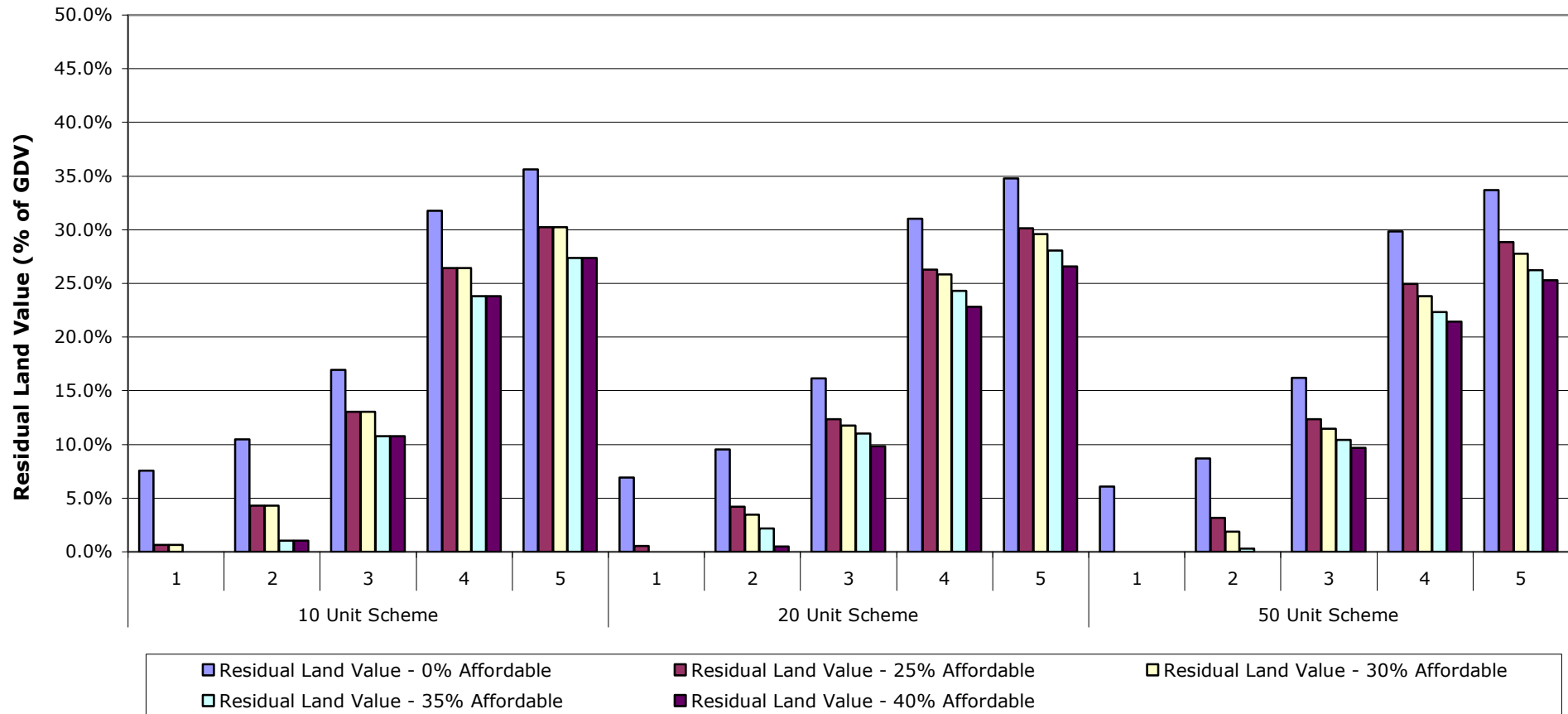


**Table 171a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 7.6% | 0.6% | 0.6% | 0.0% | 0.0% |
| | 2 | 10.5% | 4.3% | 4.3% | 1.1% | 1.1% |
| | 3 | 17.0% | 13.0% | 13.0% | 10.8% | 10.8% |
| | 4 | 31.8% | 26.4% | 26.4% | 23.8% | 23.8% |
| | 5 | 35.6% | 30.2% | 30.2% | 27.4% | 27.4% |
| 20 Unit Scheme | 1 | 6.9% | 0.6% | 0.0% | 0.0% | 0.0% |
| | 2 | 9.6% | 4.2% | 3.5% | 2.2% | 0.5% |
| | 3 | 16.2% | 12.3% | 11.8% | 11.0% | 9.9% |
| | 4 | 31.0% | 26.3% | 25.9% | 24.3% | 22.8% |
| | 5 | 34.8% | 30.1% | 29.6% | 28.1% | 26.6% |
| 50 Unit Scheme | 1 | 6.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.7% | 3.2% | 1.9% | 0.3% | 0.0% |
| | 3 | 16.2% | 12.3% | 11.5% | 10.4% | 9.7% |
| | 4 | 29.8% | 25.0% | 23.8% | 22.3% | 21.5% |
| | 5 | 33.7% | 28.9% | 27.8% | 26.2% | 25.3% |

Source: Adams Integra, August 2012

**Graph 171a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
High Density
Houses Only Schemes**

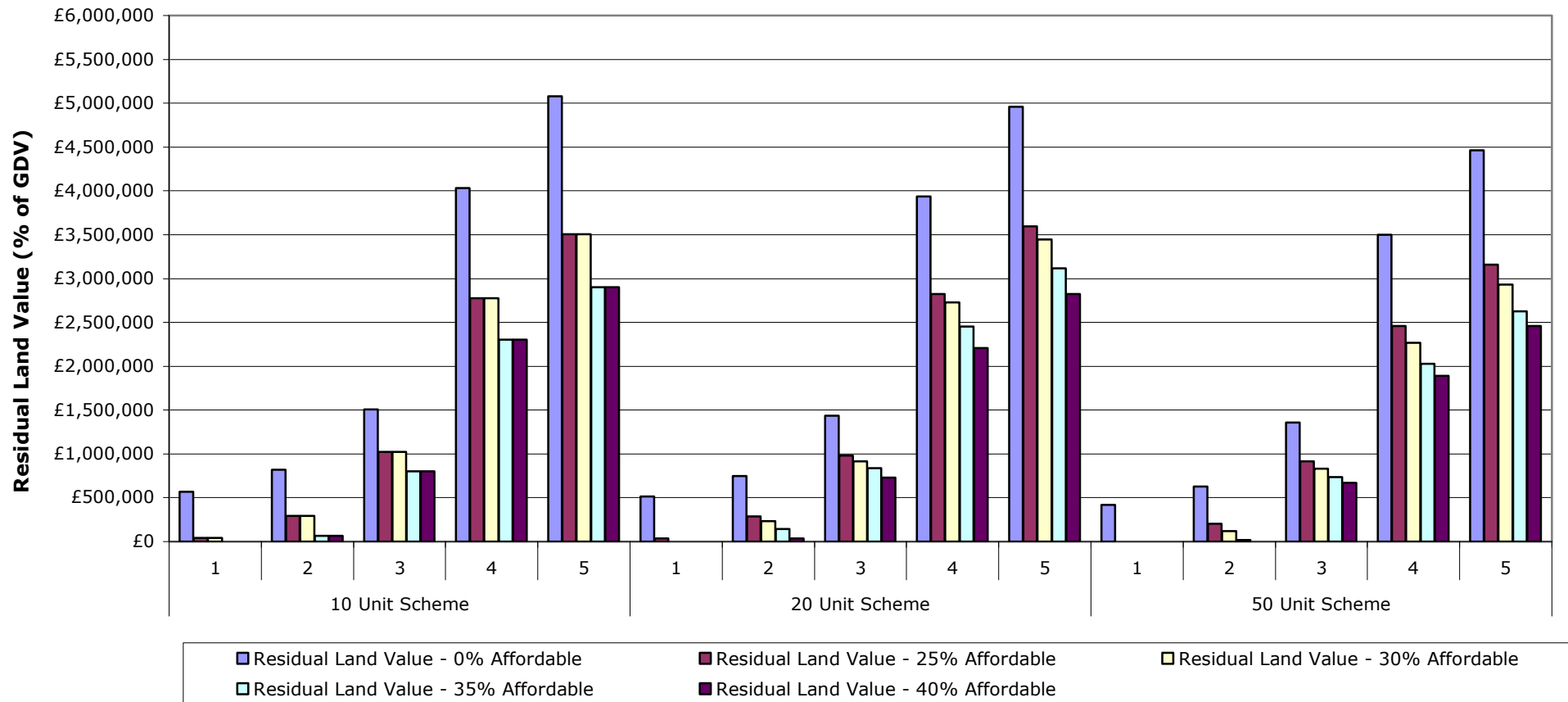


**Table 171b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £565,316 | £40,659 | £40,659 | £0 | £0 |
| | 2 | £817,053 | £294,806 | £294,806 | £67,623 | £67,623 |
| | 3 | £1,506,018 | £1,020,322 | £1,020,322 | £799,487 | £799,487 |
| | 4 | £4,033,451 | £2,776,906 | £2,776,906 | £2,302,152 | £2,302,152 |
| | 5 | £5,076,305 | £3,507,811 | £3,507,811 | £2,902,317 | £2,902,317 |
| 20 Unit Scheme | 1 | £517,112 | £36,409 | £0 | £0 | £0 |
| | 2 | £746,792 | £289,697 | £235,859 | £144,618 | £32,914 |
| | 3 | £1,433,478 | £978,983 | £917,516 | £840,276 | £730,036 |
| | 4 | £3,934,171 | £2,826,139 | £2,727,876 | £2,453,410 | £2,208,309 |
| | 5 | £4,959,693 | £3,593,050 | £3,446,634 | £3,119,553 | £2,821,838 |
| 50 Unit Scheme | 1 | £418,849 | £0 | £0 | £0 | £0 |
| | 2 | £628,273 | £201,756 | £116,948 | £17,128 | £0 |
| | 3 | £1,355,761 | £917,548 | £832,724 | £736,948 | £670,888 |
| | 4 | £3,501,915 | £2,457,369 | £2,266,812 | £2,026,641 | £1,893,165 |
| | 5 | £4,463,866 | £3,160,369 | £2,928,905 | £2,629,110 | £2,456,462 |

Source: Adams Integra, August 2012

**Graph 171b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £40 CIL
CfSH Level 3
High Density
Houses Only Schemes**

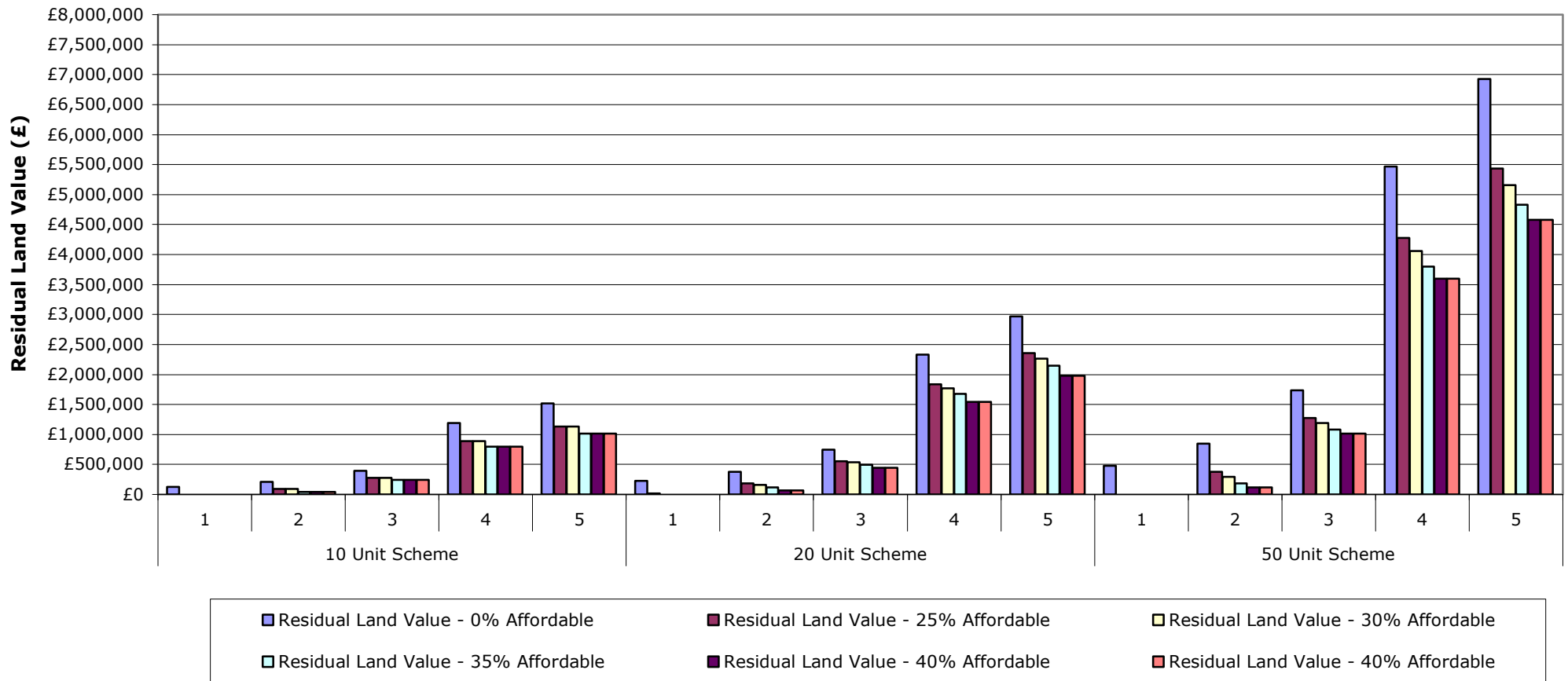


**Table 172: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £125,316 | £3,325 | £3,325 | £0 | £0 |
| | 2 | £205,897 | £90,225 | £90,225 | £44,789 | £44,789 |
| | 3 | £392,495 | £279,985 | £279,985 | £239,992 | £239,992 |
| | 4 | £1,194,846 | £892,804 | £892,804 | £793,107 | £793,107 |
| | 5 | £1,519,230 | £1,134,358 | £1,134,358 | £1,013,259 | £1,013,259 |
| 20 Unit Scheme | 1 | £225,791 | £16,925 | £0 | £0 | £0 |
| | 2 | £378,927 | £183,634 | £159,339 | £114,658 | £69,695 |
| | 3 | £746,326 | £549,544 | £536,721 | £493,080 | £444,629 |
| | 4 | £2,332,316 | £1,839,213 | £1,771,992 | £1,673,952 | £1,542,192 |
| | 5 | £2,970,302 | £2,353,654 | £2,265,387 | £2,146,300 | £1,975,178 |
| 50 Unit Scheme | 1 | £479,330 | £0 | £0 | £0 | £0 |
| | 2 | £849,274 | £375,819 | £295,399 | £186,184 | £118,955 |
| | 3 | £1,732,677 | £1,273,445 | £1,188,910 | £1,082,206 | £1,018,204 |
| | 4 | £5,467,758 | £4,273,981 | £4,060,073 | £3,794,769 | £3,601,393 |
| | 5 | £6,928,791 | £5,433,524 | £5,160,909 | £4,834,247 | £4,582,164 |

Source: Adams Integra, August 2012

**Graph 172: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
Low Density
Houses Only Schemes**

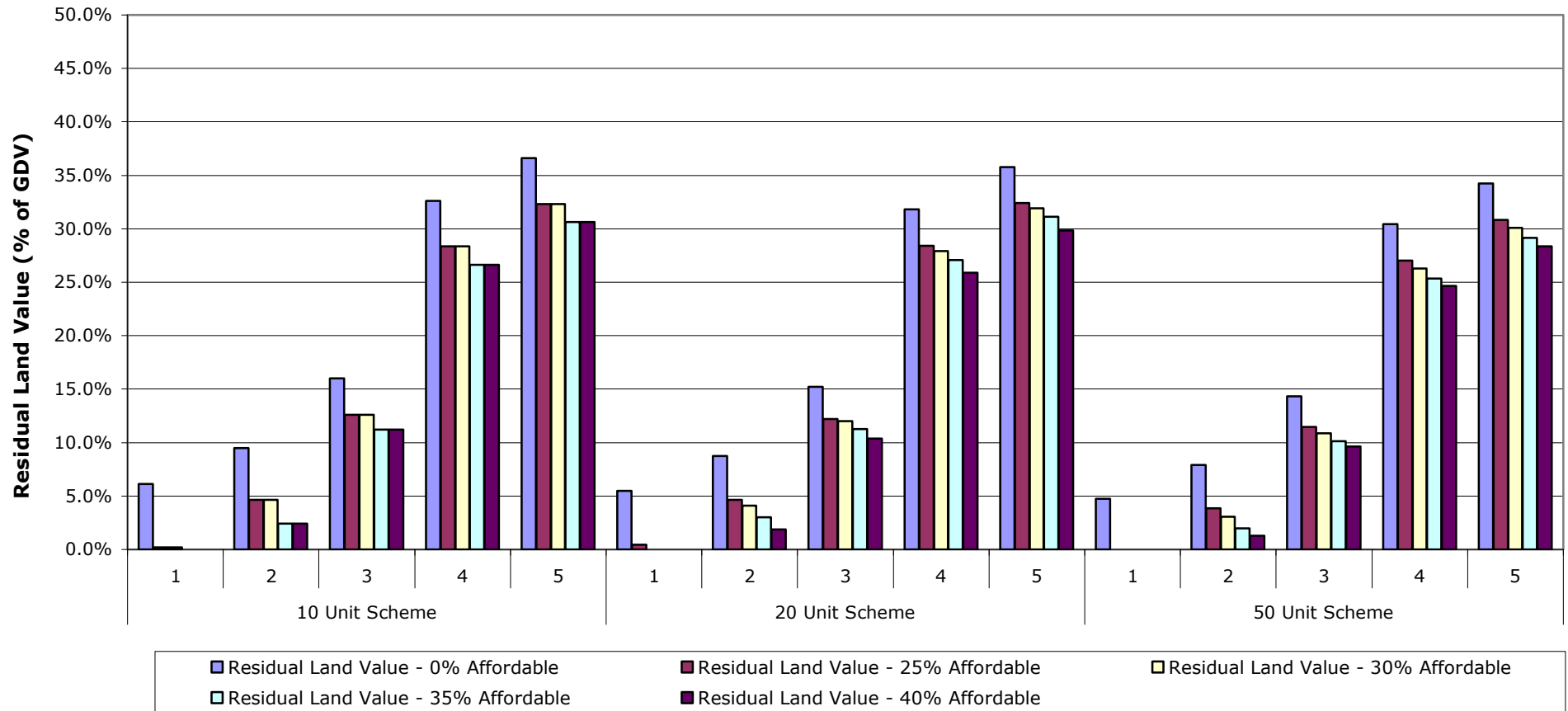


**Table 172a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 6.1% | 0.2% | 0.2% | 0.0% | 0.0% |
| | 2 | 9.5% | 4.6% | 4.6% | 2.4% | 2.4% |
| | 3 | 16.0% | 12.6% | 12.6% | 11.2% | 11.2% |
| | 4 | 32.6% | 28.4% | 28.4% | 26.6% | 26.6% |
| | 5 | 36.6% | 32.3% | 32.3% | 30.6% | 30.6% |
| 20 Unit Scheme | 1 | 5.5% | 0.5% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.7% | 4.6% | 4.1% | 3.0% | 1.9% |
| | 3 | 15.2% | 12.2% | 12.0% | 11.3% | 10.4% |
| | 4 | 31.8% | 28.4% | 27.9% | 27.1% | 25.9% |
| | 5 | 35.8% | 32.4% | 31.9% | 31.1% | 29.9% |
| 50 Unit Scheme | 1 | 4.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.9% | 3.9% | 3.1% | 2.0% | 1.3% |
| | 3 | 14.3% | 11.5% | 10.9% | 10.1% | 9.6% |
| | 4 | 30.4% | 27.0% | 26.3% | 25.4% | 24.6% |
| | 5 | 34.2% | 30.8% | 30.1% | 29.1% | 28.4% |

Source: Adams Integra, August 2012

**Graph 172a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
Low Density
Houses Only Schemes**

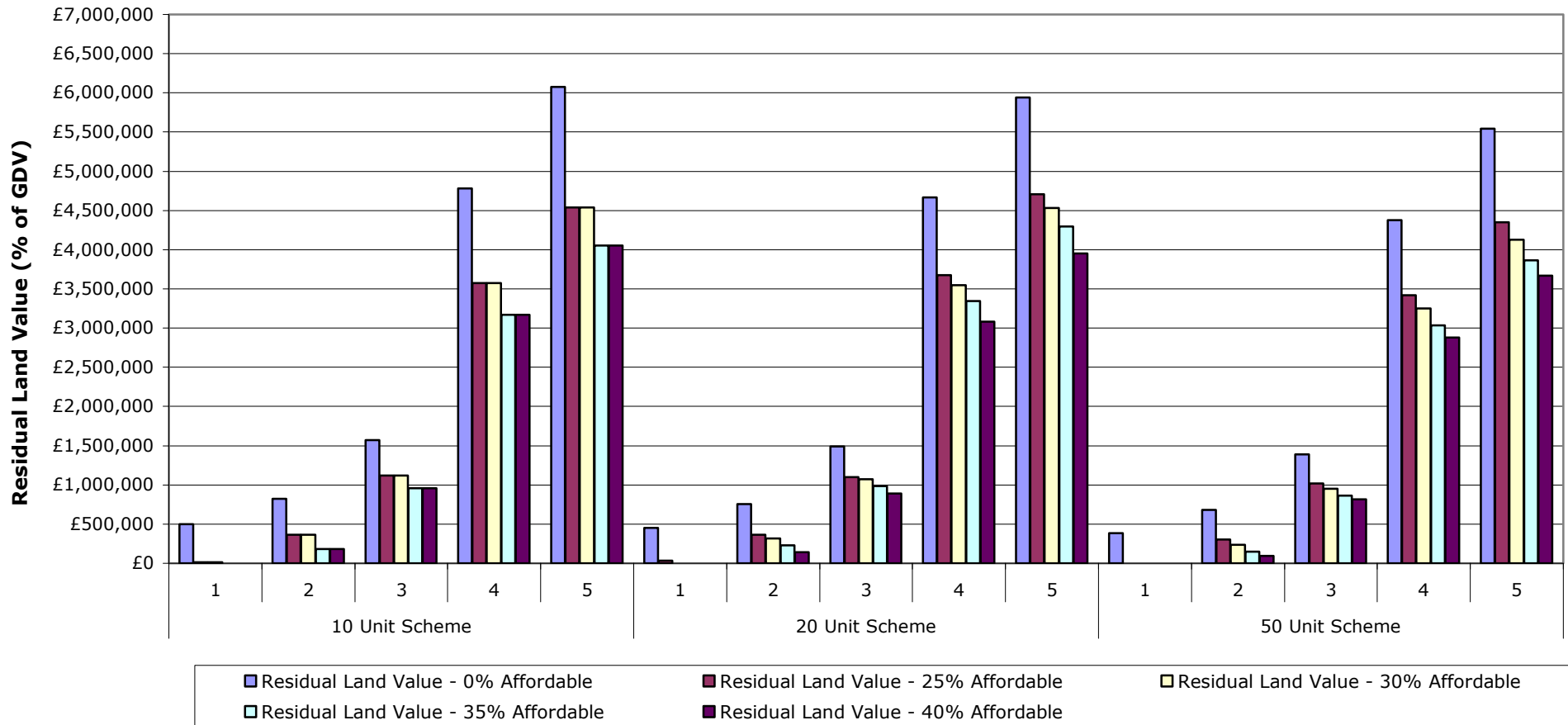


**Table 172b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £501,262 | £13,301 | £13,301 | £0 | £0 |
| | 2 | £823,588 | £360,902 | £360,902 | £179,155 | £179,155 |
| | 3 | £1,569,979 | £1,119,940 | £1,119,940 | £959,968 | £959,968 |
| | 4 | £4,779,384 | £3,571,218 | £3,571,218 | £3,172,428 | £3,172,428 |
| | 5 | £6,076,921 | £4,537,432 | £4,537,432 | £4,053,037 | £4,053,037 |
| 20 Unit Scheme | 1 | £451,581 | £33,850 | £0 | £0 | £0 |
| | 2 | £757,854 | £367,268 | £318,678 | £229,315 | £139,389 |
| | 3 | £1,492,652 | £1,099,088 | £1,073,442 | £986,159 | £889,257 |
| | 4 | £4,664,632 | £3,678,427 | £3,543,984 | £3,347,903 | £3,084,384 |
| | 5 | £5,940,603 | £4,707,308 | £4,530,773 | £4,292,601 | £3,950,357 |
| 50 Unit Scheme | 1 | £383,464 | £0 | £0 | £0 | £0 |
| | 2 | £679,419 | £300,655 | £236,319 | £148,947 | £95,164 |
| | 3 | £1,386,141 | £1,018,756 | £951,128 | £865,765 | £814,563 |
| | 4 | £4,374,207 | £3,419,185 | £3,248,058 | £3,035,815 | £2,881,114 |
| | 5 | £5,543,033 | £4,346,819 | £4,128,727 | £3,867,397 | £3,665,731 |

Source: Adams Integra, August 2012

**Graph 172b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
Low Density
Houses Only Schemes**

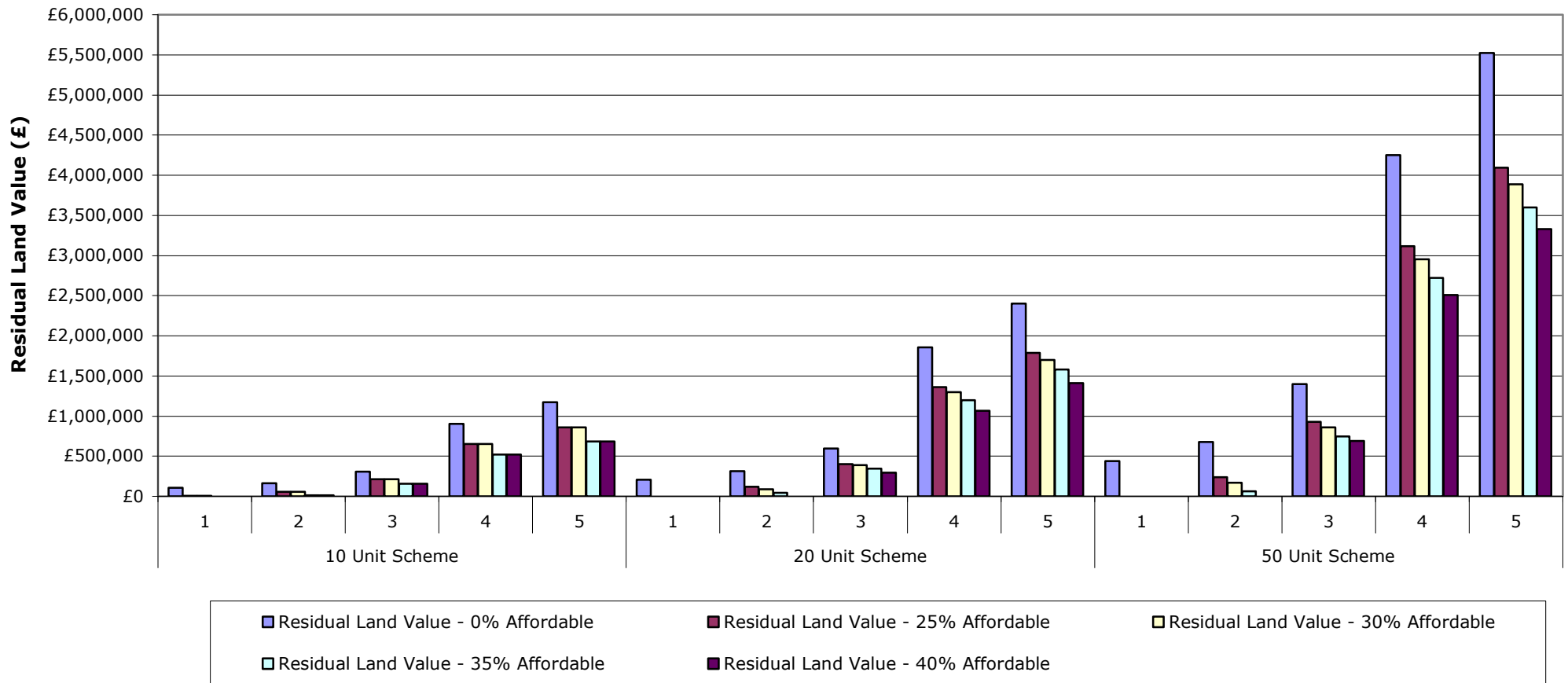


**Table 173: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £108,363 | £3,432 | £3,432 | £0 | £0 |
| | 2 | £162,463 | £58,014 | £58,014 | £12,291 | £12,291 |
| | 3 | £309,371 | £212,401 | £212,401 | £158,368 | £158,368 |
| | 4 | £903,849 | £652,540 | £652,540 | £518,553 | £518,553 |
| | 5 | £1,170,113 | £856,414 | £856,414 | £682,400 | £682,400 |
| 20 Unit Scheme | 1 | £208,179 | £0 | £0 | £0 | £0 |
| | 2 | £311,657 | £116,139 | £89,989 | £45,307 | £344 |
| | 3 | £596,898 | £404,284 | £391,328 | £347,232 | £293,645 |
| | 4 | £1,855,157 | £1,362,055 | £1,294,833 | £1,196,793 | £1,065,033 |
| | 5 | £2,404,289 | £1,787,641 | £1,699,374 | £1,580,288 | £1,409,165 |
| 50 Unit Scheme | 1 | £436,104 | £0 | £0 | £0 | £0 |
| | 2 | £679,778 | £237,844 | £170,052 | £62,277 | £0 |
| | 3 | £1,397,575 | £930,177 | £856,281 | £747,808 | £687,084 |
| | 4 | £4,253,461 | £3,118,243 | £2,952,819 | £2,724,064 | £2,509,854 |
| | 5 | £5,525,776 | £4,094,271 | £3,889,675 | £3,601,295 | £3,328,379 |

Source: Adams Integra, August 2012

Graph 173: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 3 Medium Density Houses Only Schemes

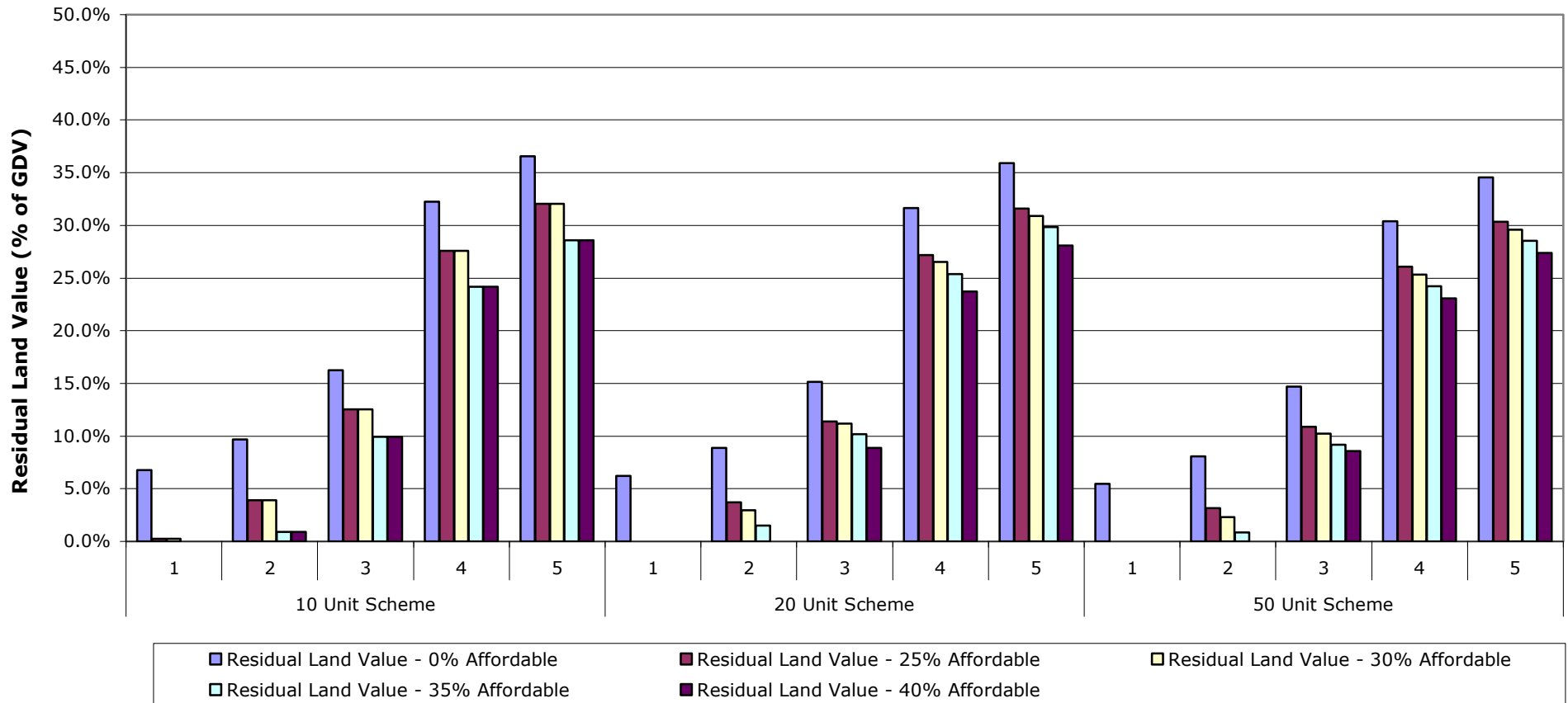


**Table 173a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 6.8% | 0.2% | 0.2% | 0.0% | 0.0% |
| | 2 | 9.7% | 3.9% | 3.9% | 0.9% | 0.9% |
| | 3 | 16.2% | 12.5% | 12.5% | 9.9% | 9.9% |
| | 4 | 32.3% | 27.6% | 27.6% | 24.2% | 24.2% |
| | 5 | 36.6% | 32.1% | 32.1% | 28.6% | 28.6% |
| 20 Unit Scheme | 1 | 6.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.9% | 3.7% | 2.9% | 1.5% | 0.0% |
| | 3 | 15.1% | 11.4% | 11.2% | 10.2% | 8.9% |
| | 4 | 31.6% | 27.2% | 26.5% | 25.4% | 23.7% |
| | 5 | 35.9% | 31.6% | 30.9% | 29.8% | 28.1% |
| 50 Unit Scheme | 1 | 5.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.1% | 3.2% | 2.3% | 0.9% | 0.0% |
| | 3 | 14.7% | 10.9% | 10.2% | 9.2% | 8.6% |
| | 4 | 30.4% | 26.1% | 25.3% | 24.2% | 23.1% |
| | 5 | 34.5% | 30.3% | 29.6% | 28.5% | 27.4% |

Source: Adams Integra, August 2012

**Graph 173a: Summary of RLV (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
Medium Density
Houses Only Schemes**

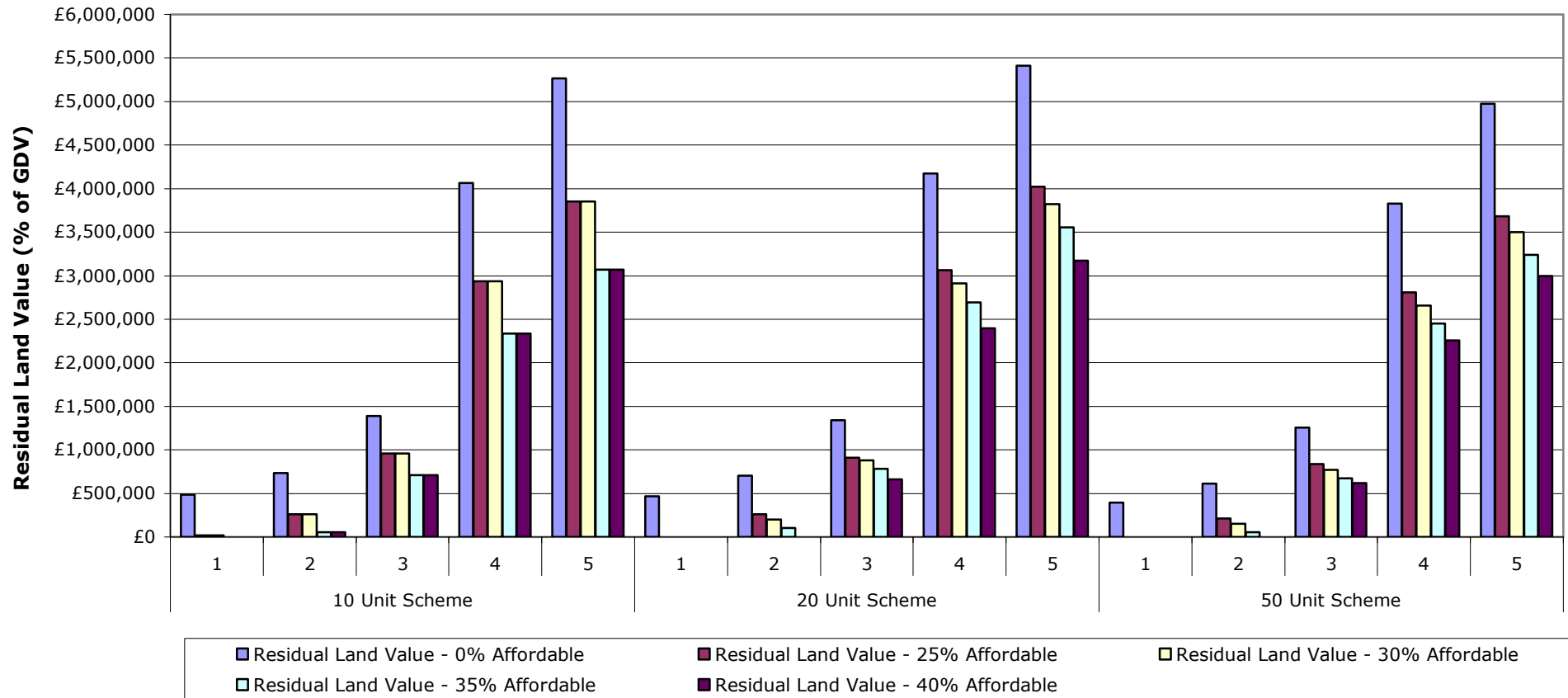


**Table 173b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £487,635 | £15,444 | £15,444 | £0 | £0 |
| | 2 | £731,085 | £261,063 | £261,063 | £55,310 | £55,310 |
| | 3 | £1,392,171 | £955,802 | £955,802 | £712,654 | £712,654 |
| | 4 | £4,067,319 | £2,936,428 | £2,936,428 | £2,333,489 | £2,333,489 |
| | 5 | £5,265,507 | £3,853,863 | £3,853,863 | £3,070,799 | £3,070,799 |
| 20 Unit Scheme | 1 | £468,403 | £0 | £0 | £0 | £0 |
| | 2 | £701,229 | £261,312 | £202,475 | £101,942 | £775 |
| | 3 | £1,343,022 | £909,639 | £880,488 | £781,272 | £660,700 |
| | 4 | £4,174,103 | £3,064,623 | £2,913,375 | £2,692,784 | £2,396,325 |
| | 5 | £5,409,650 | £4,022,192 | £3,823,591 | £3,555,647 | £3,170,622 |
| 50 Unit Scheme | 1 | £392,493 | £0 | £0 | £0 | £0 |
| | 2 | £611,800 | £214,060 | £153,047 | £56,049 | £0 |
| | 3 | £1,257,817 | £837,159 | £770,652 | £673,028 | £618,375 |
| | 4 | £3,828,115 | £2,806,419 | £2,657,537 | £2,451,657 | £2,258,868 |
| | 5 | £4,973,198 | £3,684,844 | £3,500,708 | £3,241,166 | £2,995,541 |

Source: Adams Integra, August 2012

**Graph 173b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
Medium Density
House Only Schemes**

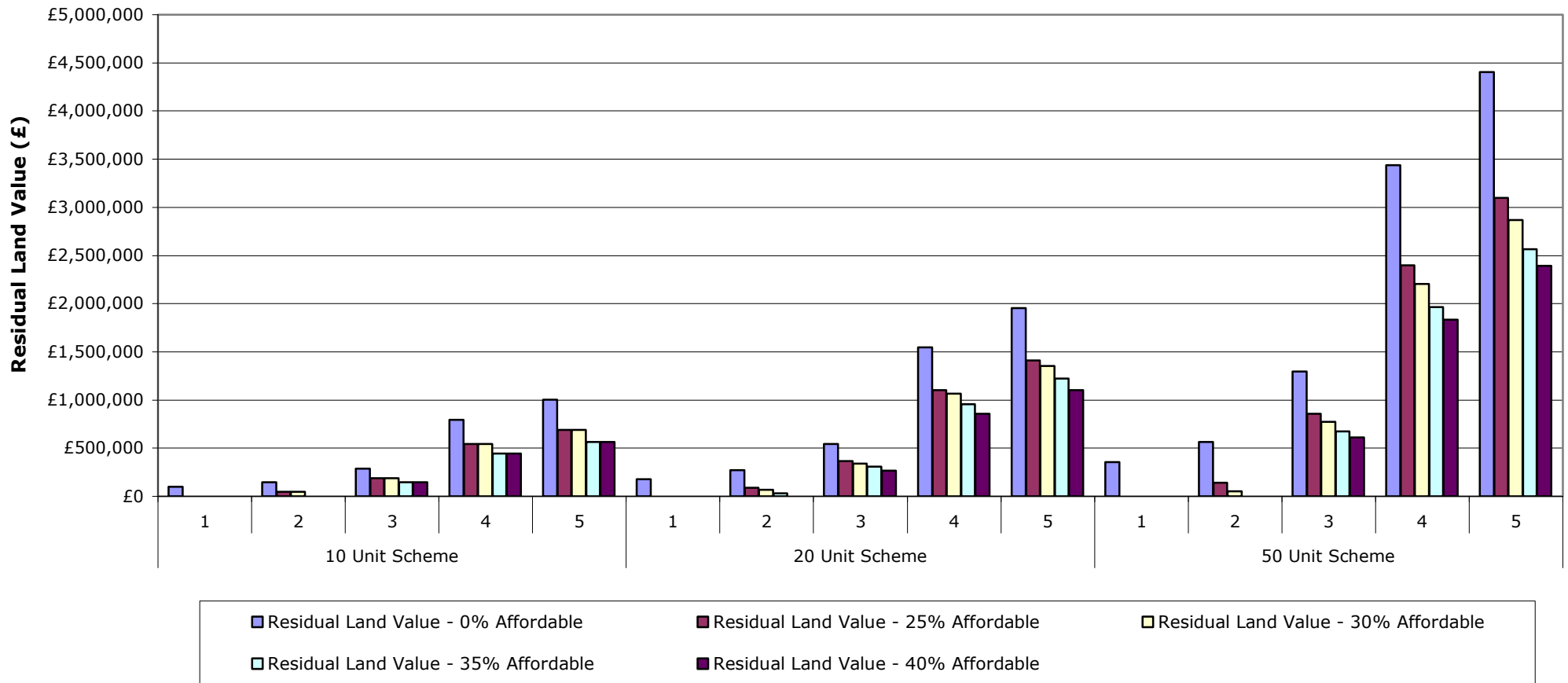


**Table 174: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £98,533 | £0 | £0 | £0 | £0 |
| | 2 | £148,880 | £44,431 | £44,431 | £0 | £0 |
| | 3 | £287,109 | £189,679 | £189,679 | £145,367 | £145,367 |
| | 4 | £792,741 | £541,432 | £541,432 | £446,336 | £446,336 |
| | 5 | £1,001,312 | £687,613 | £687,613 | £566,514 | £566,514 |
| 20 Unit Scheme | 1 | £178,553 | £0 | £0 | £0 | £0 |
| | 2 | £270,996 | £87,301 | £65,766 | £29,270 | £0 |
| | 3 | £545,957 | £363,873 | £339,286 | £308,390 | £264,294 |
| | 4 | £1,546,234 | £1,103,021 | £1,063,716 | £953,930 | £855,889 |
| | 5 | £1,956,443 | £1,409,786 | £1,351,219 | £1,220,387 | £1,101,301 |
| 50 Unit Scheme | 1 | £356,520 | £0 | £0 | £0 | £0 |
| | 2 | £566,587 | £139,537 | £52,692 | £0 | £0 |
| | 3 | £1,294,075 | £855,862 | £771,038 | £675,262 | £609,202 |
| | 4 | £3,440,229 | £2,395,683 | £2,205,126 | £1,964,955 | £1,831,479 |
| | 5 | £4,402,180 | £3,098,683 | £2,867,219 | £2,567,424 | £2,394,776 |

Source: Adams Integra, August 2012

Graph 174: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £60 CIL CfSH Level 3 High Density Houses Only Schemes

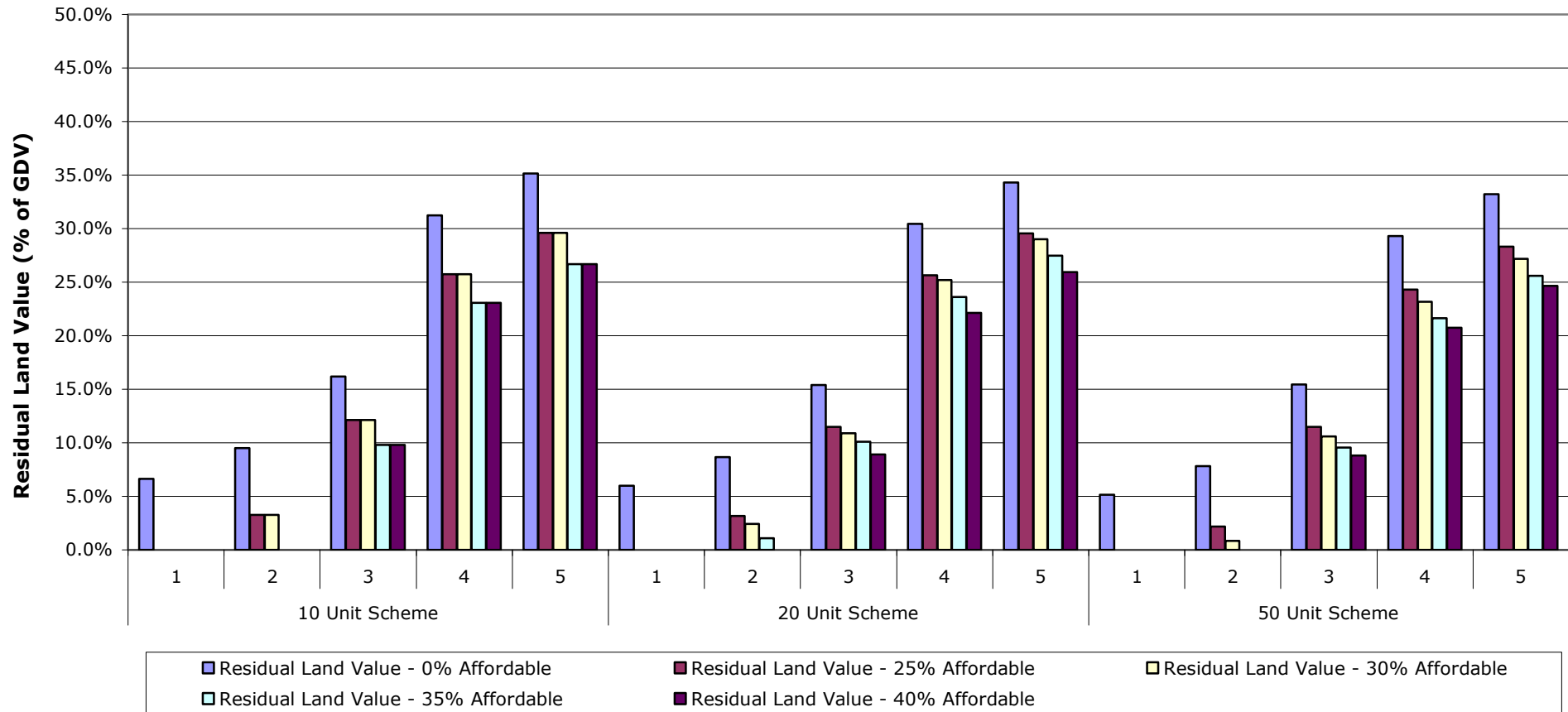


**Table 174a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 6.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 9.5% | 3.3% | 3.3% | 0.0% | 0.0% |
| | 3 | 16.2% | 12.1% | 12.1% | 9.8% | 9.8% |
| | 4 | 31.2% | 25.8% | 25.8% | 23.1% | 23.1% |
| | 5 | 35.1% | 29.6% | 29.6% | 26.7% | 26.7% |
| 20 Unit Scheme | 1 | 6.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.7% | 3.2% | 2.4% | 1.1% | 0.0% |
| | 3 | 15.4% | 11.5% | 10.9% | 10.1% | 8.9% |
| | 4 | 30.5% | 25.6% | 25.2% | 23.6% | 22.1% |
| | 5 | 34.3% | 29.5% | 29.0% | 27.5% | 26.0% |
| 50 Unit Scheme | 1 | 5.2% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.8% | 2.2% | 0.9% | 0.0% | 0.0% |
| | 3 | 15.5% | 11.5% | 10.6% | 9.6% | 8.8% |
| | 4 | 29.3% | 24.3% | 23.2% | 21.6% | 20.8% |
| | 5 | 33.2% | 28.3% | 27.2% | 25.6% | 24.7% |

Source: Adams Integra, August 2012

**Graph 174a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
High Density
Houses Only Schemes**

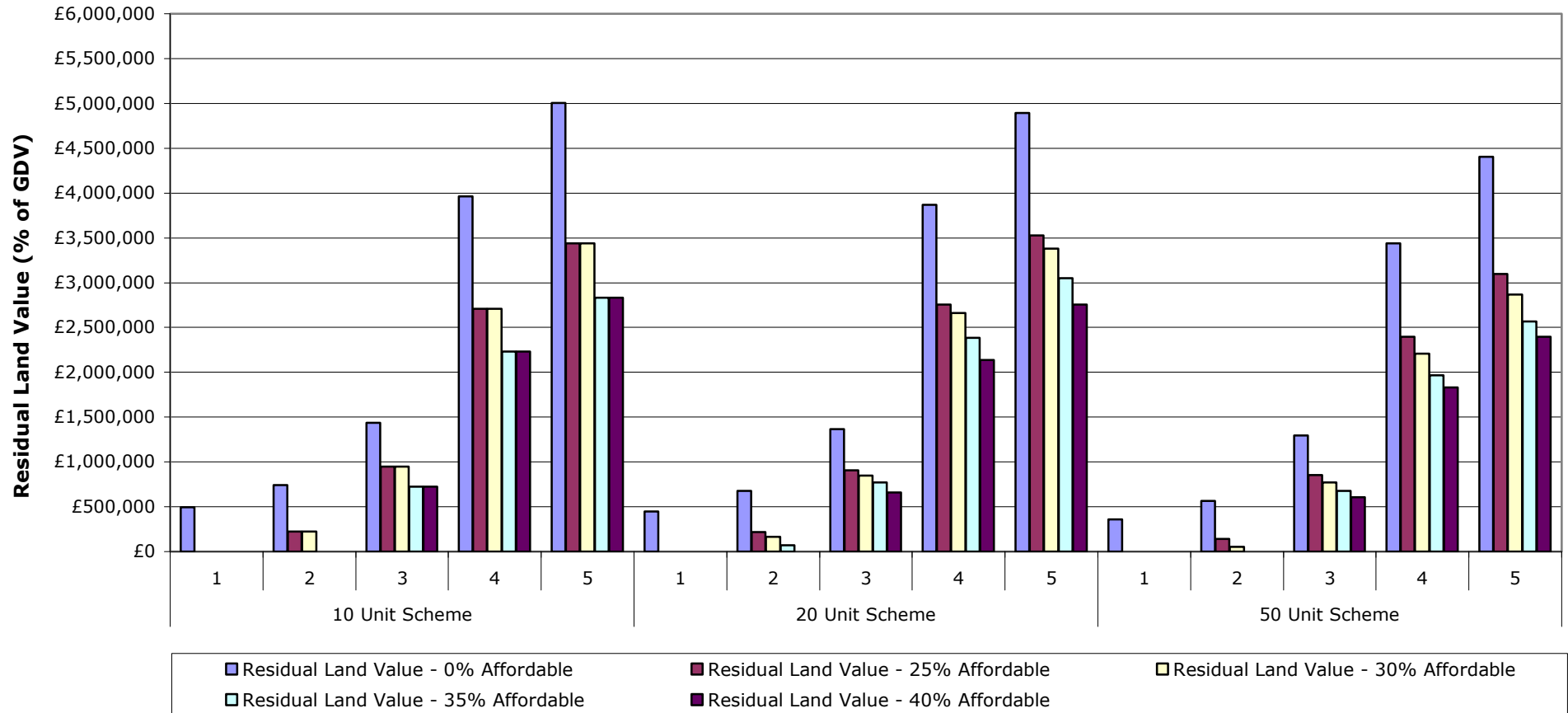


**Table 174b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £492,665 | £0 | £0 | £0 | £0 |
| | 2 | £744,401 | £222,155 | £222,155 | £0 | £0 |
| | 3 | £1,435,546 | £948,397 | £948,397 | £726,836 | £726,836 |
| | 4 | £3,963,705 | £2,707,161 | £2,707,161 | £2,231,681 | £2,231,681 |
| | 5 | £5,006,560 | £3,438,066 | £3,438,066 | £2,832,572 | £2,832,572 |
| 20 Unit Scheme | 1 | £446,383 | £0 | £0 | £0 | £0 |
| | 2 | £677,491 | £218,254 | £164,415 | £73,174 | £0 |
| | 3 | £1,364,892 | £909,682 | £848,216 | £770,976 | £660,735 |
| | 4 | £3,865,585 | £2,757,553 | £2,659,290 | £2,384,824 | £2,139,723 |
| | 5 | £4,891,107 | £3,524,464 | £3,378,048 | £3,050,967 | £2,753,252 |
| 50 Unit Scheme | 1 | £356,520 | £0 | £0 | £0 | £0 |
| | 2 | £566,587 | £139,537 | £52,692 | £0 | £0 |
| | 3 | £1,294,075 | £855,862 | £771,038 | £675,262 | £609,202 |
| | 4 | £3,440,229 | £2,395,683 | £2,205,126 | £1,964,955 | £1,831,479 |
| | 5 | £4,402,180 | £3,098,683 | £2,867,219 | £2,567,424 | £2,394,776 |

Source: Adams Integra, August 2012

**Graph 174b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £60 CIL
CfSH Level 3
High Density
Houses Only Schemes**



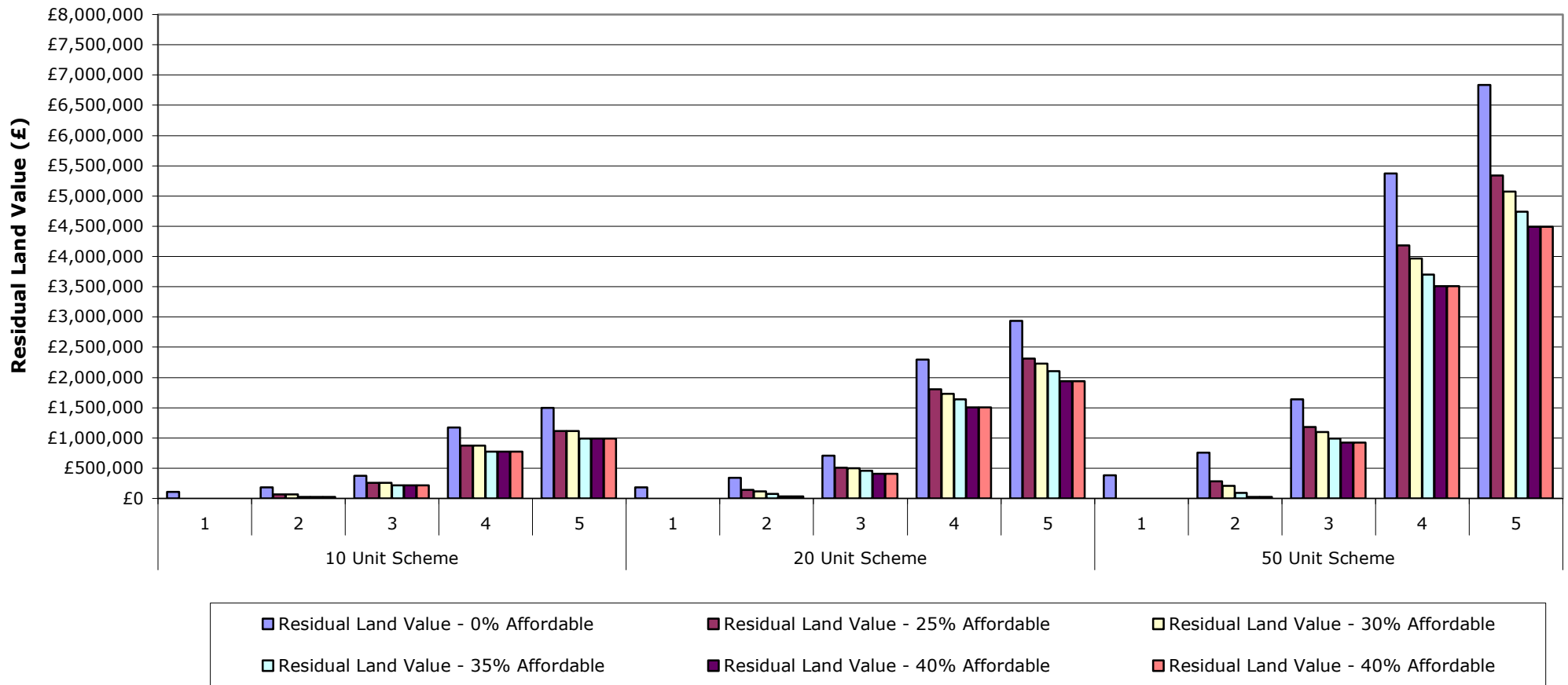
Appendix 6b-ii

**Table 175: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £104,937 | £0 | £0 | £0 | £0 |
| | 2 | £185,722 | £69,847 | £69,847 | £24,410 | £24,410 |
| | 3 | £372,728 | £260,218 | £260,218 | £219,817 | £219,817 |
| | 4 | £1,175,283 | £873,241 | £873,241 | £773,544 | £773,544 |
| | 5 | £1,499,667 | £1,114,795 | £1,114,795 | £993,696 | £993,696 |
| 20 Unit Scheme | 1 | £186,112 | £0 | £0 | £0 | £0 |
| | 2 | £340,050 | £145,409 | £119,260 | £74,578 | £29,615 |
| | 3 | £707,850 | £511,067 | £498,245 | £459,339 | £405,751 |
| | 4 | £2,293,839 | £1,800,737 | £1,733,516 | £1,635,475 | £1,503,716 |
| | 5 | £2,931,825 | £2,315,177 | £2,226,910 | £2,107,824 | £1,936,702 |
| 50 Unit Scheme | 1 | £386,130 | £0 | £0 | £0 | £0 |
| | 2 | £757,034 | £282,619 | £206,368 | £91,982 | £22,872 |
| | 3 | £1,640,438 | £1,181,206 | £1,096,671 | £989,967 | £925,965 |
| | 4 | £5,375,519 | £4,181,742 | £3,967,833 | £3,702,530 | £3,509,154 |
| | 5 | £6,836,552 | £5,341,285 | £5,068,670 | £4,742,008 | £4,489,925 |

Source: Adams Integra, August 2012

**Graph 175: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Low Density
Houses Only Schemes**

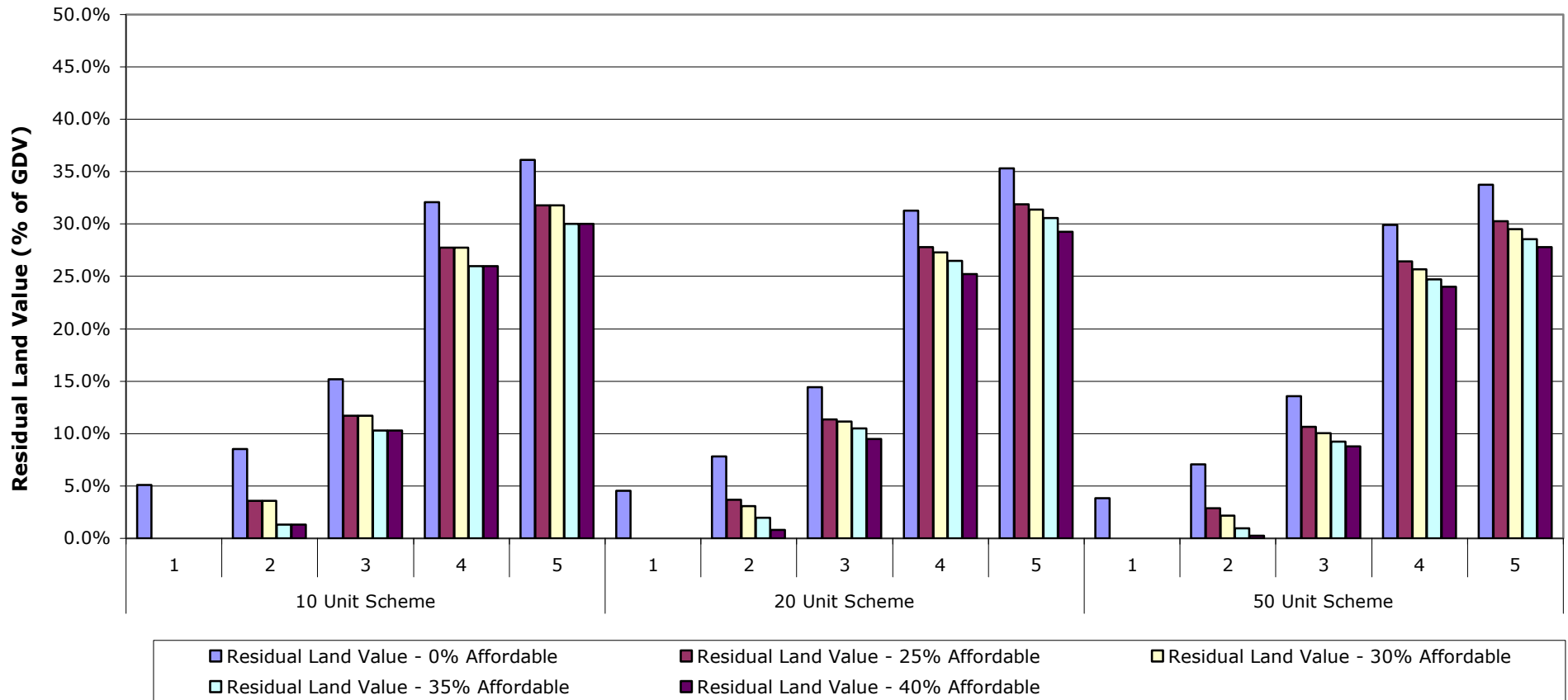


**Table 175a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 5.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.6% | 3.6% | 3.6% | 1.3% | 1.3% |
| | 3 | 15.2% | 11.7% | 11.7% | 10.3% | 10.3% |
| | 4 | 32.1% | 27.8% | 27.8% | 26.0% | 26.0% |
| | 5 | 36.1% | 31.8% | 31.8% | 30.0% | 30.0% |
| 20 Unit Scheme | 1 | 4.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.8% | 3.7% | 3.1% | 2.0% | 0.8% |
| | 3 | 14.4% | 11.3% | 11.2% | 10.5% | 9.5% |
| | 4 | 31.3% | 27.8% | 27.3% | 26.5% | 25.2% |
| | 5 | 35.3% | 31.9% | 31.4% | 30.6% | 29.3% |
| 50 Unit Scheme | 1 | 3.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.1% | 2.9% | 2.2% | 1.0% | 0.2% |
| | 3 | 13.6% | 10.6% | 10.0% | 9.2% | 8.8% |
| | 4 | 29.9% | 26.4% | 25.7% | 24.7% | 24.0% |
| | 5 | 33.8% | 30.3% | 29.5% | 28.6% | 27.8% |

Source: Adams Integra, August 2012

**Graph 175a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Low Density
Houses Only Schemes**

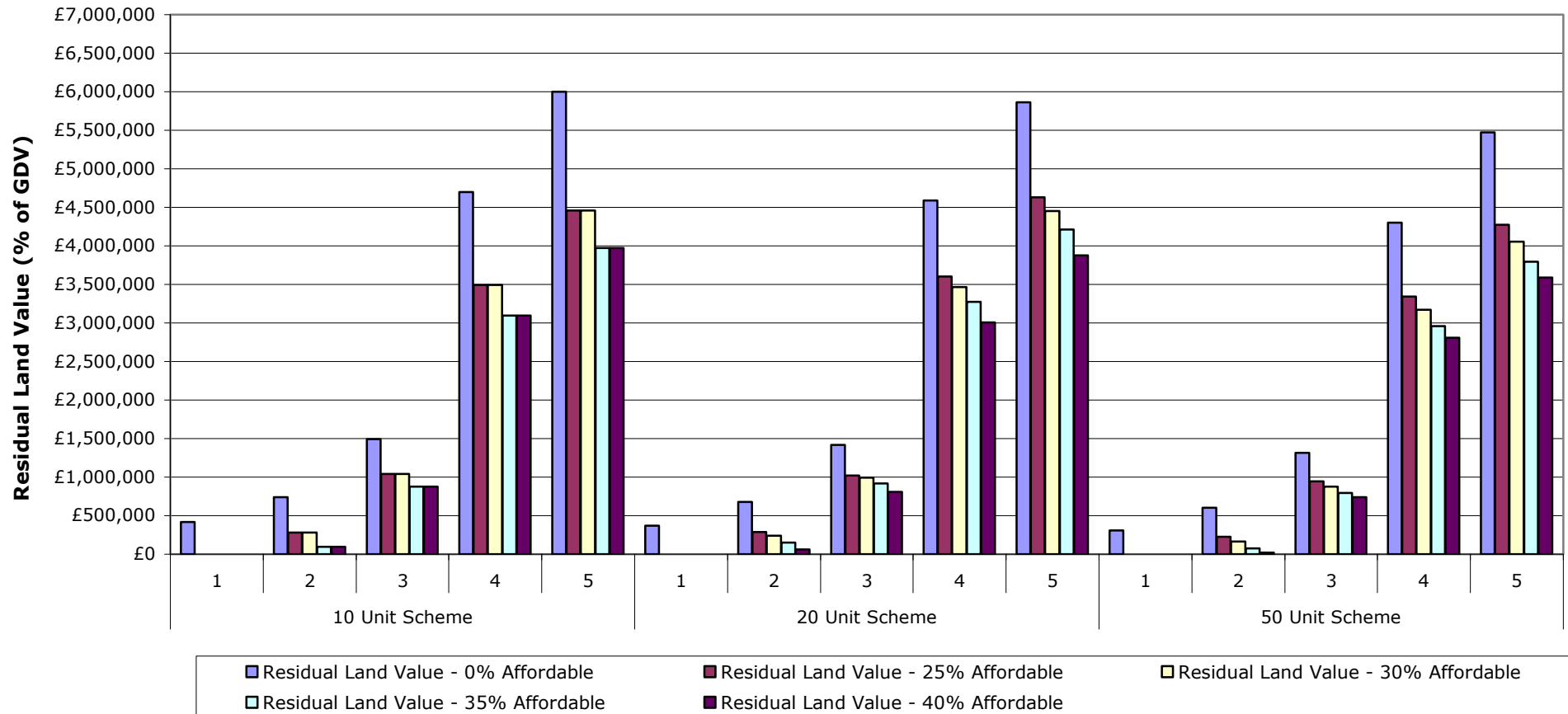


**Table 175b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £419,748 | £0 | £0 | £0 | £0 |
| | 2 | £742,890 | £279,388 | £279,388 | £97,641 | £97,641 |
| | 3 | £1,490,910 | £1,040,872 | £1,040,872 | £879,269 | £879,269 |
| | 4 | £4,701,131 | £3,492,964 | £3,492,964 | £3,094,175 | £3,094,175 |
| | 5 | £5,998,668 | £4,459,179 | £4,459,179 | £3,974,784 | £3,974,784 |
| 20 Unit Scheme | 1 | £372,224 | £0 | £0 | £0 | £0 |
| | 2 | £680,100 | £290,819 | £238,519 | £149,156 | £59,230 |
| | 3 | £1,415,699 | £1,022,135 | £996,490 | £918,678 | £811,503 |
| | 4 | £4,587,679 | £3,601,474 | £3,467,031 | £3,270,951 | £3,007,431 |
| | 5 | £5,863,651 | £4,630,355 | £4,453,821 | £4,215,648 | £3,873,404 |
| 50 Unit Scheme | 1 | £308,904 | £0 | £0 | £0 | £0 |
| | 2 | £605,627 | £226,095 | £165,094 | £73,585 | £18,298 |
| | 3 | £1,312,350 | £944,965 | £877,337 | £791,974 | £740,772 |
| | 4 | £4,300,415 | £3,345,393 | £3,174,267 | £2,962,024 | £2,807,323 |
| | 5 | £5,469,241 | £4,273,028 | £4,054,936 | £3,793,606 | £3,591,940 |

Source: Adams Integra, August 2012

**Graph 175b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Low Density
Houses Only Schemes**

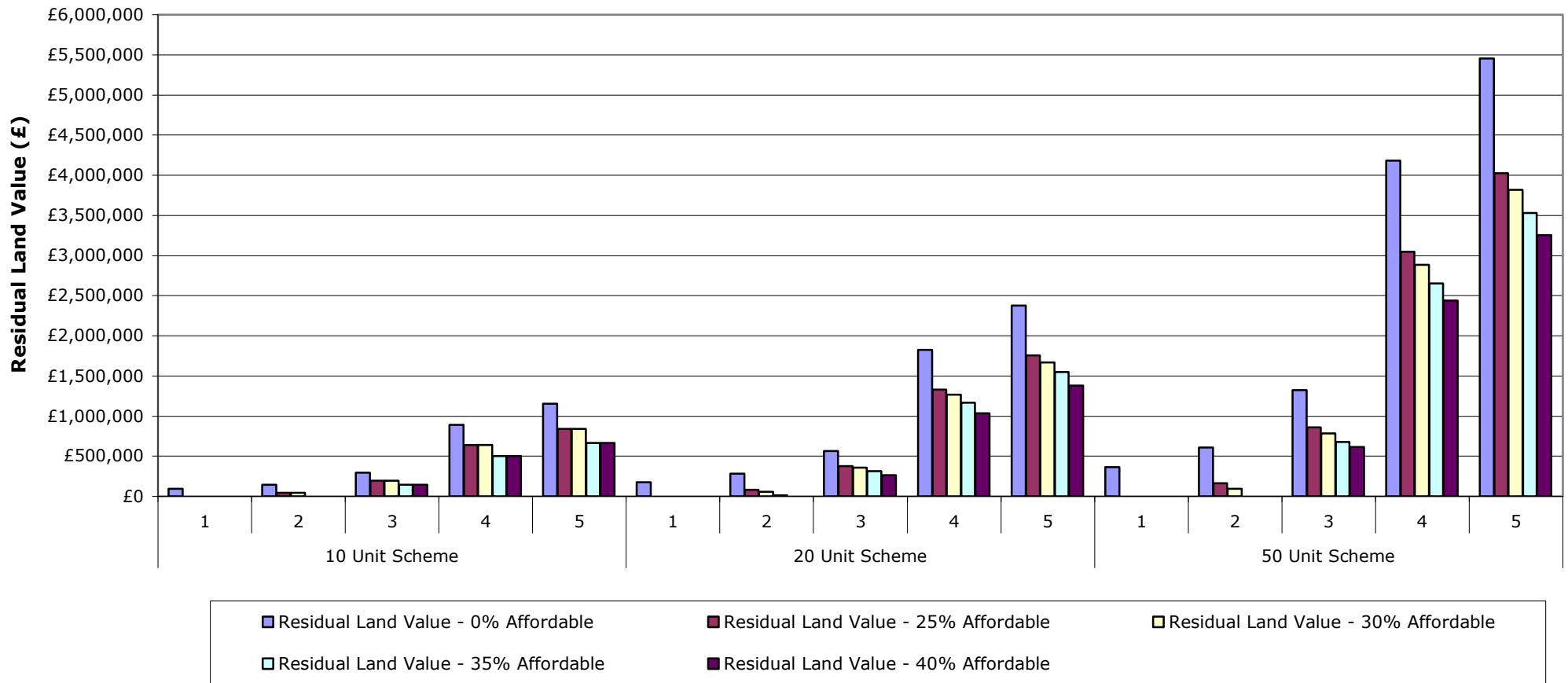


**Table 176: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £92,750 | £0 | £0 | £0 | £0 |
| | 2 | £146,850 | £42,401 | £42,401 | £0 | £0 |
| | 3 | £294,226 | £196,943 | £196,943 | £142,754 | £142,754 |
| | 4 | £888,860 | £637,551 | £637,551 | £503,564 | £503,564 |
| | 5 | £1,155,124 | £841,425 | £841,425 | £667,411 | £667,411 |
| 20 Unit Scheme | 1 | £176,461 | £0 | £0 | £0 | £0 |
| | 2 | £280,580 | £84,100 | £57,950 | £13,269 | £0 |
| | 3 | £566,141 | £373,207 | £360,250 | £316,154 | £262,567 |
| | 4 | £1,824,400 | £1,331,297 | £1,264,076 | £1,166,036 | £1,034,276 |
| | 5 | £2,373,531 | £1,756,884 | £1,668,617 | £1,549,530 | £1,378,408 |
| 50 Unit Scheme | 1 | £363,735 | £0 | £0 | £0 | £0 |
| | 2 | £608,156 | £165,641 | £95,446 | £0 | £0 |
| | 3 | £1,325,953 | £858,555 | £784,659 | £676,186 | £615,462 |
| | 4 | £4,181,839 | £3,046,621 | £2,881,197 | £2,652,442 | £2,438,232 |
| | 5 | £5,454,154 | £4,022,649 | £3,818,053 | £3,529,673 | £3,256,757 |

Source: Adams Integra, August 2012

Graph 176: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 3 Medium Density Houses Only Schemes

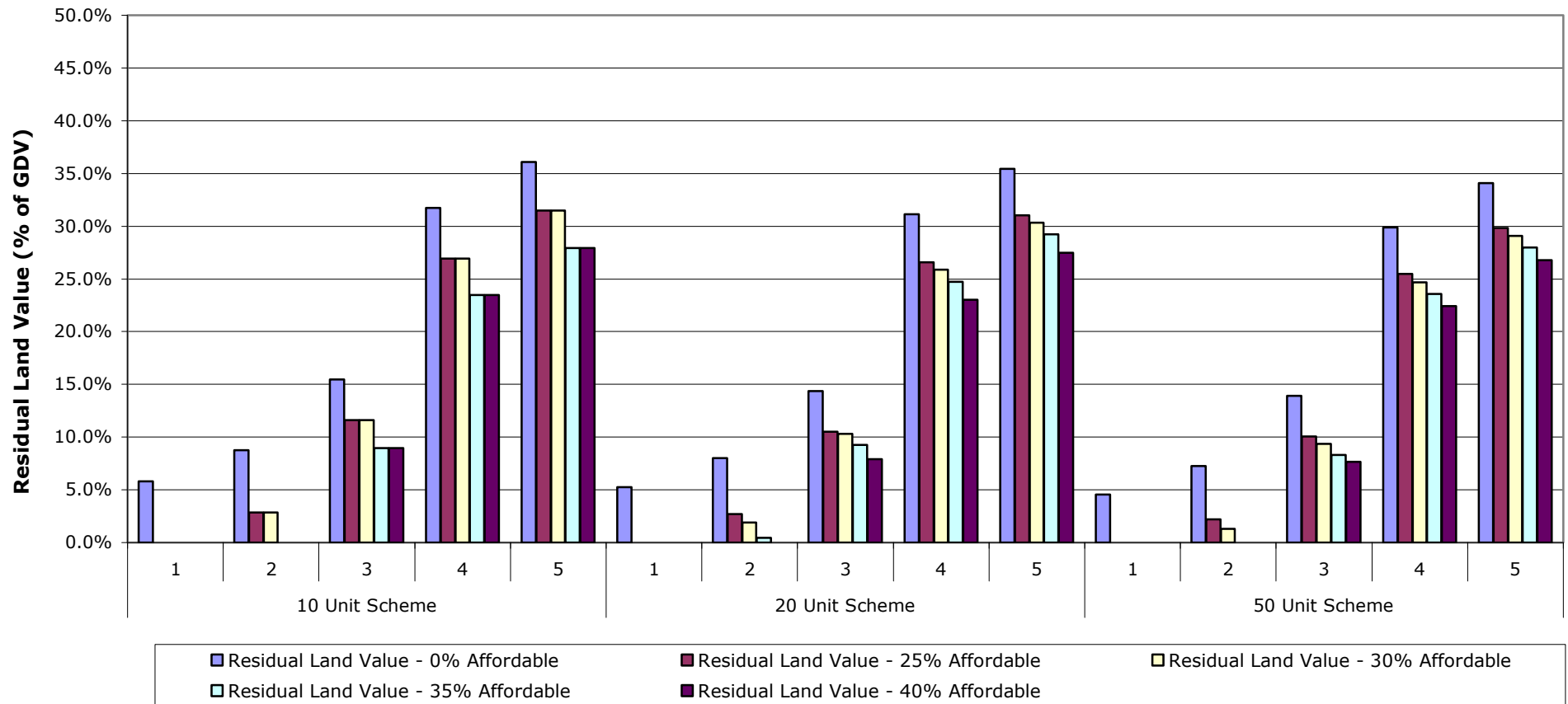


**Table 176a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 5.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.7% | 2.9% | 2.9% | 0.0% | 0.0% |
| | 3 | 15.4% | 11.6% | 11.6% | 9.0% | 9.0% |
| | 4 | 31.7% | 26.9% | 26.9% | 23.5% | 23.5% |
| | 5 | 36.1% | 31.5% | 31.5% | 27.9% | 27.9% |
| 20 Unit Scheme | 1 | 5.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.0% | 2.7% | 1.9% | 0.4% | 0.0% |
| | 3 | 14.4% | 10.5% | 10.3% | 9.3% | 7.9% |
| | 4 | 31.1% | 26.6% | 25.9% | 24.7% | 23.0% |
| | 5 | 35.4% | 31.0% | 30.3% | 29.2% | 27.5% |
| 50 Unit Scheme | 1 | 4.5% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.2% | 2.2% | 1.3% | 0.0% | 0.0% |
| | 3 | 13.9% | 10.1% | 9.4% | 8.3% | 7.7% |
| | 4 | 29.9% | 25.5% | 24.7% | 23.6% | 22.4% |
| | 5 | 34.1% | 29.8% | 29.1% | 28.0% | 26.8% |

Source: Adams Integra, August 2012

**Graph 176a: Summary of RLV (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Medium Density
Houses Only Schemes**

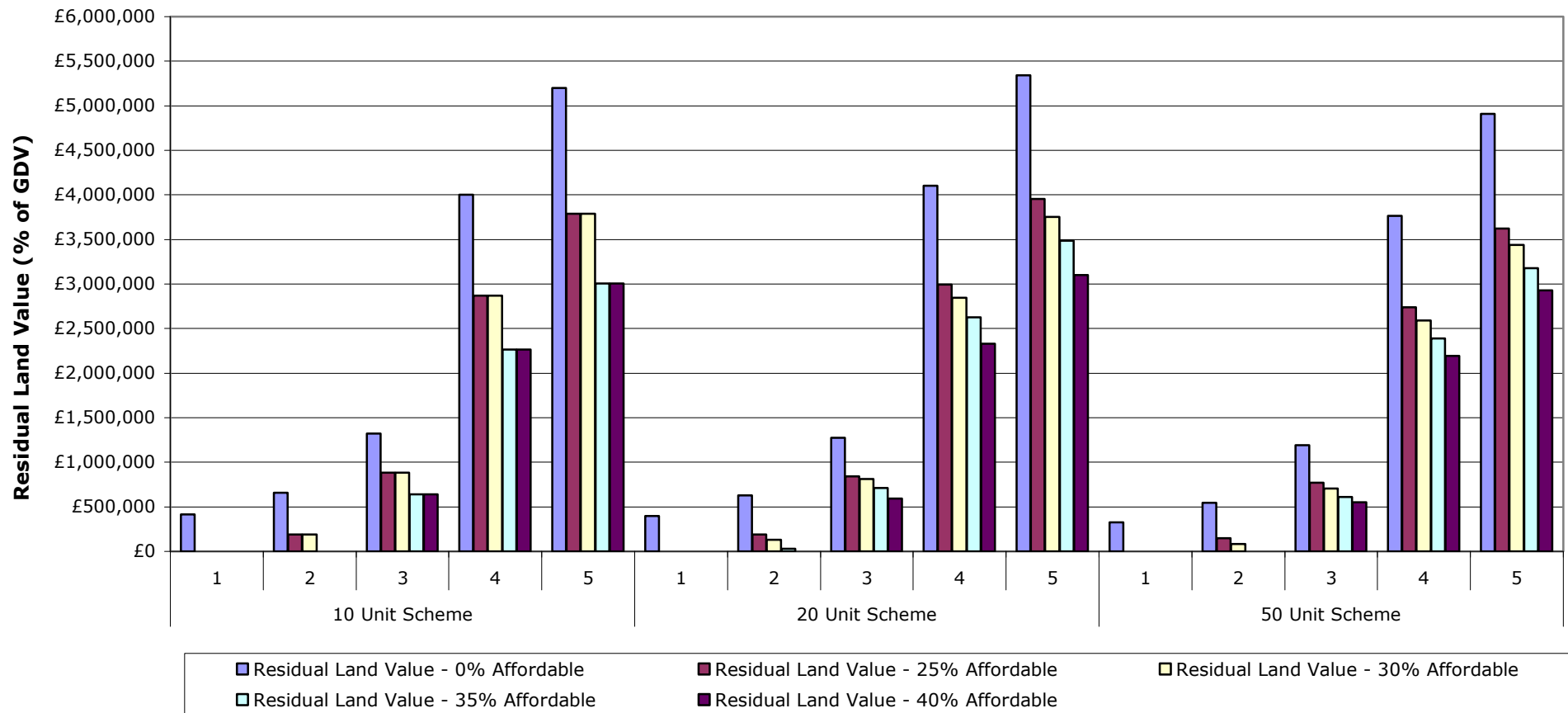


**Table 176b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £417,375 | £0 | £0 | £0 | £0 |
| | 2 | £660,825 | £190,803 | £190,803 | £0 | £0 |
| | 3 | £1,324,019 | £886,245 | £886,245 | £642,395 | £642,395 |
| | 4 | £3,999,869 | £2,868,979 | £2,868,979 | £2,266,039 | £2,266,039 |
| | 5 | £5,198,058 | £3,786,414 | £3,786,414 | £3,003,349 | £3,003,349 |
| 20 Unit Scheme | 1 | £397,036 | £0 | £0 | £0 | £0 |
| | 2 | £631,304 | £189,225 | £130,388 | £29,854 | £0 |
| | 3 | £1,273,818 | £839,715 | £810,563 | £711,347 | £590,776 |
| | 4 | £4,104,899 | £2,995,419 | £2,844,171 | £2,623,580 | £2,327,121 |
| | 5 | £5,340,446 | £3,952,988 | £3,754,387 | £3,486,443 | £3,101,419 |
| 50 Unit Scheme | 1 | £327,362 | £0 | £0 | £0 | £0 |
| | 2 | £547,340 | £149,077 | £85,901 | £0 | £0 |
| | 3 | £1,193,357 | £772,699 | £706,193 | £608,568 | £553,916 |
| | 4 | £3,763,655 | £2,741,959 | £2,593,077 | £2,387,197 | £2,194,409 |
| | 5 | £4,908,738 | £3,620,384 | £3,436,248 | £3,176,706 | £2,931,081 |

Source: Adams Integra, August 2012

**Graph 176b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
Medium Density
House Only Schemes**

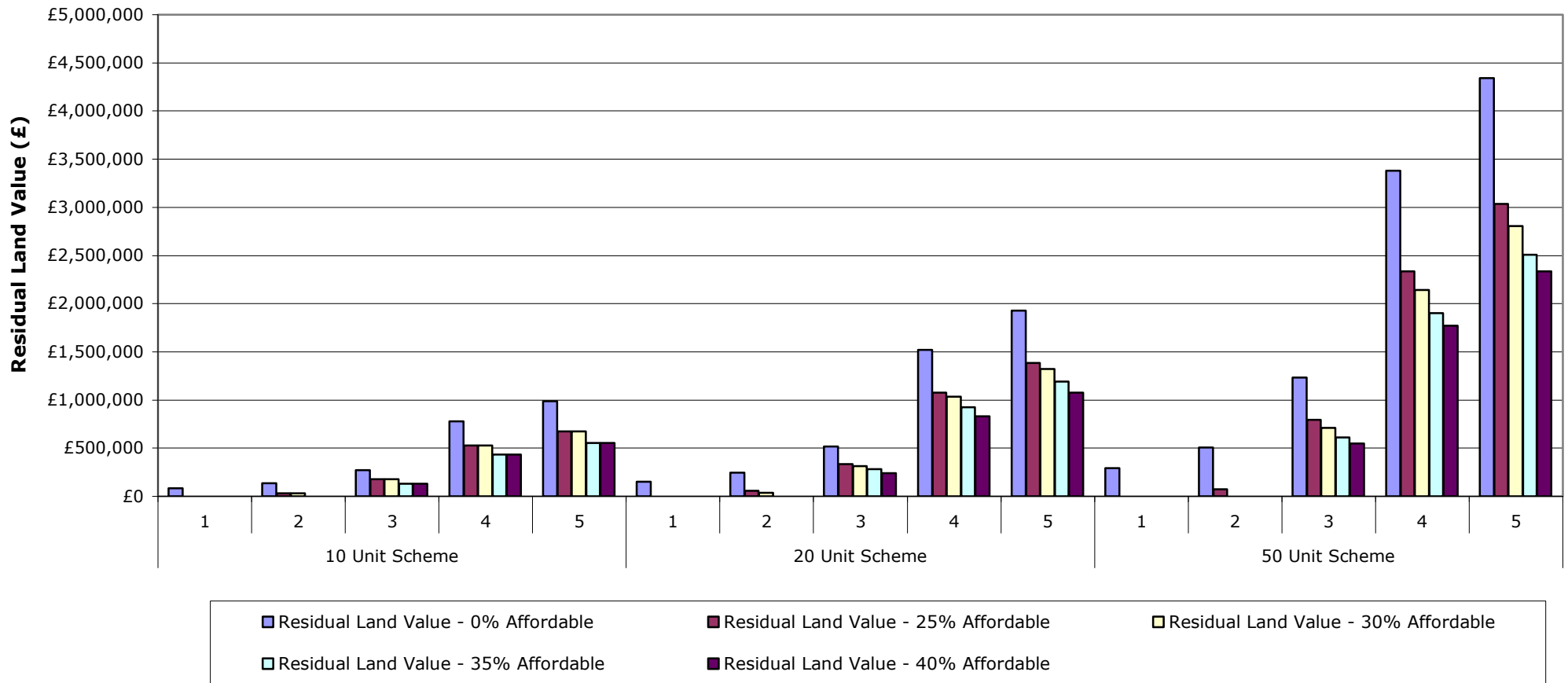


**Table 177: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £84,003 | £0 | £0 | £0 | £0 |
| | 2 | £134,350 | £29,901 | £29,901 | £0 | £0 |
| | 3 | £273,015 | £175,295 | £175,295 | £130,837 | £130,837 |
| | 4 | £778,792 | £527,483 | £527,483 | £432,242 | £432,242 |
| | 5 | £987,363 | £673,664 | £673,664 | £552,565 | £552,565 |
| 20 Unit Scheme | 1 | £151,779 | £0 | £0 | £0 | £0 |
| | 2 | £243,276 | £58,724 | £37,188 | £692 | £0 |
| | 3 | £518,522 | £336,153 | £311,566 | £280,670 | £241,452 |
| | 4 | £1,518,800 | £1,075,587 | £1,036,282 | £926,495 | £828,455 |
| | 5 | £1,929,008 | £1,382,351 | £1,323,785 | £1,192,952 | £1,073,866 |
| 50 Unit Scheme | 1 | £294,192 | £0 | £0 | £0 | £0 |
| | 2 | £504,901 | £75,281 | £0 | £0 | £0 |
| | 3 | £1,232,389 | £794,176 | £709,352 | £613,576 | £547,516 |
| | 4 | £3,378,543 | £2,333,997 | £2,143,440 | £1,903,269 | £1,769,793 |
| | 5 | £4,340,494 | £3,036,997 | £2,805,533 | £2,505,738 | £2,333,090 |

Source: Adams Integra, August 2012

Graph 177: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £80 CIL CfSH Level 3 High Density Houses Only Schemes

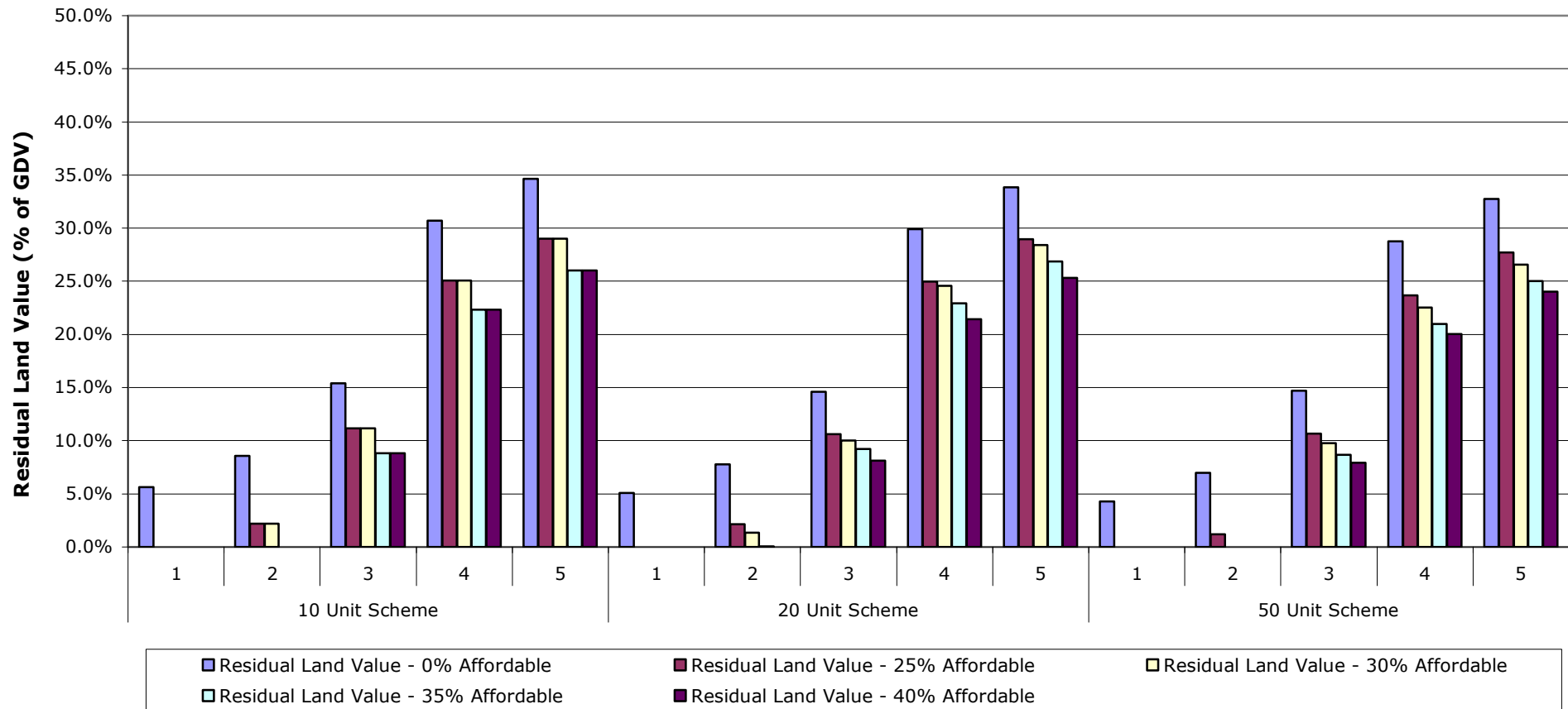


**Table 177a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 5.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 8.6% | 2.2% | 2.2% | 0.0% | 0.0% |
| | 3 | 15.4% | 11.2% | 11.2% | 8.8% | 8.8% |
| | 4 | 30.7% | 25.1% | 25.1% | 22.3% | 22.3% |
| | 5 | 34.6% | 29.0% | 29.0% | 26.0% | 26.0% |
| 20 Unit Scheme | 1 | 5.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.8% | 2.1% | 1.4% | 0.0% | 0.0% |
| | 3 | 14.6% | 10.6% | 10.0% | 9.2% | 8.1% |
| | 4 | 29.9% | 25.0% | 24.6% | 23.0% | 21.4% |
| | 5 | 33.8% | 29.0% | 28.4% | 26.9% | 25.3% |
| 50 Unit Scheme | 1 | 4.3% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.0% | 1.2% | 0.0% | 0.0% | 0.0% |
| | 3 | 14.7% | 10.7% | 9.8% | 8.7% | 7.9% |
| | 4 | 28.8% | 23.7% | 22.5% | 21.0% | 20.1% |
| | 5 | 32.8% | 27.7% | 26.6% | 25.0% | 24.0% |

Source: Adams Integra, August 2012

**Graph 177a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
High Density
Houses Only Schemes**

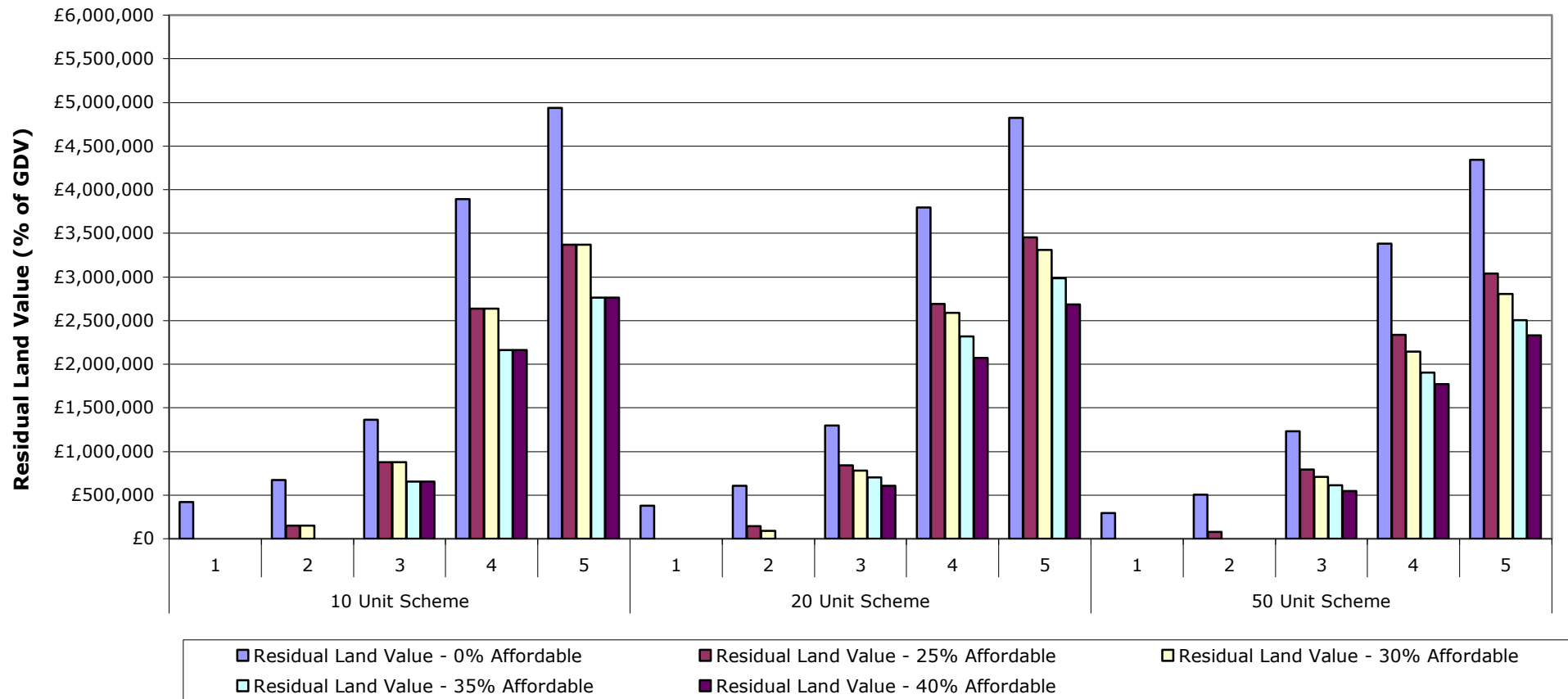


**Table 177b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £420,014 | £0 | £0 | £0 | £0 |
| | 2 | £671,750 | £149,504 | £149,504 | £0 | £0 |
| | 3 | £1,365,075 | £876,473 | £876,473 | £654,184 | £654,184 |
| | 4 | £3,893,960 | £2,637,416 | £2,637,416 | £2,161,209 | £2,161,209 |
| | 5 | £4,936,815 | £3,368,321 | £3,368,321 | £2,762,827 | £2,762,827 |
| 20 Unit Scheme | 1 | £379,448 | £0 | £0 | £0 | £0 |
| | 2 | £608,191 | £146,810 | £92,971 | £1,731 | £0 |
| | 3 | £1,296,306 | £840,382 | £778,915 | £701,675 | £603,630 |
| | 4 | £3,796,999 | £2,688,967 | £2,590,704 | £2,316,238 | £2,071,137 |
| | 5 | £4,822,521 | £3,455,878 | £3,309,462 | £2,982,381 | £2,684,666 |
| 50 Unit Scheme | 1 | £294,192 | £0 | £0 | £0 | £0 |
| | 2 | £504,901 | £75,281 | £0 | £0 | £0 |
| | 3 | £1,232,389 | £794,176 | £709,352 | £613,576 | £547,516 |
| | 4 | £3,378,543 | £2,333,997 | £2,143,440 | £1,903,269 | £1,769,793 |
| | 5 | £4,340,494 | £3,036,997 | £2,805,533 | £2,505,738 | £2,333,090 |

Source: Adams Integra, August 2012

**Graph 177b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £80 CIL
CfSH Level 3
High Density
Houses Only Schemes**

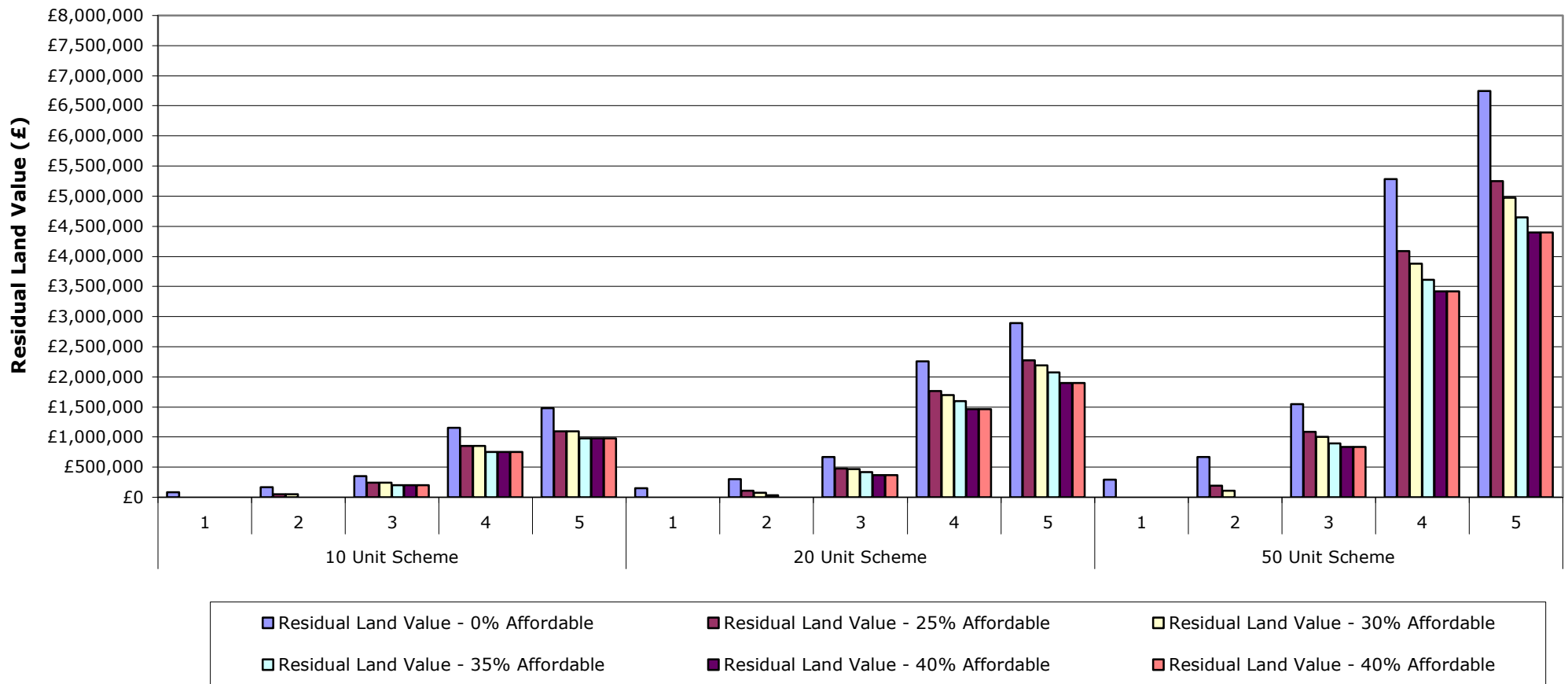


**Table 178: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £84,559 | £0 | £0 | £0 | £0 |
| | 2 | £167,220 | £49,469 | £49,469 | £4,032 | £4,032 |
| | 3 | £352,960 | £245,409 | £245,409 | £199,643 | £199,643 |
| | 4 | £1,155,719 | £853,678 | £853,678 | £753,980 | £753,980 |
| | 5 | £1,480,104 | £1,095,231 | £1,095,231 | £974,133 | £974,133 |
| 20 Unit Scheme | 1 | £147,912 | £0 | £0 | £0 | £0 |
| | 2 | £301,173 | £105,330 | £79,180 | £34,499 | £0 |
| | 3 | £669,373 | £477,514 | £464,558 | £420,462 | £366,874 |
| | 4 | £2,255,363 | £1,762,261 | £1,695,039 | £1,596,999 | £1,465,239 |
| | 5 | £2,893,349 | £2,276,701 | £2,188,434 | £2,069,348 | £1,898,226 |
| 50 Unit Scheme | 1 | £292,930 | £0 | £0 | £0 | £0 |
| | 2 | £664,795 | £193,325 | £112,370 | £0 | £0 |
| | 3 | £1,548,198 | £1,088,967 | £1,004,432 | £897,728 | £833,725 |
| | 4 | £5,283,280 | £4,089,503 | £3,875,594 | £3,610,290 | £3,416,914 |
| | 5 | £6,744,312 | £5,249,046 | £4,976,431 | £4,649,768 | £4,397,686 |

Source: Adams Integra, August 2012

**Graph 178: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
Low Density
Houses Only Schemes**

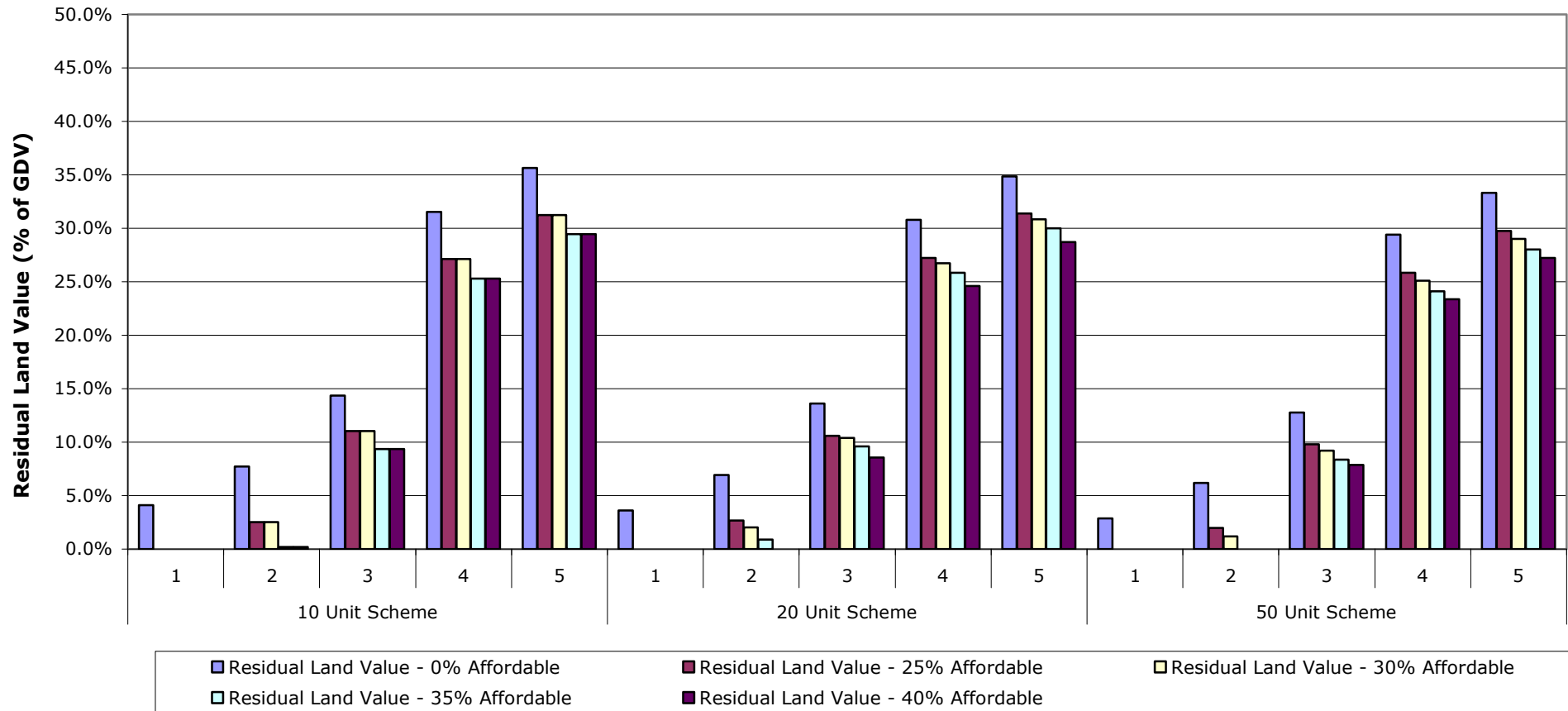


**Table 178a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 4.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.7% | 2.5% | 2.5% | 0.2% | 0.2% |
| | 3 | 14.4% | 11.0% | 11.0% | 9.3% | 9.3% |
| | 4 | 31.5% | 27.1% | 27.1% | 25.3% | 25.3% |
| | 5 | 35.7% | 31.2% | 31.2% | 29.4% | 29.4% |
| 20 Unit Scheme | 1 | 3.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.9% | 2.7% | 2.0% | 0.9% | 0.0% |
| | 3 | 13.6% | 10.6% | 10.4% | 9.6% | 8.6% |
| | 4 | 30.8% | 27.2% | 26.7% | 25.8% | 24.6% |
| | 5 | 34.9% | 31.4% | 30.8% | 30.0% | 28.7% |
| 50 Unit Scheme | 1 | 2.9% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.2% | 2.0% | 1.2% | 0.0% | 0.0% |
| | 3 | 12.8% | 9.8% | 9.2% | 8.4% | 7.9% |
| | 4 | 29.4% | 25.9% | 25.1% | 24.1% | 23.4% |
| | 5 | 33.3% | 29.8% | 29.0% | 28.0% | 27.2% |

Source: Adams Integra, August 2012

**Graph 178a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
Low Density
Houses Only Schemes**

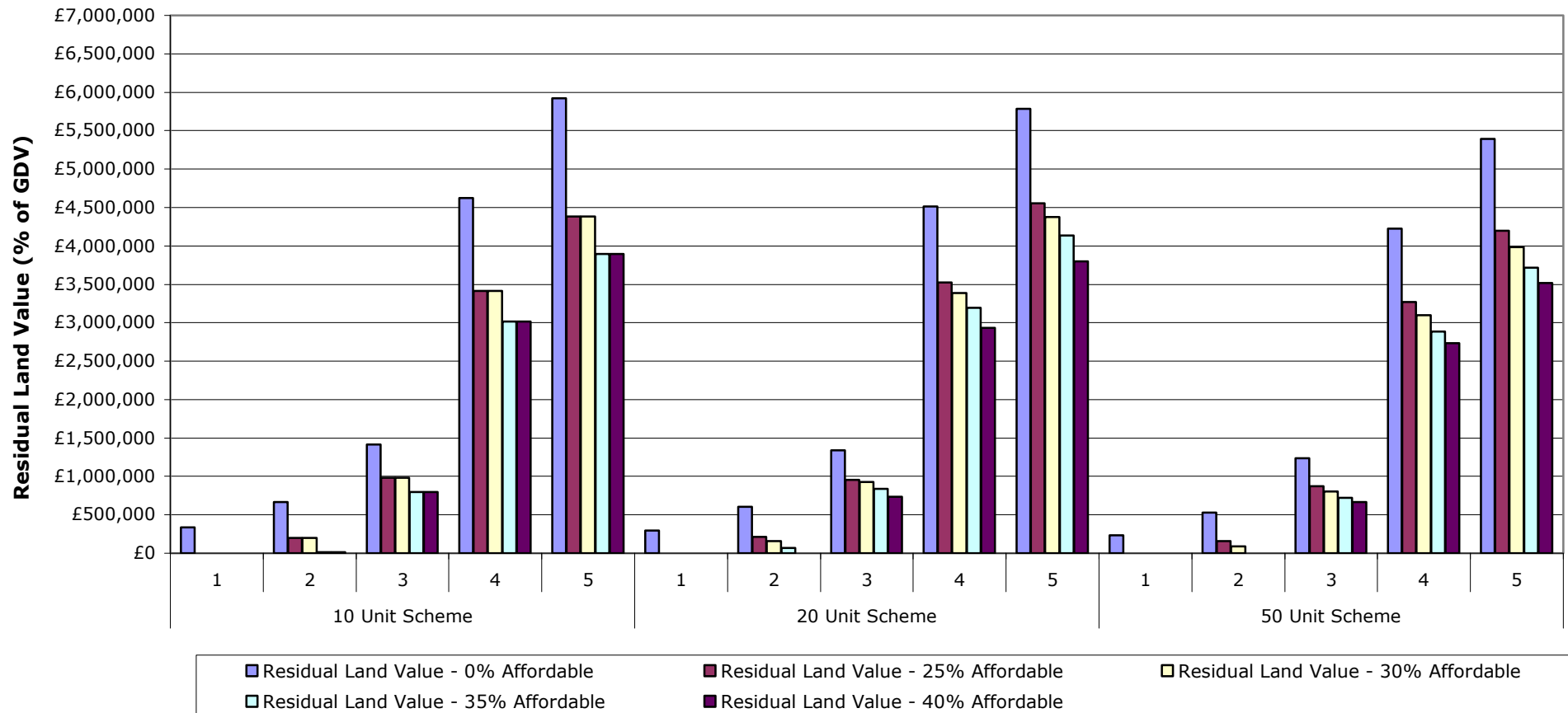


**Table 178b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Low Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £338,235 | £0 | £0 | £0 | £0 |
| | 2 | £668,880 | £197,874 | £197,874 | £16,127 | £16,127 |
| | 3 | £1,411,842 | £981,634 | £981,634 | £798,570 | £798,570 |
| | 4 | £4,622,877 | £3,414,711 | £3,414,711 | £3,015,921 | £3,015,921 |
| | 5 | £5,920,415 | £4,380,926 | £4,380,926 | £3,896,530 | £3,896,530 |
| 20 Unit Scheme | 1 | £295,825 | £0 | £0 | £0 | £0 |
| | 2 | £602,345 | £210,660 | £158,360 | £68,997 | £0 |
| | 3 | £1,338,747 | £955,028 | £929,116 | £840,923 | £733,749 |
| | 4 | £4,510,726 | £3,524,522 | £3,390,079 | £3,193,998 | £2,930,479 |
| | 5 | £5,786,698 | £4,553,402 | £4,376,868 | £4,138,696 | £3,796,451 |
| 50 Unit Scheme | 1 | £234,344 | £0 | £0 | £0 | £0 |
| | 2 | £531,836 | £154,660 | £89,896 | £0 | £0 |
| | 3 | £1,238,559 | £871,173 | £803,546 | £718,182 | £666,980 |
| | 4 | £4,226,624 | £3,271,602 | £3,100,475 | £2,888,232 | £2,733,532 |
| | 5 | £5,395,450 | £4,199,237 | £3,981,145 | £3,719,815 | £3,518,149 |

Source: Adams Integra, August 2012

**Graph 178b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
Low Density
Houses Only Schemes**

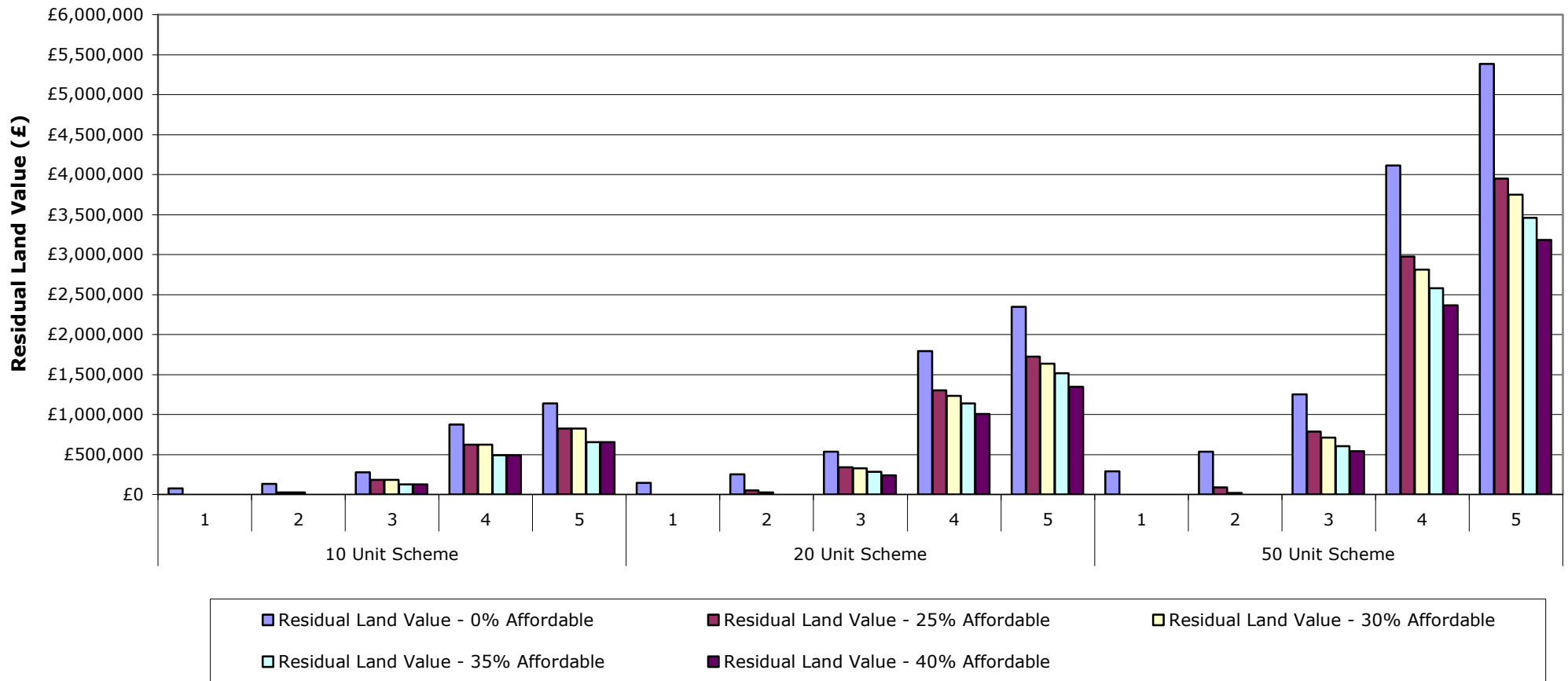


**Table 179: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £77,137 | £0 | £0 | £0 | £0 |
| | 2 | £131,237 | £26,788 | £26,788 | £0 | £0 |
| | 3 | £279,082 | £181,486 | £181,486 | £127,141 | £127,141 |
| | 4 | £873,871 | £622,562 | £622,562 | £488,576 | £488,576 |
| | 5 | £1,140,135 | £826,437 | £826,437 | £652,422 | £652,422 |
| 20 Unit Scheme | 1 | £146,204 | £0 | £0 | £0 | £0 |
| | 2 | £249,502 | £52,061 | £25,911 | £0 | £0 |
| | 3 | £535,384 | £342,129 | £329,173 | £285,077 | £236,262 |
| | 4 | £1,793,643 | £1,300,540 | £1,233,319 | £1,135,278 | £1,003,519 |
| | 5 | £2,342,774 | £1,726,127 | £1,637,859 | £1,518,773 | £1,347,651 |
| 50 Unit Scheme | 1 | £291,367 | £0 | £0 | £0 | £0 |
| | 2 | £536,534 | £91,034 | £20,839 | £0 | £0 |
| | 3 | £1,254,331 | £786,933 | £713,037 | £604,564 | £543,840 |
| | 4 | £4,110,217 | £2,974,999 | £2,809,575 | £2,580,820 | £2,366,610 |
| | 5 | £5,382,532 | £3,951,027 | £3,746,431 | £3,458,051 | £3,185,135 |

Source: Adams Integra, August 2012

Graph 179: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40% Affordable Housing Across All Value Points 70% Social Rent/30% Shared Ownership Planning Infrastructure Level £0, £100 CIL CfSH Level 3 Medium Density Houses Only Schemes

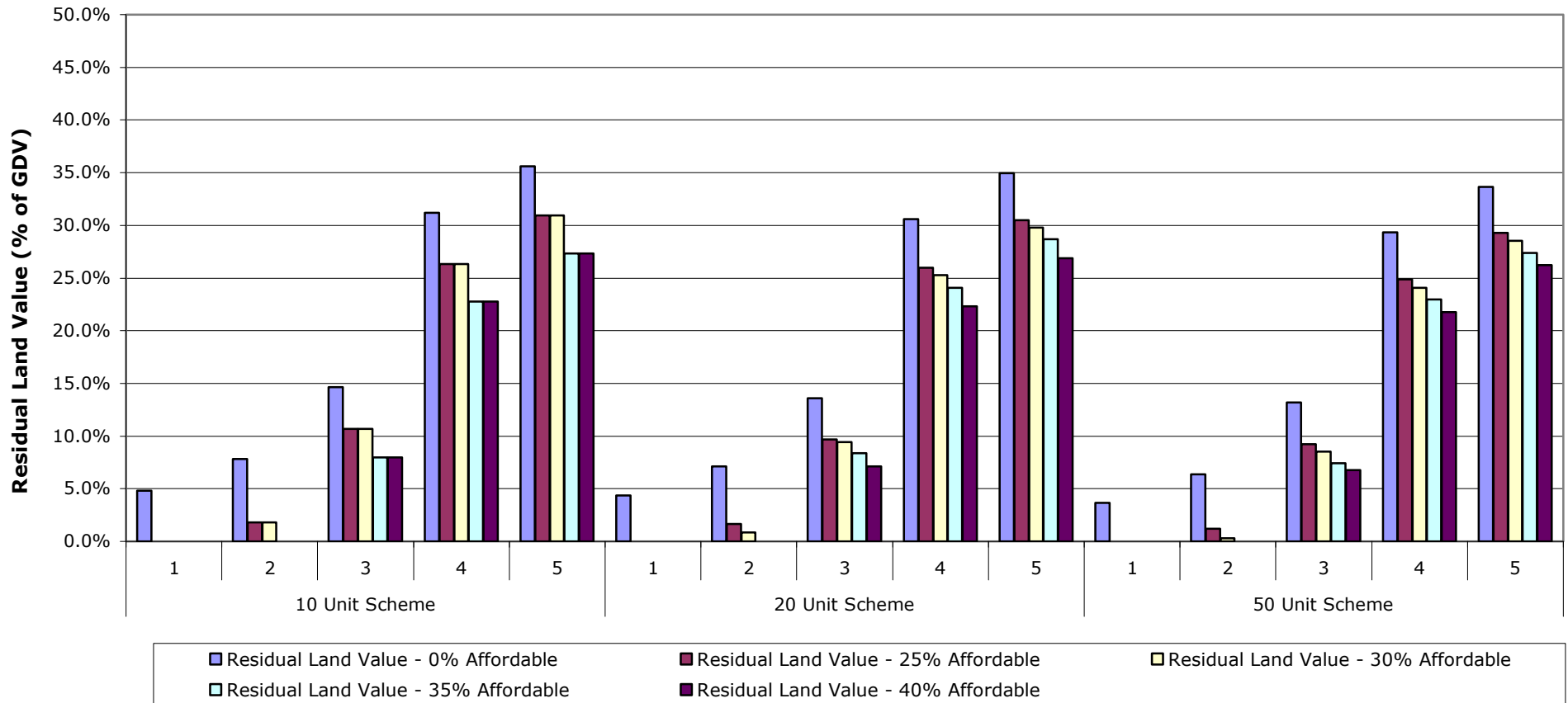


**Table 179a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 4.8% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.8% | 1.8% | 1.8% | 0.0% | 0.0% |
| | 3 | 14.6% | 10.7% | 10.7% | 8.0% | 8.0% |
| | 4 | 31.2% | 26.3% | 26.3% | 22.8% | 22.8% |
| | 5 | 35.6% | 30.9% | 30.9% | 27.3% | 27.3% |
| 20 Unit Scheme | 1 | 4.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.1% | 1.7% | 0.8% | 0.0% | 0.0% |
| | 3 | 13.6% | 9.7% | 9.4% | 8.4% | 7.1% |
| | 4 | 30.6% | 26.0% | 25.3% | 24.1% | 22.3% |
| | 5 | 35.0% | 30.5% | 29.8% | 28.7% | 26.9% |
| 50 Unit Scheme | 1 | 3.6% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.4% | 1.2% | 0.3% | 0.0% | 0.0% |
| | 3 | 13.2% | 9.2% | 8.5% | 7.4% | 6.8% |
| | 4 | 29.3% | 24.9% | 24.1% | 22.9% | 21.8% |
| | 5 | 33.6% | 29.3% | 28.5% | 27.4% | 26.2% |

Source: Adams Integra, August 2012

**Graph 179a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure £0, £100 CIL
CfSH Level 3
Medium Density
Houses Only Schemes**

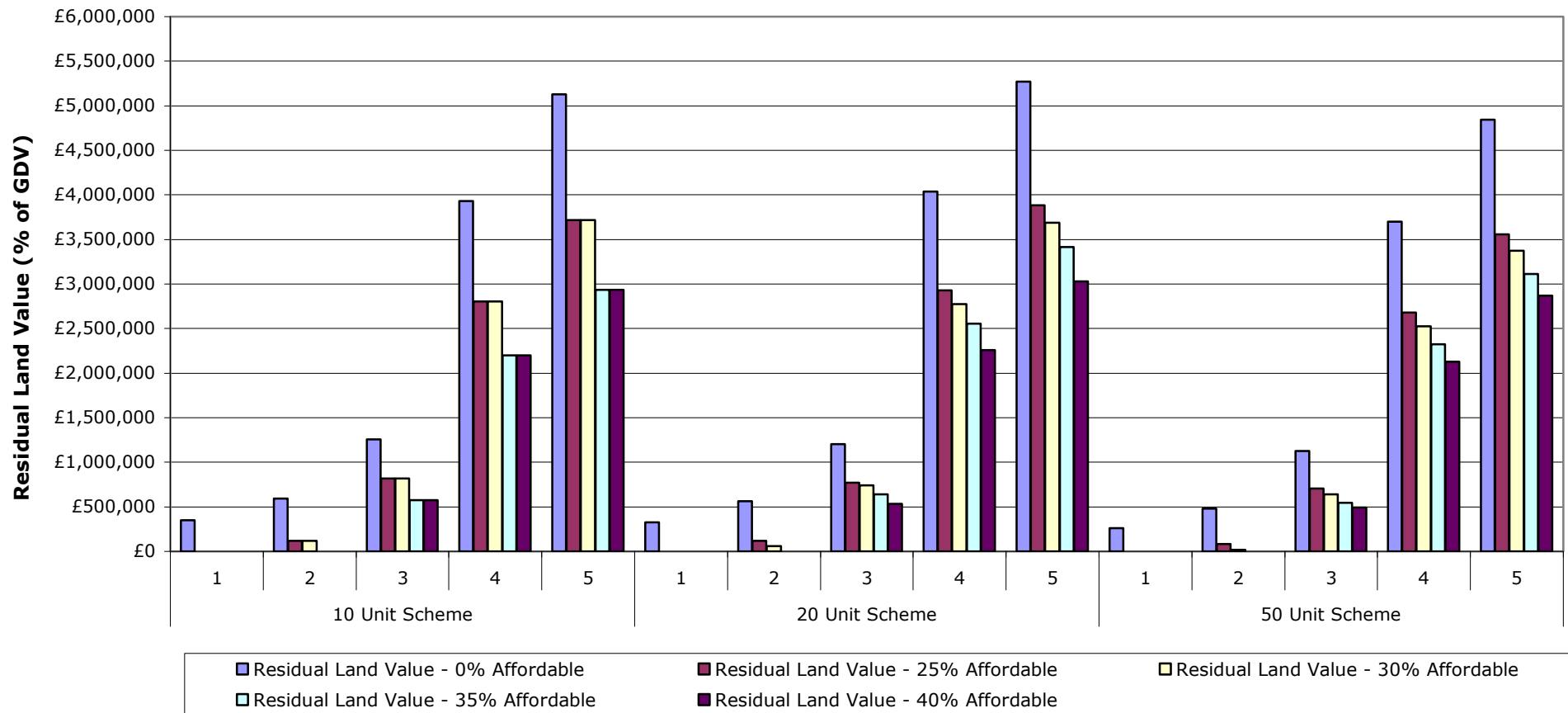


**Table 179b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
Medium Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £347,116 | £0 | £0 | £0 | £0 |
| | 2 | £590,565 | £120,544 | £120,544 | £0 | £0 |
| | 3 | £1,255,867 | £816,688 | £816,688 | £572,135 | £572,135 |
| | 4 | £3,932,420 | £2,801,530 | £2,801,530 | £2,198,590 | £2,198,590 |
| | 5 | £5,130,609 | £3,718,964 | £3,718,964 | £2,935,900 | £2,935,900 |
| 20 Unit Scheme | 1 | £328,960 | £0 | £0 | £0 | £0 |
| | 2 | £561,380 | £117,138 | £58,301 | £0 | £0 |
| | 3 | £1,204,614 | £769,790 | £740,639 | £641,423 | £531,590 |
| | 4 | £4,035,696 | £2,926,216 | £2,774,967 | £2,554,376 | £2,257,917 |
| | 5 | £5,271,242 | £3,883,785 | £3,685,183 | £3,417,240 | £3,032,215 |
| 50 Unit Scheme | 1 | £262,231 | £0 | £0 | £0 | £0 |
| | 2 | £482,880 | £81,931 | £18,755 | £0 | £0 |
| | 3 | £1,128,898 | £708,239 | £641,733 | £544,108 | £489,456 |
| | 4 | £3,699,195 | £2,677,499 | £2,528,617 | £2,322,738 | £2,129,949 |
| | 5 | £4,844,279 | £3,555,924 | £3,371,788 | £3,112,246 | £2,866,621 |

Source: Adams Integra, August 2012

**Graph 179b: Summary of Residual Land Values (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure £0, £100 CIL
CfSH Level 3
Medium Density
Houses Only Schemes**

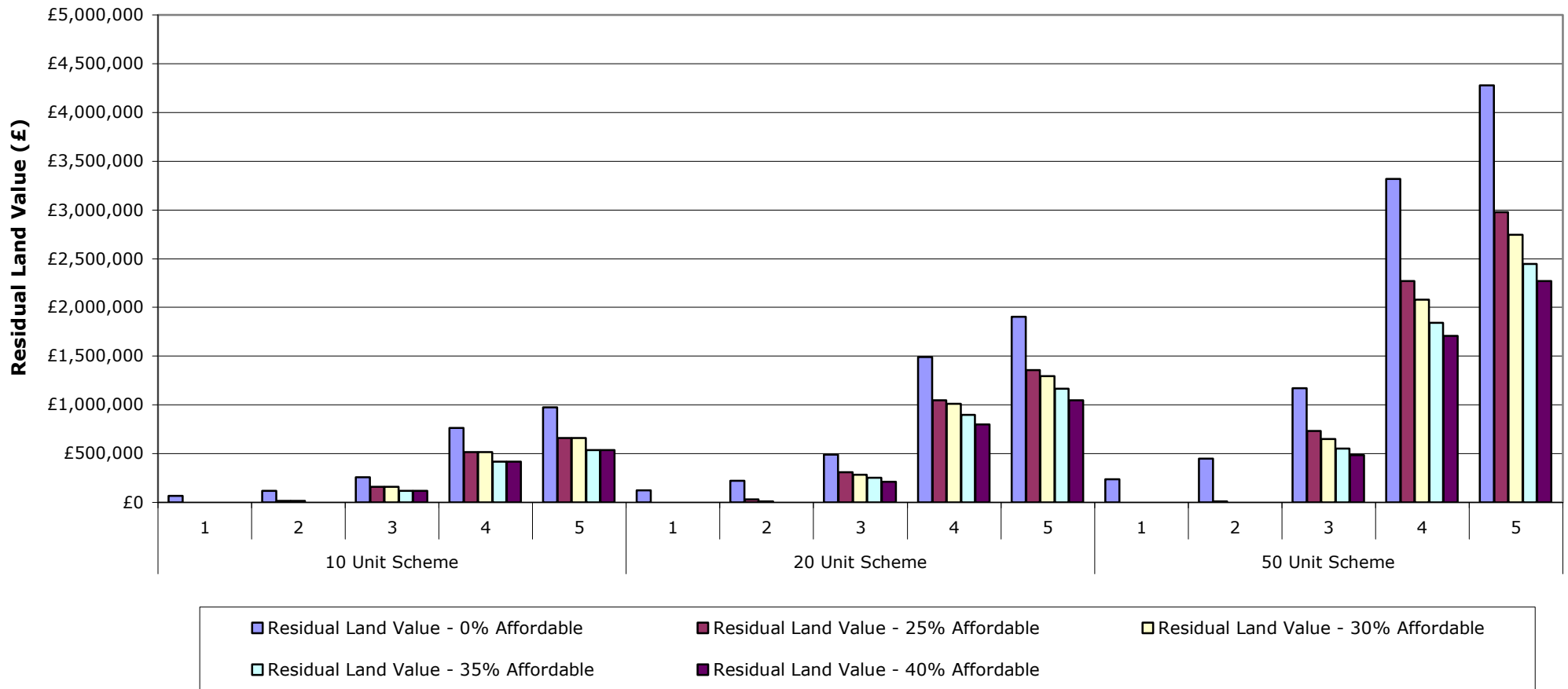


**Table 180: Summary of Residual Land Value (£) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £69,472 | £0 | £0 | £0 | £0 |
| | 2 | £119,820 | £15,371 | £15,371 | £0 | £0 |
| | 3 | £258,921 | £162,535 | £162,535 | £116,307 | £116,307 |
| | 4 | £764,843 | £513,534 | £513,534 | £418,147 | £418,147 |
| | 5 | £973,414 | £659,715 | £659,715 | £538,616 | £538,616 |
| 20 Unit Scheme | 1 | £123,202 | £0 | £0 | £0 | £0 |
| | 2 | £220,001 | £30,146 | £8,611 | £0 | £0 |
| | 3 | £491,088 | £308,433 | £283,846 | £252,950 | £213,160 |
| | 4 | £1,491,365 | £1,048,153 | £1,008,847 | £899,061 | £801,020 |
| | 5 | £1,901,574 | £1,354,917 | £1,296,350 | £1,165,518 | £1,046,432 |
| 50 Unit Scheme | 1 | £236,644 | £0 | £0 | £0 | £0 |
| | 2 | £447,832 | £11,025 | £0 | £0 | £0 |
| | 3 | £1,170,703 | £732,490 | £647,666 | £551,890 | £485,830 |
| | 4 | £3,316,857 | £2,272,311 | £2,081,754 | £1,841,583 | £1,708,107 |
| | 5 | £4,278,808 | £2,975,311 | £2,743,847 | £2,444,052 | £2,271,404 |

Source: Adams Integra, August 2012

**Graph 180: Summary of Residual Land Values at 0%, 25%, 30%, 35% & 40%
Affordable Housing Across All Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
High Density
Houses Only Schemes**

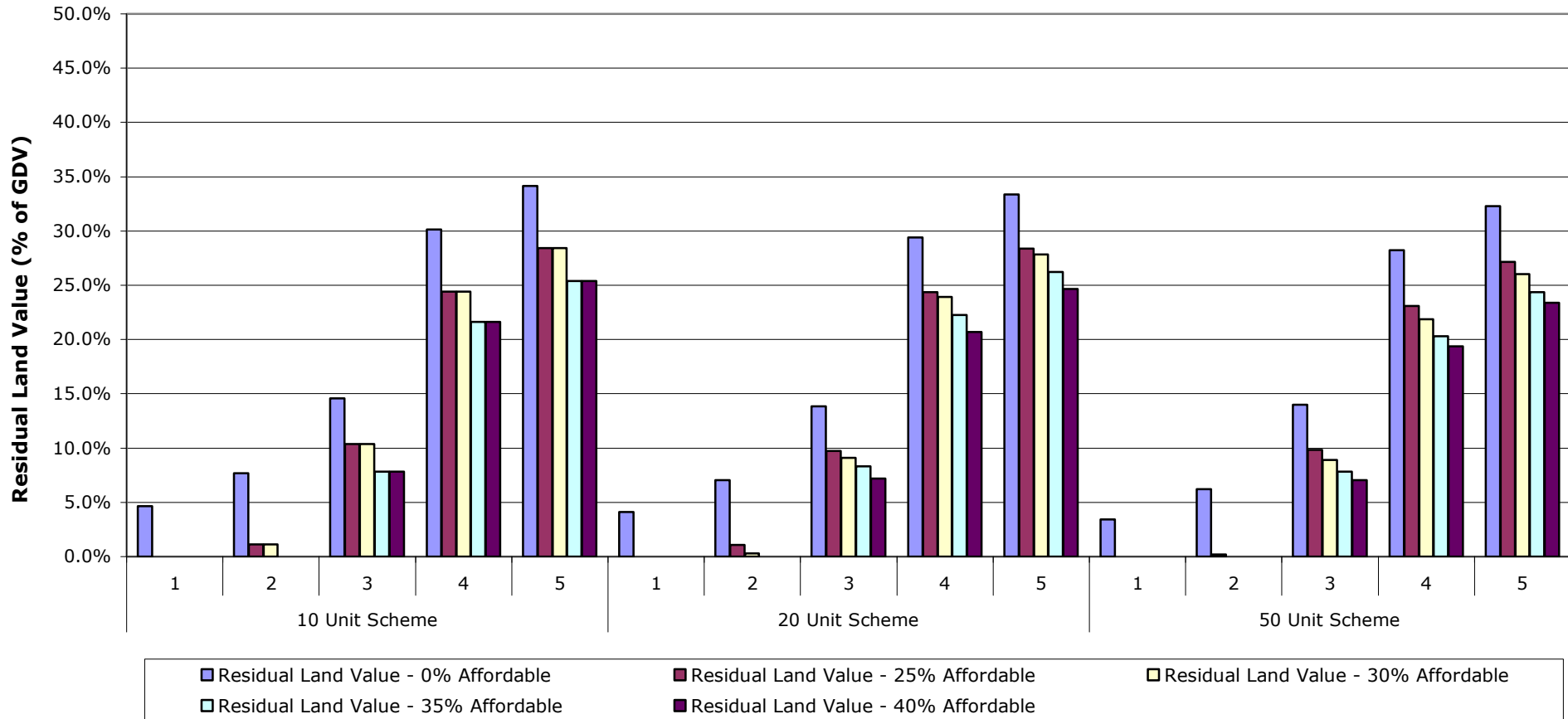


**Table 180a: Summary of Residual Land Value (as % of GDV) Appraisals for
All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | 4.7% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.7% | 1.1% | 1.1% | 0.0% | 0.0% |
| | 3 | 14.6% | 10.4% | 10.4% | 7.9% | 7.9% |
| | 4 | 30.1% | 24.4% | 24.4% | 21.6% | 21.6% |
| | 5 | 34.2% | 28.4% | 28.4% | 25.4% | 25.4% |
| 20 Unit Scheme | 1 | 4.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 7.0% | 1.1% | 0.3% | 0.0% | 0.0% |
| | 3 | 13.8% | 9.7% | 9.1% | 8.3% | 7.2% |
| | 4 | 29.4% | 24.4% | 23.9% | 22.3% | 20.7% |
| | 5 | 33.4% | 28.4% | 27.8% | 26.2% | 24.7% |
| 50 Unit Scheme | 1 | 3.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 2 | 6.2% | 0.2% | 0.0% | 0.0% | 0.0% |
| | 3 | 14.0% | 9.8% | 8.9% | 7.8% | 7.0% |
| | 4 | 28.2% | 23.1% | 21.9% | 20.3% | 19.4% |
| | 5 | 32.3% | 27.2% | 26.0% | 24.4% | 23.4% |

Source: Adams Integra, August 2012

**Graph 180a: Summary of Residual Land Values (as % of GDV) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
High Density
Houses Only Schemes**

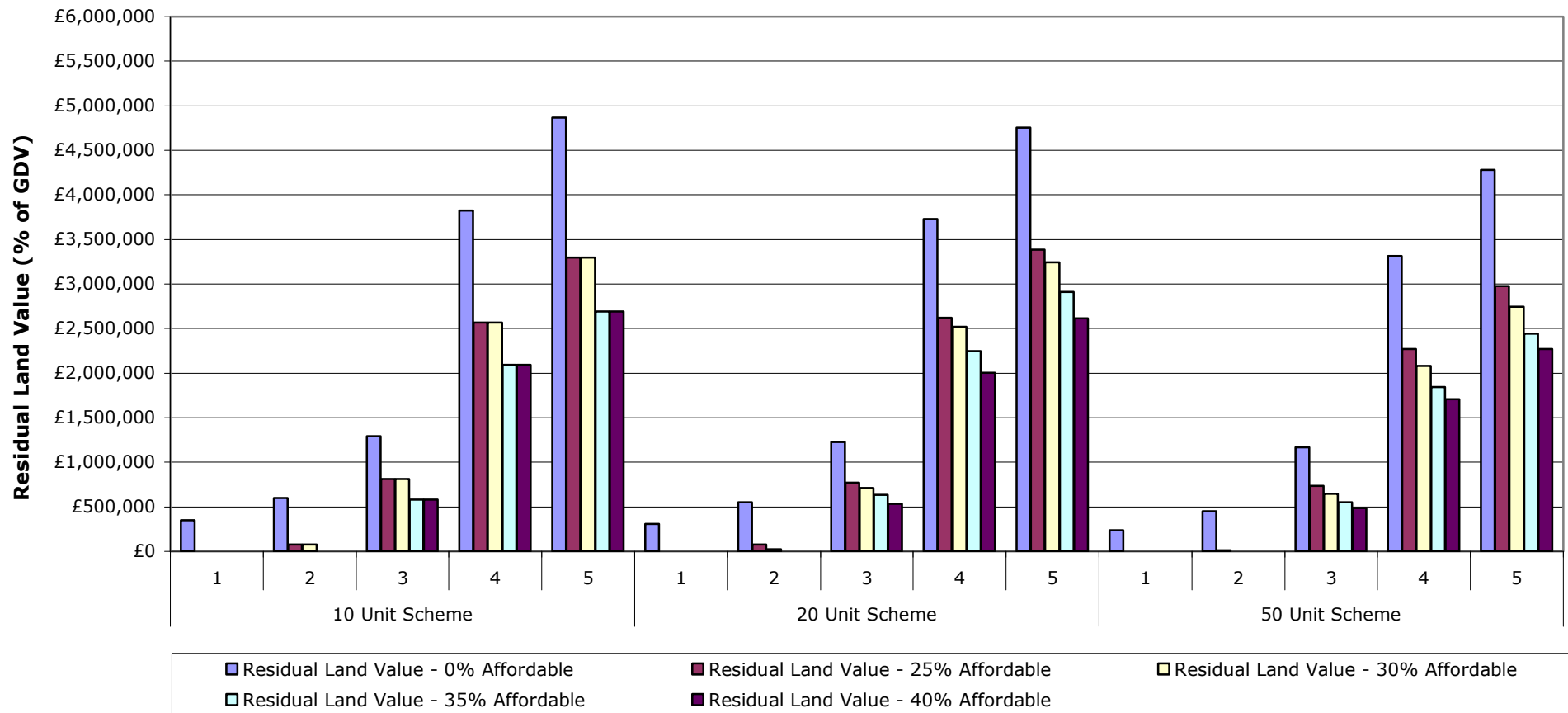


**Table 180b: Summary of Residual Land Value (value per Hectare) Appraisals
for All Value Points
0%, 25%, 30%, 35% and 40% Affordable Housing
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
Code for Sustainable Homes Level 3
High Density
Houses Only Schemes**

| Development Scenario / Threshold | Value Point | Residual Land Value - 0% Affordable | Residual Land Value - 25% Affordable | Residual Land Value - 30% Affordable | Residual Land Value - 35% Affordable | Residual Land Value - 40% Affordable |
|----------------------------------|-------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 10 Unit Scheme | 1 | £347,362 | £0 | £0 | £0 | £0 |
| | 2 | £599,099 | £76,853 | £76,853 | £0 | £0 |
| | 3 | £1,294,603 | £812,675 | £812,675 | £581,533 | £581,533 |
| | 4 | £3,824,215 | £2,567,670 | £2,567,670 | £2,090,737 | £2,090,737 |
| | 5 | £4,867,070 | £3,298,576 | £3,298,576 | £2,693,081 | £2,693,081 |
| 20 Unit Scheme | 1 | £308,004 | £0 | £0 | £0 | £0 |
| | 2 | £550,001 | £75,366 | £21,527 | £0 | £0 |
| | 3 | £1,227,720 | £771,081 | £709,615 | £632,375 | £532,900 |
| | 4 | £3,728,413 | £2,620,381 | £2,522,118 | £2,247,652 | £2,002,551 |
| | 5 | £4,753,935 | £3,387,292 | £3,240,876 | £2,913,795 | £2,616,080 |
| 50 Unit Scheme | 1 | £236,644 | £0 | £0 | £0 | £0 |
| | 2 | £447,832 | £11,025 | £0 | £0 | £0 |
| | 3 | £1,170,703 | £732,490 | £647,666 | £551,890 | £485,830 |
| | 4 | £3,316,857 | £2,272,311 | £2,081,754 | £1,841,583 | £1,708,107 |
| | 5 | £4,278,808 | £2,975,311 | £2,743,847 | £2,444,052 | £2,271,404 |

Source: Adams Integra, August 2012

**Graph 180b: Summary of RLV (value per Ha) at 0%, 25%, 30%, 35% & 40% Affordable Housing Across all Value Points
70% Social Rent/30% Shared Ownership
Planning Infrastructure Level £0, £100 CIL
CfSH Level 3
High Density
Houses Only Schemes**



Appendix 7

Valuations at 0% Affordable Housing/Code Level 4
Commuted Sums

Figures represent land value/% to GDV/land value per ha

| Number of Units | Density | Value Point 1 | Value Point 2 | Value Point 3 | Value Point 4 | Value Point 5 |
|-----------------|---------|---------------|---------------|---------------|---------------|---------------|
| 2 | Low | £8,619 | £19,546 | £48,013 | £166,452 | £210,150 |
| | | 2.7% | 5.9% | 13.0% | 31.1% | 35.0% |
| | | £172,378 | £390,916 | £960,256 | £3,329,032 | £4,203,006 |
| | Medium | £5,405 | £14,404 | £48,770 | £135,385 | £175,548 |
| | | 2.1% | 5.3% | 15.2% | 30.7% | 35.1% |
| | | £121,615 | £324,084 | £1,097,321 | £3,046,162 | £3,949,833 |
| | High | £0 | £0 | £22,221 | £96,884 | £128,164 |
| | | 0.0% | 0.0% | 7.9% | 25.2% | 29.9% |
| | | £0 | £0 | £555,537 | £2,422,105 | £3,204,090 |
| 5 | Low | £26,368 | £56,578 | £140,322 | £495,229 | £662,627 |
| | | 3.0% | 6.2% | 13.6% | 31.8% | 36.8% |
| | | £210,944 | £452,621 | £1,122,574 | £3,961,832 | £5,301,016 |
| | Medium | £18,333 | £43,722 | £120,789 | £373,510 | £480,859 |
| | | 2.5% | 5.7% | 13.8% | 30.0% | 34.3% |
| | | £165,001 | £393,502 | £1,087,101 | £3,361,594 | £4,327,731 |
| | High | £16,727 | £41,151 | £121,168 | £358,443 | £463,907 |
| | | 2.4% | 5.6% | 14.3% | 29.9% | 34.4% |
| | | £167,266 | £411,514 | £1,211,676 | £3,584,432 | £4,639,074 |

| | |
|--|--|
| | Agricultural Value - £20k per hectare |
| | Agricultural - Agricultural uplift £20k-£400k |
| | Agricultural uplift - Lower industrial £400k-£600k |
| | Industrial Value - £600k plus |

Appendix 8

Appendix 8

Canterbury City Council - Property Values Report

Introduction

Adams Integra was asked to prepare an Economic Viability Assessment of future development in Canterbury on behalf of Canterbury City Council.

To inform the wide range of viability appraisals and as a key part of our methodology, research was required to determine the level of new build housing values within the District. As context for the viability study work, we needed to understand the level and range of values as seen at present, and that may be seen as we move ahead through varied market conditions. The range of information considered is outlined here, and informed our judgements as to the spread of value levels most appropriate to use in our appraisal modelling. We use our established Value Points methodology. This looks at how residual land values (RLVs) and therefore likely scheme viability alter as the key driver of the new build property value levels varies – by location (or scheme type) and/or with time (i.e. as potentially influenced by varying market conditions).

As part of the review, so that we could better understand the value patterns locally that might also be relevant to new builds, desktop research was also undertaken to enable us to consider the overall housing (resales dominated) market in the District - through considering house prices and their variation by area. Values trends are considered by reference to the Land Registry House Prices Index so that trends can be considered – in the context of the national and regional pictures as well.

The initial desktop research involved looking at an overview of values in different locations across the District using property search websites (for example Rightmove). Our interpretation of the data is shown below, indicating the variation in values across the area. This process enabled us to develop a wider understanding of the local market, to verify and supplement the new build property values research and consider alongside that. It is acknowledged that much of this information is marketing price based. The key here is that we have to make judgements on an appropriate range of values to consider at this strategic level of review – what particular schemes with specific characteristics have sold for at a given point in time is less useful for this purpose and could only form part of a wider information set. We seek to add to our research by contacting and visiting local agents and others active in the market. We make appropriate allowances in arriving at the range of values we apply and, our experience is that this process, overall, gives us a more up-to-date and dynamic picture than we get through relying on historic data which often does not clearly reflect property types and sizes, or latest knowledge and experience of market conditions. The objective is to select an appropriate range of values at which to study viability.

Stakeholder consultation was also carried out.

Wider market overview information has also been included, as drawn from market reports provided by the organisations such as the RICS and Land Registry, and the Hometrack system.

The study process involved reviewing and fixing assumptions in the Summer of 2012, so those were necessarily supported by such information as was available up to that period. Market reporting is included as available at that time, which is set out first – see below. However, our consultants have maintained an awareness of market conditions throughout the study period.

As this part of the work was kept open while the study proceeded, this Appendix may contain some information gaps where details were incomplete, not available or not received following enquiries we made. This is not an exhaustive piece of property market research, but aimed to sweep up information as was readily available as a key part of the process of informing a suitable range of values assumptions and assessment judgements.

RICs Housing Market Surveys

July 2012

Activity contracts further

- *Price balance deteriorates to 12 month low*
- *Activity levels continue to contract*
- *Near term price outlook deteriorates although sales expectations remain positive*

The July 2012 RICS UK Housing Market Survey highlights four main trends. Firstly, the headline price balance edged down to -24 in July. Secondly, activity levels dipped further, with transactions slipping for the fourth consecutive month. Thirdly, London remains the only region recording rising prices. Finally, respondents expect prices to fall further in the coming months, although sales expectations remain positive.

The seasonally adjusted net price balance turned slightly more negative in July, from -22 to -24 i.e. 24% more surveyors reported falling rather than rising prices. That said, whilst the price balance remains in negative territory, 61% of all respondents reported unchanged prices for the three months up to July.

Additionally, of the respondents that did report a price fall, 73% of them did so in the 0 to -2% range.

Activity slowed further in July, with the weak picture exacerbated by the start of the school holidays and the Olympics. Indeed, new vendor instructions (supply)

declined more notably whilst new buyer enquiries (demand) fell more modestly during the month; both indicators have now recorded three successive negative readings.

Interestingly, there has been a marked regional divergence in enquiries, with the North and North West recording broadly rising demand for the last four consecutive months, with the other regions all recording either flat or falling demand in the same time period.

Turning to transactions, newly agreed sales declined in July, with the net balance falling to a four year low. Average sales per surveyor (per branch) edged down from 15.4 to 15.1, whilst average stocks on surveyors books (per branch) increased from 67.5 to 68 (in line with its three month average). This resulted in the sales to stock ratio - an indicator of market slack - edging down from 22.9% to 22.2%, the worst reading since November 2011.

The outlook for the next three months remains broadly unchanged, with sales expectations turning slightly more positive and price expectations falling further into negative territory. The longer term 12 month outlook shows a marked deterioration, with both price and sales expectations now negative.

At the regional level, London remains the only region in the survey where the price balance is positive, a trend that has continued more or less uninterrupted since February 2011. Of those regions recording negative balances, the South East was least negative, reinforcing the notion of a North/South price divide across England.

The West & East Midlands and Yorkshire & Humberside recorded the most negative price net balances. Outside of England and Wales, Scotland and Northern Ireland continued to see a deterioration in house values in July.

Source: RICs Economics – July 2012 RICs Housing Market Survey

August 2012

Indicators point to a broadly stable national price trend

- **Sales to stock ratio edges up in August**
- **Close to two thirds of respondents report unchanged prices**
- **New buyer enquiries dip for fourth successive month**

The headline indicators in the August RICS Housing Market Report were little changed from the previous month's survey when measured on a seasonally adjusted basis despite the distraction of the Olympic Games. The closely-watched net price balance was slightly less negative with a reading of -19 compared to -23 in July.

Meanwhile the proportion of respondents to the survey suggesting that prices were unchanged (in the three months to August) edged up from 61% to 62%. Alongside this, the sales to stock ratio rose slightly from July but has effectively shown little change since the spring; the ratio is down on where it was earlier in the year but above the reading recorded in the comparable period of 2011.

These series together, point to a broadly flat trend in prices at a national level. However, this inevitably masks significant regional variations. The only part of the country where the RICS net price balance is in positive territory is London and this has pretty much been the case since the beginning of last year. This chimes with Land Registry figures showing London house prices to have climbed by more than 6% over the past twelve months.

Key activity indicators from the Housing Market Survey suggest that the more sluggish picture on sales is continuing with new buyer enquiries edging lower for the fourth consecutive month and new instructions unchanged; the latter series has been either negative or flat in each of the last six months. These results are broadly consistent with HMRC figures which show residential transactions have slipped from on average 82k in the first three months of the year to an average of 75k in the three months to July. The agreed sales series did edge upwards in August for the first time since March but only did so in a modest way and on its own is not a strong enough signal to point to a reversal in the activity trend. That said, it is still too early to judge the impact of the recently introduced Funding for Lending scheme which has the potential to both lower borrowing costs and increase access to mortgage finance.

The forward looking indicators for sales (over both a three and twelve month period) suggest that respondents to the survey are indeed hopeful that a combination of a more stable economy and an improvement in the funding climate will help support activity. Interestingly, this appears to be a uniform message across the country. However, there is a little more caution on the price picture with London continuing to be the only region where further increases are anticipated over both the near and medium term. That said, prices are generally expected to be pretty stable across the rest of the South East over the next year.

Source: RICS Economics – August 2012 RICS Housing Market Survey

September 2012

Stable market in September but sales expectations improve

- ***Price balance turns less negative***
- ***London continues to outperform***
- ***Sales expectations rise to best level since May 2010***

The RICS September 2012 Housing Market Survey highlights, at the national level, a broadly flat picture for both prices and transactions during the month.

Expectations of price falls have become slightly less widespread, while there was a marked pick up in sales expectations.

The national price balance (which covers England and Wales only) improved slightly from -18 to -15 i.e. 15% more surveyors reported a fall rather than a rise in prices over the last three months. However, the breakdown of the data reveals that 65% of respondents reported no change, and of those reporting price falls, 74% are doing so in the 0 to -2% category. Moreover, historically, a price balance in this ballpark has generally been consistent with flat annual house price growth as measured by the main indices.

On the activity front, the numbers in September bounced around a little bit (instructions and enquiries increased a touch, agreed sales fell slightly) but they are overall consistent with a flat picture.

In terms of the outlook, near term sales expectations reached the highest level since May 2010. Although we would caution against reading too much into this (the UK lending data, though lagging the RICS data by a month, remain unambiguously weak and significant global 'event' risk remains which could derail any recovery) there are some grounds for believing that activity could pick up over the coming months. Indeed, the Bank of England's Credit Conditions survey points to an increase in mortgage availability during Q4, thanks to the Funding for Lending Scheme (FLS). Meanwhile, partly reflecting the positive impact of the FLS on wholesale funding markets, some benchmark mortgage rates (on 2 and 5 year 75% LTV loans) have also started to come down.

Encouragingly, the relative improvement in sales and price expectations was also fairly broad based at the regional level. However, as of now, London remains the only region where more surveyors are reporting price rises rather than falls.

Source: RICS Economics – September 2012 RICS Housing Market Survey

August 2012 Market Trend Data from Land Registry

- *No change in August house prices since July: average house price in England and Wales now £163,376*
- *South East tops the table of regional applications with 255,424 in August*
- *Over 65,400 residential properties in England and Wales lodged for registration in August*

The August data from Land Registry's flagship House Price Index shows an annual price increase of 0.7 per cent which takes the average property value in England and Wales to £163,376. There is no increase in the monthly change from July to August.

- *The region in England and Wales which experienced the highest increase in its average property value over the last 12 months is London with a movement of 5.0 per cent.*
- *The North East experienced the greatest monthly rise with an increase of 0.8 per cent.*
- *Wales experienced the greatest annual price fall with a decrease of 3.2 per cent.*
- *Wales also saw the most significant monthly price fall with a decrease of 2.4 per cent.*
- *The most up-to-date figures available show that during June 2012, the number of completed house sales in England and Wales decreased by 3 per cent to 56,077 compared with 57,702 in June 2011.*
- *The number of properties sold in England and Wales for over £1 million in June 2012 increased by 35 per cent to 647 from 478 in June 2011.*

| Region | Monthly change (since July 2012) | Annual change (since August 2011) | Average price (August 2012) |
|----------------------------|---|--|--|
| North East | 0.8% | -3.0% | £100,934 |
| South West | 0.7% | 1.0% | £173,448 |
| East Midlands | 0.7% | 0.6% | £125,171 |
| North West | 0.4% | -2.5% | £110,656 |
| South East | 0.4% | 2.0% | £211,050 |
| Yorkshire & The Humber | 0.2% | -1.4% | £119,178 |
| London | 0.0% | 5.0% | £364,059 |
| England & Wales | 0.0% | 0.7% | £163,376 |
| West Midlands | 0.0% | 0.1% | £130,533 |
| East | -0.3% | 1.0% | £175,145 |
| Wales | -2.4% | -3.2% | £115,887 |

| Average price by property type (England and Wales) | August 2012 | August 2011 | Difference |
|--|-----------------|-----------------|-------------|
| Detached | £255,562 | £255,531 | - |
| Semi-detached | £154,774 | £153,337 | 0.9% |
| Terraced | £125,329 | £123,484 | 1.5% |
| Flat/maisonette | £152,023 | £151,408 | 0.4% |
| All | £163,376 | £162,172 | 0.7% |

| Month | Sales 2011 (England and Wales) | Sales 2010 (England and Wales) | Difference |
|--------------|--------------------------------|--------------------------------|------------|
| January | 37,619 | 35,886 | 5% |
| February | 39,683 | 42,582 | -7% |
| March | 46,753 | 51,479 | -9% |
| April | 50,742 | 52,347 | -3% |
| May | 48,979 | 52,242 | -6% |
| June | 57,702 | 62,788 | -8% |
| July | 62,289 | 67,553 | -8% |
| August | 64,394 | 61,533 | 5% |
| September | 63,512 | 57,524 | 10% |
| October | 57,926 | 58,687 | -1% |
| November | 60,284 | 56,367 | 7% |
| December | 63,473 | 56,921 | 12% |
| Total | 653,356 | 655,909 | 0% |

| Month | Sales 2012 (England and Wales) | Sales 2011 (England and Wales) | Difference |
|----------|--------------------------------------|--------------------------------------|------------|
| January | 43,591 | 37,619 | 16% |
| February | 44,629 | 39,683 | 12% |
| March | 60,828 | 46,753 | 30% |
| April | 42,674 | 50,742 | -16% |
| May | 51,282 | 48,979 | 5% |
| June | 56,077 | 57,702 | -3% |

Source: Land Registry House Price Index, August 2012

July 2012 Market Trend Data from Land Registry

- *July house prices up 0.8 per cent since June: average house price in England and Wales now £162,900.*
- *South East tops the table of regional applications with 263,214 in July.*
- *Over 62,000 residential properties in England and Wales lodged for registration in July.*

The July data from Land Registry's flagship House Price Index shows an annual price increase of 0.3 per cent which takes the average property value in England and Wales to £162,900. The monthly change from June to July is an increase of 0.8 per cent.

- *The region in England and Wales which experienced the highest increase in its average property value over the last 12 months is London with a movement of 6.5 per cent.*
- *London also experienced the greatest monthly rise with an increase of 2.7 per cent.*
- *The North West experienced the greatest annual price fall with a decrease of 3.9 per cent.*
- *The North East saw the most significant monthly price fall with a decrease of 2.1 per cent.*

- The most up-to-date figures available show that during May 2012, the number of completed house sales in England and Wales increased by 2 per cent to 50,083 compared with 48,974 in May 2011.
- The number of properties sold in England and Wales for over £1 million in May 2012 increased by 107 per cent to 562 from 271 in May 2011.

| Region | Monthly change (since June 2012) | Annual change (since July 2011) | Average price (July 2012) |
|----------------------------|----------------------------------|---------------------------------|---------------------------|
| London | 2.7% | 6.5% | £367,785 |
| Wales | 2.3% | -1.3% | £118,896 |
| East Midlands | 1.2% | 0.4% | £124,080 |
| England & Wales | 0.8% | 0.3% | £162,900 |
| East | 0.4% | 0.8% | £175,051 |
| South East | 0.4% | 0.7% | £209,532 |
| West Midlands | 0.3% | -0.8% | £130,124 |
| Yorkshire & The Humber | -0.1% | -2.5% | £117,865 |
| South West | -0.6% | -1.9% | £171,326 |
| North West | -1.7% | -3.9% | £109,235 |
| North East | -2.1% | -3.8% | £98,557 |

| Average price by property type (England and Wales) | July 2012 | July 2011 | Difference |
|--|-----------------|-----------------|-------------|
| Detached | £256,496 | £256,405 | - |
| Semi-detached | £153,339 | £153,156 | 0.1% |
| Terraced | £123,097 | £123,548 | -0.4% |
| Flat/maisonette | £155,314 | £151,981 | 2.2% |
| All | £162,900 | £162,345 | 0.3% |

| Month | Sales 2011 (England and Wales) | Sales 2010 (England and Wales) | Difference |
|--------------|-----------------------------------|-----------------------------------|------------|
| January | 37,613 | 35,886 | 5% |
| February | 39,680 | 42,579 | -7% |
| March | 46,745 | 51,472 | -9% |
| April | 50,725 | 52,344 | -3% |
| May | 48,974 | 52,237 | -6% |
| June | 57,691 | 62,785 | -8% |
| July | 62,280 | 67,546 | -8% |
| August | 64,374 | 61,526 | 5% |
| September | 63,500 | 57,522 | 10% |
| October | 57,895 | 58,680 | -1% |
| November | 60,267 | 56,362 | 7% |
| December | 63,403 | 56,917 | 11% |
| Total | 653,147 | 655,856 | 0% |

| Month | Sales 2012 (England and Wales) | Sales 2011 (England and Wales) | Difference |
|----------|-----------------------------------|-----------------------------------|------------|
| January | 43,537 | 37,613 | 16% |
| February | 44,554 | 39,680 | 12% |
| March | 60,476 | 46,745 | 29% |
| April | 42,260 | 50,725 | -17% |
| May | 50,083 | 48,974 | 2% |

Source: Land Registry House Price Index, July 2012

Rightmove House Price Index

September 2012

Key points

New sellers drop average asking prices for the third consecutive month, down by 0.6% (-£1,402) on the month and 4.6% (-£11,377) on the quarter.

The fifth anniversary of the run on Northern Rock provides an opportunity to reflect on the pre and post credit-crunch property market landscape:

- Average price of a property coming to market this September is virtually unchanged on a year ago at £234,858 (+0.7%).*
- Prices this month also unchanged on five years ago (Sep 2007) at £235,176 – down just 0.1%.*
- In contrast average asking prices in previous five years (Sep 2002 to Sep 2007) saw a 55% rise.*

Average price 'standstill' in the last five years masks credit-crunch winners and losers.

Source: The Rightmove House Price Index – September 2012

July 2012

Key points

- *This month's sellers cut asking prices by -1.7% (-£4,138) the largest price drop in July for four years.*
- *New sellers outnumber successful buyers by nearly 2:1, with miserable 'viewing' weather plus Olympic distractions adding to the 'summer selling challenge'.*
- *Sellers' challenge is to make first impressions count - potential buyers spend an average of just 2.7 seconds judging a seller's summary advert before deciding whether to take their interest further or dismiss.*
- *Those keen to sell this summer should get the 'market intel' on what it takes to improve their property's quality, value and appeal to make a positive impression.*

Source: The Rightmove House Price Index – July 2012

CLG House Price Index

January 2012

Summary

The latest UK house price index statistics produced by the Department for Communities and Local Government were released on Tuesday 13 March 2012.

The latest statistics release includes data based on mortgage completions during the month of January 2012.

The key points from the release are:

- *In January UK house prices increased by 0.2 per cent over the year and decreased by 0.7 per cent over the month (seasonally adjusted).*
- *The average mix-adjusted UK house price was £206,523 (not seasonally adjusted).*
- *Average house prices increased by 0.2 per cent over the quarter to January, compared to an increase of 0.6 per cent over the quarter to October (seasonally adjusted).*
- *Average prices decreased during the year in three UK countries; Wales (-0.5 per cent), Scotland (-1.7 per cent) and Northern Ireland (-7.6 per cent). However, there was an increase of 0.4 per cent in average house prices in England.*
- *Prices paid by first time buyers were 0.8 per cent higher on average than a year earlier whilst there was no change in the prices paid by former owner occupiers.*
- *Prices for new properties were 8.8 per cent higher on average than a year earlier whilst prices for pre-owned dwellings decreased by 0.4 per cent.*

Source: Communities and Local Government Statistical Release – House Price Index January 2012

New Builds Research

| Address | Description | Price | Size (m2) | Price per m2 | Less 20% | Less 10% | Plus 10% | Developer/ Agent | Incentives |
|--|-----------------------------|-----------------|-------------|---------------|---------------|---------------|---------------|--|--------------------|
| Canterbury | | | | | | | | | |
| Flats | | | | | | | | | |
| Mercery Lane, Canterbury (conversion) | 2 bed flat | £325,000 | | | | | | Connells | |
| | 2 bed flat | £315,000 | | | | | | | |
| | 2 bed flat | £295,000 | | | | | | | |
| | 1 bed flat | £225,000 | | | | | | | |
| | 1 bed flat | £180,000 | | | | | | | |
| Augustine Place/Riverview, Kingsbrook Park Canterbury, Kent, CT2 | 3 bed flat (from) | £299,950 | 111.0 | £2,702 | £2,162 | £2,432 | £2,972 | Berkeley Homes/Bairstow Eves | |
| | 2 bed flat (from) | £269,950 | 87.5 | £3,085 | £2,468 | £2,777 | £3,394 | | |
| | 2 bed flat (from) | £206,950 | | | | | | | |
| | 1 bed flat (from) | £169,950 | 66.4 | £2,559 | £2,048 | £2,304 | £2,815 | | |
| | 1 bed flat (from) | £165,950 | 48.5 | £3,422 | £2,737 | £3,079 | £3,764 | | |
| Millers Court, Canterbury | 2 bed flat | £179,995 | 69.0 | £2,609 | £2,087 | £2,348 | £2,869 | Taylor Wimpey/ Geerying & Colyer/ Bairstow Eves/Mann Countrywide | |
| | 2 bed flat | £171,000 | | | | | | | |
| | 2 bed flat (from) | £164,500 | | | | | | | |
| | 2 bed flat | £162,500 | 73.7 | £2,205 | £1,764 | £1,984 | £2,425 | | |
| | 2 bed flat | £160,995 | 53.0 | £3,038 | £2,430 | £2,734 | £3,341 | | First Buy |
| | 2 bed flat | £160,750 | 51.0 | £3,152 | £2,522 | £2,837 | £3,467 | | First Buy |
| | 2 bed flat | £160,500 | 50.0 | £3,210 | £2,568 | £2,889 | £3,531 | | |
| | 2 bed flat | £159,750 | 52.0 | £3,072 | £2,458 | £2,765 | £3,379 | | |
| Old Tannery, Creine Mill Lane North, Canterbury, CT1 | 2 bed flat | £259,950 | | | | | | Bellway/ Sandersons | New Buy |
| | 2 bed flat | £224,950 | 68.2 | £3,301 | £2,641 | £2,971 | £3,631 | | |
| | 1 bed flat | £169,950 | | | | | | | |
| | 1 bed flat | £169,950 | | | | | | | 5% deposit paid |
| | 1 bed flat | £169,950 | | | | | | | |
| | 1 bed flat | £159,950 | | | | | | | |
| | 1 bed flat | £159,950 | 43.0 | £3,722 | £2,977 | £3,350 | £4,094 | | |
| | 1 bed flat | £159,950 | 30.1 | £5,314 | £4,251 | £4,783 | £5,845 | | New Buy |
| Castle Street, Canterbury, Kent | 2 bed flat | £250,000 | | | | | | Ward & Partners | |
| The Willows, Old Dover Road, Canterbury, CT1 3NZ | 2 bed flat (from) | £214,995 | 62.0 | £3,465 | £2,772 | £3,118 | £3,811 | Bellway | New Buy |
| | 2 bed flat (from) | £202,500 | | | | | | | |
| | 2 bed flat (from) | £199,885 | | | | | | | |
| | 2 bed flat (from) | £194,995 | | | | | | | First Buy/ New Buy |
| | 1 bed flat (from) | £149,995 | | | | | | | First Buy/ New Buy |
| Average | | £201,866 | 61.8 | £3,204 | £2,563 | £2,884 | £3,524 | | |
| Houses | | | | | | | | | |
| The Old Tannery, Tannery Square, Canterbury CT1 | 3 bed town house | £305,950 | 116.0 | £2,636 | £2,109 | £2,373 | £2,900 | YOUR Move/ Bellway | |
| | 3 bed town house | £304,950 | 102.6 | £2,973 | £2,378 | £2,676 | £3,270 | | |
| | 3 bed town house | £299,995 | 116.0 | £2,586 | £2,069 | £2,328 | £2,845 | | |
| | 3 bed town house | £269,950 | | | | | | Bellway | |
| | 3 bed town house | £279,950 | 104.7 | £2,674 | £2,139 | £2,406 | £2,941 | | |
| | 3 bed town house | £284,950 | 107.8 | £2,644 | £2,115 | £2,380 | £2,908 | | |
| | 3 bed town house | £284,950 | 109.1 | £2,612 | £2,090 | £2,351 | £2,874 | | |
| | 3 bed town house | £284,950 | | | | | | | |
| Westwood Drive, Canterbury, Kent | 5 bed terrace (Guide Price) | £520,000 | 209.0 | £2,488 | £1,990 | £2,239 | £2,737 | Chesterton Humberts | |
| The Willows, Old Dover Road, Canterbury, CT1 3NZ | 4 bed end terrace | £349,995 | | | | | | Bellway | New Buy |
| | 4 bed terrace | £339,995 | | | | | | | |
| | 4 bed terrace | £314,995 | 115.8 | £2,720 | £2,176 | £2,448 | £2,992 | | |
| | 3 bed terrace | £309,995 | | | | | | | |
| | 3 bed semi detached | £284,995 | 88.5 | £3,219 | £2,575 | £2,897 | £3,541 | | |

| | | | | | | | | | |
|--|--------------------------------------|-----------------|--------------|---------------|---------------|---------------|---------------|--|-----------------|
| | 3 bed semi detached | £297,500 | 88.5 | £3,360 | £2,688 | £3,024 | £3,696 | | |
| | 3 bed terrace | £279,995 | 84.0 | £3,334 | £2,667 | £3,001 | £3,667 | | |
| | 3 bed end terrace | £264,995 | 81.9 | £3,236 | £2,589 | £2,913 | £3,560 | | |
| | 3 bed end terrace (from | £259,995 | | | | | | | |
| | 2 bed terrace | £244,995 | 65.2 | £3,760 | £3,008 | £3,384 | £4,136 | | |
| Millers Court, Canterbury | 4 bed semi detached | £262,500 | 128.9 | £2,036 | £1,629 | £1,833 | £2,240 | Taylor Wimpey/ Bairstow Eves/Mann Countrywide/Geering and Colyer | |
| | 4 bed end terrace | £259,500 | 113.8 | £2,280 | £1,824 | £2,052 | £2,508 | | |
| | 3 bed terrace | £245,500 | 115.2 | £2,131 | £1,705 | £1,918 | £2,344 | | |
| | 3 bed end terrace | £225,000 | 79.0 | £2,848 | £2,278 | £2,563 | £3,133 | | |
| Average | | £294,591 | 107.4 | £2,796 | £2,237 | £2,517 | £3,076 | | |
| Herne Bay | | | | | | | | | |
| Flats | | | | | | | | | |
| Central Parade, Herne Bay, Kent | 3 bed penthouse | £529,995 | 152.3 | £3,480 | £2,784 | £3,132 | £3,828 | Ward & Partners/ Arun Land & New Homes | |
| | 2 bed flat | £304,995 | | | | | | | |
| | 2 bed flat | £299,995 | 77.3 | £3,883 | £3,106 | £3,494 | £4,271 | | |
| | 2 bed flat (from) | £250,000 | 132.1 | £1,893 | £1,514 | £1,703 | £2,082 | | |
| | 2 bed flat | £250,000 | | | | | | | |
| Western Esplanade, Hampton, Herne Bay | 2 bed flat | £300,000 | | | | | | Kent Estate Agencies | Stamp Duty Paid |
| | 2 bed flat | £290,000 | | | | | | | |
| | 2 bed flat | £290,000 | | | | | | | |
| | 2 bed flat | £280,000 | | | | | | | |
| | 2 bed flat | £260,000 | | | | | | | |
| | 2 bed flat | £249,950 | | | | | | | |
| Average | | £300,449 | 120.6 | £3,085 | £2,468 | £2,776 | £3,393 | | |
| Houses | | | | | | | | | |
| Standard Avenue, Studd Hill | 3 bed detached | £395,000 | | | | | | Kent Estate Agencies | |
| | 3 bed detached | £395,000 | | | | | | | |
| | 3 bed detached | £379,995 | | | | | | | |
| | 3 bed detached | £379,995 | | | | | | | |
| Riley Avenue, Studd Hill | 4 bed detached | £379,900 | 215.3 | £1,765 | £1,412 | £1,588 | £1,941 | Kent Estate Agencies | |
| Meadow View, Mill Lane, Broomfield, Herne Bay, CT6 | 4 bed link detached | £214,995 | 111.5 | £1,929 | £1,543 | £1,736 | £2,121 | Taylor Wimpey/ Ward & Partners/ Geering & Colyer/Mann Countrywide/Bairstow Eves | |
| | 4 bed terrace | £214,995 | 113.8 | £1,889 | £1,511 | £1,700 | £2,078 | | |
| | 4 bed semi detached | £212,750 | 108.9 | £1,954 | £1,563 | £1,758 | £2,149 | | |
| | 3 bed semi detached (Guide Price) | £199,500 | 101.0 | £1,975 | £1,580 | £1,778 | £2,173 | | |
| | 3 bed terrace (from) | £199,500 | 101.2 | £1,972 | £1,578 | £1,775 | £2,169 | | |
| | 3 bed semi detached | £199,500 | 120.3 | £1,658 | £1,327 | £1,493 | £1,824 | | |
| | 3 bed terrace | £199,500 | 118.3 | £1,686 | £1,349 | £1,518 | £1,855 | | |
| | 3 bed semi detached | £198,750 | 92.9 | £2,139 | £1,711 | £1,925 | £2,353 | | |
| | 3 bed link detached (from) | £198,500 | 88.3 | £2,249 | £1,799 | £2,024 | £2,474 | | |
| | 3 bed end terrace | £189,500 | 76.1 | £2,491 | £1,992 | £2,241 | £2,740 | | |
| | 3 bed terrace | £187,500 | 73.4 | £2,554 | £2,044 | £2,299 | £2,810 | | |
| | 3 bed terrace (from) | £146,600 | 74.3 | £1,972 | £1,578 | £1,775 | £2,170 | | |
| Bishopstone Drive, Bishopstone, Herne Bay, Kent | 3 bed detached | £229,995 | | | | | | David Clarke Estate Agents | |
| Average | | £251,193 | 107.3 | £2,018 | £1,614 | £1,816 | £2,220 | | |
| Whitstable | | | | | | | | | |
| Flats | | | | | | | | | |
| Marine Parade, Central Tankerton | 2 bed penthouse | £630,000 | | | | | | Kent Estate Agencies/ Rogate | |
| | 2 bed flat | £485,000 | 119.7 | £4,053 | £3,243 | £3,648 | £4,459 | | |

| | | | | | | | | | |
|---|-------------------------------|-----------------|-------------|---------------|---------------|---------------|---------------|----------------------|-----------------|
| | 2 bed flat | £485,000 | 119.7 | £4,052 | £3,241 | £3,647 | £4,457 | | |
| | 2 bed flat | £465,000 | 119.7 | £3,885 | £3,108 | £3,496 | £4,273 | | |
| Carlton Court, Whitstable | 2 bed flat | £220,000 | 60.6 | £3,629 | £2,903 | £3,266 | £3,992 | Kent Estate Agencies | |
| | 2 bed flat | £220,000 | 60.6 | £3,630 | £2,904 | £3,267 | £3,993 | | |
| | 2 bed flat | £205,000 | | | | | | | |
| | 2 bed flat | £200,000 | 58.0 | £3,446 | £2,757 | £3,101 | £3,791 | | |
| | 2 bed flat | £195,000 | | | | | | | |
| | 2 bed flat | £195,000 | | | | | | | |
| | 2 bed flat | £190,000 | | | | | | | |
| | 2 bed flat | £190,000 | | | | | | | |
| | 2 bed flat | £185,000 | | | | | | | |
| | 2 bed flat | £185,000 | | | | | | | |
| | 2 bed flat | £185,000 | | | | | | | |
| | | | | | | | | | |
| Swale Park , Millstrood Road, Whitstable, CT5 3EG | 2 bed flat | £151,500 | 58.4 | £2,592 | £2,074 | £2,333 | £2,851 | Weston Homes Plc | 5% deposit paid |
| | 2 bed flat | £152,500 | 58.4 | £2,609 | £2,087 | £2,348 | £2,870 | | |
| | 2 bed flat | £153,500 | 58.4 | £2,626 | £2,101 | £2,364 | £2,889 | | |
| | 2 bed flat | £151,500 | 47.5 | £3,189 | £2,551 | £2,870 | £3,508 | | |
| | 2 bed flat | £153,500 | 53.9 | £2,848 | £2,278 | £2,563 | £3,133 | | |
| | 2 bed flat | £152,500 | 53.9 | £2,827 | £2,261 | £2,544 | £3,109 | | |
| | 2 bed flat | £152,500 | 53.9 | £2,827 | £2,261 | £2,544 | £3,109 | | |
| | 2 bed flat | £148,000 | 53.9 | £2,743 | £2,195 | £2,469 | £3,018 | | |
| | 2 bed flat | £151,500 | 47.6 | £3,183 | £2,547 | £2,865 | £3,501 | | |
| | 2 bed flat | £151,500 | 55.8 | £2,716 | £2,173 | £2,444 | £2,987 | | |
| | 2 bed flat | £152,500 | 55.8 | £2,734 | £2,187 | £2,460 | £3,007 | | |
| | | | | | | | | | |
| Wynn Road, Central Tankerton | 1 bed flat | £139,950 | | | | | | Kent Estate Agencies | |
| Kingsdown Park, Central Tankerton | 2 bed penthouse | £299,950 | | | | | | Kent Estate Agencies | |
| | 2 bed flat | £135,000 | | | | | | | |
| Average | | £219,576 | 66.8 | £3,152 | £2,522 | £2,837 | £3,468 | | |
| Houses | | | | | | | | | |
| Invicta Fields, Invicta Road, Whitstable, Kent, CT5 | 4 bed detached | £420,000 | | | | | | Cluttons | |
| | 3 bed detached | £380,000 | | | | | | | |
| Kingsdown Park, Central Tankerton | 3 bed terrace | £209,950 | | | | | | Kent Estate Agencies | |
| Tankerton Road, Central Tankerton | 3 bed terrace | £289,995 | | | | | | Kent Estate Agencies | |
| | 3 bed terrace | £249,950 | | | | | | | |
| | 3 bed terrace | £249,950 | | | | | | | |
| | 2 bed terrace | £219,950 | | | | | | | |
| Swale Park , Millstrood Road, Whitstable, CT5 3EG | 3 bed link detached (from) | £232,000 | 98.0 | £2,367 | £1,894 | £2,130 | £2,604 | Weston Homes Plc | |
| | 3 bed link detached | £227,000 | 98.0 | £2,316 | £1,853 | £2,084 | £2,548 | | |
| | 3 bed terrace (from) | £221,500 | 107.8 | £2,055 | £1,644 | £1,850 | £2,261 | | |
| | 3 bed terrace | £217,000 | 102.1 | £2,125 | £1,700 | £1,913 | £2,338 | | |
| | 3 bed end terrace (from) | £216,000 | 89.0 | £2,427 | £1,942 | £2,184 | £2,670 | | |
| | 2 bed terrace | £189,500 | 68.8 | £2,753 | £2,202 | £2,477 | £3,028 | | |
| | 2 bed terrace | £188,500 | | | | | | | |
| Average | | £250,807 | 94.0 | £2,341 | £1,872 | £2,107 | £2,575 | | |
| Chestfield | | | | | | | | | |
| Houses | | | | | | | | | |
| The Drive, Chestfield | 4 bed detached | £459,995 | | | | | | Kent Estate Agencies | |
| Plantation Road, Chestfield | 4 bed detached | £445,000 | | | | | | Kent Estate Agencies | |
| Average | | £452,498 | | | | | | | |

| Seasalter | | | | | | | | | | |
|-------------------------------|----------------|-----------------|-------|--------|--------|--------|--------|--|----------------------|--|
| Houses | | | | | | | | | | |
| Joy Lane, Whitstable, CT5 4ES | 4 bed terrace | £395,000 | | | | | | | Kent Estate Agencies | |
| Joy Lane, Whitstable | 5 bed detached | £895,000 | | | | | | | Connells/ Cluttons | |
| | 5 bed detached | £895,000 | | | | | | | | |
| | 6 bed detached | £895,000 | | | | | | | | |
| | 3 bed detached | £875,000 | 191.0 | £4,581 | £3,665 | £4,123 | £5,039 | | | |
| Average | | £791,000 | | | | | | | | |

Source: www.rightmove.co.uk, June 2012

| | Price | Size (m2) | Price per m2 | Less 20% | Less 10% | Plus 10% |
|-------------------------|----------|-----------|--------------|----------|----------|----------|
| Overall Averages | £266,470 | 89.28 | £2,818 | £2,255 | £2,536 | £3,100 |
| Overall Minimum | £130,950 | 30.10 | £1,658 | £1,327 | £1,493 | £1,824 |
| Overall Maximum | £895,000 | 215.26 | £5,314 | £4,251 | £4,783 | £5,845 |

Resales Research

Canterbury

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|----------------------|----------|----------|----------|----------|----------|
| Detached | | £220,000 | - | £439,970 | - |
| Semi-Detached | | - | - | - | - |
| Terraced | | £215,000 | £284,996 | - | £365,000 |
| Flats | £142,718 | £213,605 | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | £142,718 | £120,000 | £134,975 | £140,000 | £147,475 | £185,000 |
| 2-Bed Flats | £213,605 | £150,000 | £197,250 | £205,000 | £247,475 | £269,995 |
| 2-Bed Houses | £217,500 | £215,000 | £216,250 | £217,500 | £218,750 | £220,000 |
| 3-Bed Houses | £284,996 | £264,995 | £279,999 | £287,498 | £292,495 | £299,995 |
| 4-Bed Houses | £439,970 | £335,000 | £449,950 | £469,950 | £469,950 | £475,000 |
| 5-Bed Houses | £365,000 | £365,000 | £365,000 | £365,000 | £365,000 | £365,000 |

Harbledown

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|----------------------|-------|----------|-------|-------|-------|
| Detached | | - | - | - | - |
| Semi-Detached | | - | - | - | - |
| Terraced | | - | - | - | - |
| Flats | - | £179,995 | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | - | - | - | - | - | - |
| 2-Bed Flats | £179,995 | £179,995 | £179,995 | £179,995 | £179,995 | £179,995 |
| 2-Bed Houses | - | - | - | - | - | - |
| 3-Bed Houses | - | - | - | - | - | - |
| 4-Bed Houses | - | - | - | - | - | - |
| 5-Bed Houses | - | - | - | - | - | - |

Hales Place

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|----------------------|----------|----------|----------|-------|-------|
| Detached | | - | £159,998 | - | - |
| Semi-Detached | | - | - | - | - |
| Terraced | | £232,500 | £234,988 | - | - |
| Flats | £133,713 | £180,327 | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | £133,713 | £120,000 | £131,213 | £137,450 | £139,950 | £139,950 |
| 2-Bed Flats | £180,327 | £140,000 | £160,000 | £185,000 | £199,995 | £225,000 |
| 2-Bed Houses | £232,500 | £215,000 | £223,750 | £232,500 | £241,250 | £250,000 |
| 3-Bed Houses | £209,991 | £30,000 | £204,988 | £249,975 | £250,000 | £289,995 |
| 4-Bed Houses | - | - | - | - | - | - |
| 5-Bed Houses | - | - | - | - | - | - |

Wincheap

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|----------------------|-------|----------|----------|-------|-------|
| Detached | | - | - | - | - |
| Semi-Detached | | - | - | - | - |
| Terraced | | £179,083 | £226,788 | - | - |
| Flats | - | £166,918 | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | - | - | - | - | - | - |
| 2-Bed Flats | £166,918 | £159,995 | £160,000 | £165,000 | £170,000 | £185,000 |
| 2-Bed Houses | £179,083 | £167,000 | £174,996 | £177,500 | £185,625 | £190,000 |
| 3-Bed Houses | £226,788 | £195,000 | £219,995 | £229,995 | £239,000 | £249,950 |
| 4-Bed Houses | - | - | - | - | - | - |
| 5-Bed Houses | - | - | - | - | - | - |

Herne Bay

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|----------------------|-------|----------|----------|----------|----------|
| Detached | | - | £209,464 | £280,631 | £310,500 |
| Semi-Detached | | - | £184,989 | £224,995 | - |
| Terraced | | £151,998 | - | £189,000 | - |
| Flats | - | £146,875 | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | - | - | - | - | - | - |
| 2-Bed Flats | £146,875 | £130,000 | £137,500 | £141,250 | £150,625 | £175,000 |
| 2-Bed Houses | £151,998 | £135,000 | £142,624 | £152,498 | £159,995 | £172,500 |
| 3-Bed Houses | £201,306 | £175,000 | £184,975 | £199,950 | £200,000 | £275,000 |
| 4-Bed Houses | £271,969 | £189,000 | £249,995 | £272,500 | £290,000 | £349,995 |
| 5-Bed Houses | £310,500 | £227,500 | £304,375 | £334,750 | £340,875 | £345,000 |

Whitstable

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|---------------|----------|----------|----------|----------|----------|
| Detached | | £192,500 | £255,830 | £316,249 | £355,000 |
| Semi-Detached | | - | £207,998 | - | - |
| Terraced | | £176,974 | £247,485 | £249,950 | - |
| Flats | £119,993 | £157,498 | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | £119,993 | £110,000 | £113,750 | £117,498 | £122,496 | £139,950 |
| 2-Bed Flats | £157,498 | £130,000 | £139,995 | £152,748 | £162,749 | £239,995 |
| 2-Bed Houses | £180,079 | £165,000 | £169,950 | £172,995 | £192,500 | £199,950 |
| 3-Bed Houses | £233,118 | £190,000 | £199,998 | £219,998 | £244,984 | £309,995 |
| 4-Bed Houses | £308,883 | £249,950 | £255,000 | £325,000 | £325,000 | £425,000 |
| 5-Bed Houses | £355,000 | £355,000 | £355,000 | £355,000 | £355,000 | £355,000 |

Thanington Without

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|---------------|-------|----------|----------|-------|-------|
| Detached | | - | - | - | - |
| Semi-Detached | | - | - | - | - |
| Terraced | | - | £229,995 | - | - |
| Flats | - | £166,249 | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | - | - | - | - | - | - |
| 2-Bed Flats | £166,249 | £160,000 | £163,750 | £167,498 | £169,996 | £170,000 |
| 2-Bed Houses | - | - | - | - | - | - |
| 3-Bed Houses | £229,995 | £229,995 | £229,995 | £229,995 | £229,995 | £229,995 |
| 4-Bed Houses | - | - | - | - | - | - |
| 5-Bed Houses | - | - | - | - | - | - |

Chestfield

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|---------------|-------|-------|----------|----------|-------|
| Detached | | - | £529,950 | £480,000 | - |
| Semi-Detached | | - | - | - | - |
| Terraced | | - | - | - | - |
| Flats | - | - | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | - | - | - | - | - | - |
| 2-Bed Flats | - | - | - | - | - | - |
| 2-Bed Houses | - | - | - | - | - | - |
| 3-Bed Houses | £529,950 | £529,950 | £529,950 | £529,950 | £529,950 | £529,950 |
| 4-Bed Houses | £480,000 | £475,000 | £477,500 | £480,000 | £482,500 | £485,000 |
| 5-Bed Houses | - | - | - | - | - | - |

Swalecliffe

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|----------------------|----------|----------|----------|-------|-------|
| Detached | | - | - | - | - |
| Semi-Detached | | - | £190,000 | - | - |
| Terraced | | - | - | - | - |
| Flats | £115,000 | £149,995 | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | £115,000 | £115,000 | £115,000 | £115,000 | £115,000 | £115,000 |
| 2-Bed Flats | £149,995 | £139,995 | £144,995 | £149,995 | £154,995 | £159,995 |
| 2-Bed Houses | - | - | - | - | - | - |
| 3-Bed Houses | £190,000 | £190,000 | £190,000 | £190,000 | £190,000 | £190,000 |
| 4-Bed Houses | - | - | - | - | - | - |
| 5-Bed Houses | - | - | - | - | - | - |

Seasalter

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|----------------------|-------|-------|----------|----------|-------|
| Detached | | - | | £260,000 | - |
| Semi-Detached | | - | £195,000 | - | - |
| Terraced | | - | - | - | - |
| Flats | - | - | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | - | - | - | - | - | - |
| 2-Bed Flats | - | - | - | - | - | - |
| 2-Bed Houses | - | - | - | - | - | - |
| 3-Bed Houses | £195,000 | £195,000 | £195,000 | £195,000 | £195,000 | £195,000 |
| 4-Bed Houses | £260,000 | £249,999 | £252,500 | £255,000 | £265,000 | £275,000 |
| 5-Bed Houses | - | - | - | - | - | - |

Chartham

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|----------------------|----------|----------|----------|----------|----------|
| Detached | | - | £250,000 | £312,142 | £350,000 |
| Semi-Detached | | - | - | - | - |
| Terraced | | £162,498 | £196,749 | £214,998 | - |
| Flats | £130,000 | £142,500 | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | £130,000 | £130,000 | £130,000 | £130,000 | £130,000 | £130,000 |
| 2-Bed Flats | £142,500 | £130,000 | £138,750 | £147,500 | £148,750 | £150,000 |
| 2-Bed Houses | £162,498 | £159,995 | £161,246 | £162,498 | £163,749 | £165,000 |
| 3-Bed Houses | £207,400 | £175,000 | £187,375 | £198,748 | £222,500 | £250,000 |
| 4-Bed Houses | £290,554 | £210,000 | £290,000 | £300,000 | £320,000 | £350,000 |
| 5-Bed Houses | £350,000 | £350,000 | £350,000 | £350,000 | £350,000 | £350,000 |

Eddington

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|----------------------|-------|-------|----------|----------|-------|
| Detached | | - | - | £271,500 | - |
| Semi-Detached | | - | - | - | - |
| Terraced | | - | £180,000 | - | - |
| Flats | - | - | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | - | - | - | - | - | - |
| 2-Bed Flats | - | - | - | - | - | - |
| 2-Bed Houses | - | - | - | - | - | - |
| 3-Bed Houses | £180,000 | £180,000 | £180,000 | £180,000 | £180,000 | £180,000 |
| 4-Bed Houses | £271,500 | £225,000 | £257,250 | £289,500 | £294,750 | £300,000 |
| 5-Bed Houses | - | - | - | - | - | - |

Herne

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|----------------------|-------|----------|----------|----------|----------|
| Detached | | - | £230,000 | £316,785 | £327,500 |
| Semi-Detached | | - | £167,498 | - | - |
| Terraced | | £159,995 | £214,995 | - | - |
| Flats | - | - | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | - | - | - | - | - | - |
| 2-Bed Flats | - | - | - | - | - | - |
| 2-Bed Houses | £159,995 | £159,995 | £159,995 | £159,995 | £159,995 | £159,995 |
| 3-Bed Houses | £204,164 | £155,000 | £179,995 | £197,498 | £237,500 | £249,995 |
| 4-Bed Houses | £316,785 | £272,500 | £287,500 | £300,000 | £344,998 | £380,000 |
| 5-Bed Houses | £327,500 | £325,000 | £326,250 | £327,500 | £328,750 | £330,000 |

Sturry

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|----------------------|-------|-------|----------|-------|-------|
| Detached | | - | - | - | - |
| Semi-Detached | | - | £179,995 | - | - |
| Terraced | | - | #DIV/0! | - | - |
| Flats | - | - | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | - | - | - | - | - | - |
| 2-Bed Flats | - | - | - | - | - | - |
| 2-Bed Houses | - | - | - | - | - | - |
| 3-Bed Houses | £179,995 | £179,995 | £179,995 | £179,995 | £179,995 | £179,995 |
| 4-Bed Houses | - | - | - | - | - | - |
| 5-Bed Houses | - | - | - | - | - | - |

Littlebourne

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|----------------------|-------|----------|-------|----------|-------|
| Detached | | - | - | £295,000 | - |
| Semi-Detached | | - | - | - | - |
| Terraced | | £250,000 | - | £345,000 | - |
| Flats | - | - | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | - | - | - | - | - | - |
| 2-Bed Flats | - | - | - | - | - | - |
| 2-Bed Houses | £250,000 | £250,000 | £250,000 | £250,000 | £250,000 | £250,000 |
| 3-Bed Houses | - | - | - | - | - | - |
| 4-Bed Houses | £320,000 | £295,000 | £307,500 | £320,000 | £332,500 | £345,000 |
| 5-Bed Houses | - | - | - | - | - | - |

Bekesbourne

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|---------------|-------|-------|-------|----------|-------|
| Detached | | - | - | £450,000 | - |
| Semi-Detached | | - | - | - | - |
| Terraced | | - | - | - | - |
| Flats | - | - | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | - | - | - | - | - | - |
| 2-Bed Flats | - | - | - | - | - | - |
| 2-Bed Houses | - | - | - | - | - | - |
| 3-Bed Houses | - | - | - | - | - | - |
| 4-Bed Houses | £450,000 | £450,000 | £450,000 | £450,000 | £450,000 | £450,000 |
| 5-Bed Houses | - | - | - | - | - | - |

Barham

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|---------------|-------|-------|-------|----------|-------|
| Detached | | - | - | £300,000 | - |
| Semi-Detached | | - | - | - | - |
| Terraced | | - | - | - | - |
| Flats | - | - | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | - | - | - | - | - | - |
| 2-Bed Flats | - | - | - | - | - | - |
| 2-Bed Houses | - | - | - | - | - | - |
| 3-Bed Houses | - | - | - | - | - | - |
| 4-Bed Houses | £300,000 | £280,000 | £290,000 | £300,000 | £310,000 | £320,000 |
| 5-Bed Houses | - | - | - | - | - | - |

Bridge

| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
|---------------|-------|----------|-------|----------|-------|
| Detached | | - | - | £419,950 | - |
| Semi-Detached | | - | - | - | - |
| Terraced | | £199,000 | - | - | - |
| Flats | - | - | | | |

| | Overall Average | Minimum | 1st Quartile | Median | 3rd Quartile | Maximum |
|--------------|-----------------|----------|--------------|----------|--------------|----------|
| 1-Bed Flat | - | - | - | - | - | - |
| 2-Bed Flats | - | - | - | - | - | - |
| 2-Bed Houses | £199,000 | £199,000 | £199,000 | £199,000 | £199,000 | £199,000 |
| 3-Bed Houses | - | - | - | - | - | - |
| 4-Bed Houses | £419,950 | £419,950 | £419,950 | £419,950 | £419,950 | £419,950 |
| 5-Bed Houses | - | - | - | - | - | - |

| Average Asking Prices Analysis | | | | | | | | |
|--------------------------------|--------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Rank | Settlement | 1 Bed Flats | 2 Bed Flats | 2 Bed House | 3 Bed House | 4 Bed House | 5 Bed House | All Properties |
| 1 | Swalecliffe | £115,000 | £149,995 | - | £190,000 | - | - | £150,997 |
| 2 | Thanington Without | - | £166,249 | - | £229,995 | - | - | £178,998 |
| 4 | Eddington | - | - | - | £180,000 | £271,500 | - | £248,625 |
| 5 | Harbledown | - | £179,995 | - | - | - | - | £179,995 |
| 6 | Canterbury | £142,718 | £213,605 | £217,500 | £284,996 | £439,970 | £365,000 | £229,541 |
| 7 | Wincheap | - | £166,918 | £179,083 | £226,788 | - | - | £182,432 |
| 8 | Chestfield | - | - | - | £529,950 | £480,000 | - | £496,650 |
| 9 | Barham | - | - | - | - | £300,000 | - | £300,000 |
| 10 | Sturry | - | - | - | £179,995 | - | - | £179,995 |
| 11 | Chartham | £130,000 | £142,500 | £162,498 | £207,400 | £290,554 | £350,000 | £227,749 |
| 12 | Herne | - | - | £159,995 | £204,164 | £316,785 | £327,500 | £266,092 |
| 13 | Herne Bay | - | £146,875 | £151,998 | £201,306 | £271,969 | £310,500 | £222,678 |
| 14 | Whitstable | £119,993 | £157,498 | £180,079 | £233,118 | £308,883 | £355,000 | £206,014 |
| 15 | Littlebourne | - | - | £250,000 | - | £320,000 | - | £296,667 |
| 17 | Seasalter | - | - | - | £195,000 | £260,000 | - | £243,750 |
| 18 | Bekesbourne | - | - | - | - | £450,000 | - | £450,000 |
| 19 | Hales Place | £133,713 | £180,327 | £232,500 | £209,991 | - | - | £184,162 |
| 20 | Bridge | - | - | £199,000 | - | £419,950 | - | £309,475 |
| - | Overall | £132,388 | £181,018 | £179,459 | £221,169 | £313,118 | £329,667 | £221,116 |

| Average Asking Price Analysis | | |
|-------------------------------|---------------|----------|
| 1 Bed Flat | - | £132,388 |
| 2 Bed Flat | - | £181,018 |
| 2 Bed House | Terraced | £177,398 |
| | Semi-Detached | - |
| | Detached | £206,250 |
| 3 Bed House | Terraced | £228,200 |
| | Semi-Detached | £190,995 |
| | Detached | £233,604 |
| 4 Bed House | Terraced | £242,789 |
| | Semi-Detached | £224,995 |
| | Detached | £321,114 |
| 5 Bed House | Terraced | £365,000 |
| | Semi-Detached | - |
| | Detached | £325,250 |

Source: www.rightmove.co.uk, June 2012

Appendix 9

Appendix 9

Details of Stakeholder Consultation

Dear All

Would you be kind enough to help us with some information in respect of the viability assessment work we're involved with for Canterbury City Council.

Attached is a value points table, which we think are the sorts of values that represent new build properties across the district. It would be very helpful if you could provide us with the prices that you as Registered Providers could pay for social rented units and shared ownership units.

I would be very grateful if you could return the information to me at dcoate@adamsintegra.co.uk as soon as possible.

Thanking you all in advance.

Best regards

David Coate
Adams Integra
07811 951315

Canterbury City Council

Table of values for market housing and affordable at different Value Points

| Type | Area sq m | | VP1 | VP2 | VP3 | VP4 | VP5 |
|-------------|-----------|------------------|----------|----------|----------|----------|----------|
| 1 bed flat | 47 | Market sale | £108,000 | £112,800 | £124,550 | £148,144 | £165,017 |
| | | Shared ownership | | | | | |
| | | Rent | | | | | |
| 2 bed flat | 61 | Market sale | £115,000 | £120,000 | £140,000 | £192,272 | £214,171 |
| | | Shared ownership | | | | | |
| | | Rent | | | | | |
| 2 bed house | 70 | Market sale | £129,640 | £135,940 | £160,000 | £220,640 | £250,000 |
| | | Shared ownership | | | | | |
| | | Rent | | | | | |
| 3 bed house | 85 | Market sale | £157,420 | £165,070 | £185,000 | £267,920 | £300,000 |
| | | Shared ownership | | | | | |
| | | Rent | | | | | |
| 4 bed house | 100 | Market sale | £185,200 | £194,200 | £220,000 | £340,000 | £400,000 |
| | | Shared ownership | | | | | |
| | | Rent | | | | | |
| 5 bed house | 158 | Market sale | £280,000 | £300,000 | £340,000 | £500,000 | £550,000 |

Appendix 10

CANTERBURY CITY COUNCIL

ECONOMIC VIABILITY ASSESSMENT OF FUTURE DEVELOPMENT IN CANTERBURY DISTRICT

GLOSSARY OF TERMS

(The scope of this glossary is restricted to terms used in the study)

A

Abnormal Development Costs - Costs that are not allowed for specifically within normal development costs. These can include costs associated with unusual ground conditions, contamination, etc.

Affordable Housing (also see Intermediate Affordable Housing and Social Rented Housing) - 'PPS3 – Housing' (November 2006) defines affordable housing as housing that includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Affordable Rented Housing/Homes - distinct from *Intermediate* or wider affordable housing provision, this is most often the priority need – see *Social Rented Housing*. Note that we also use the term '*General Needs Rented*' ('GNR') for appraisal summary information referring to this tenure type – we mean the same (as opposed to affordable rented homes that are to meet a special need).

B

Base Build Costs - for construction only (excluding fees, contingencies and extras) as explained in the study.

BH/BF - preceded by a number – abbreviations used to indicate how many bedrooms a dwelling has.

C

Cascade Mechanism/Principle - A Cascade is a mechanism which enables the form and/or quantum of affordable housing provision to be varied according to the availability of grant funding, thus ensuring that at least a base level of need-related accommodation is provided without compromising overall scheme viability. The approach aids delivery of both the market and affordable tenures by providing adaptability where needed, thus avoiding the need to renegotiate Section 106 agreements with the time delays and cost issues that process brings.

Code for Sustainable Homes ('CfSH', 'CSH' or 'Code') - CLG is proposing to gradually tighten building regulations to increase the energy efficiency of new homes and thus reduce their carbon impact. In parallel with these changes to the building regulations, the CfSH has been introduced as a tool to encourage house builders to create more sustainable dwellings, and to inform buyers/occupiers about the green credentials of new housing. CfSH compliance, to levels over those generally operated in the market, is also compulsory for all public (HCA) funded affordable housing development. The Code is intended to provide a route map, signalling the direction of change towards low carbon sustainable homes that will become mandatory under the building regulations. The Code, again in parallel with building regulations and other initiatives, also covers a wider range of sustainability requirements – beyond lower carbon.

Commuted Sum - See "Payment in lieu" below.

Core Strategy - The key *Development Plan Document* ('DPD') through which a local authority sets out its strategic planning approach for its area. Accompanied by other DPDs, usually dealing with aspects such as site allocations or regeneration areas, and in some cases covering particular topics such as affordable housing (see below for other definitions).

D

Density ('Indicative Density') - Represents the intensity of use of a site by way of how many dwellings (or in some cases other measures such as habitable rooms) are provided on it. Usually described by reference to 'dwellings per hectare' (DPH).

Developer Appraisal - An appraisal carried out by a developer to determine the approximate value of land in order that an offer can be made to a landowner. The appraisal(s) would normally look to determine an approximate *Residual Land Value* (RLV). Assuming a developer has already reached the initial conclusion that, in principle, a site is likely to be suitable and viable for development, an appraisal is then carried out to fine tune scheme feasibility and discover what sum they can afford to pay for the site. This would normally be subject to a range of caveats and clauses based on circumstances unknown to the developer at the time of making an offer. As an example, an offer could be subject to the granting of planning permission or subject to no abnormal conditions existing, etc.

Development Plan Document (DPD) - Spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy (RSS), will inform the planning policies for a local authority. They include a Core Strategy and also often cover site-specific allocations of land, area action plans and generic development control policies.

Developer Payment (Type) - The sums applied to the appraisals in terms of payment to the developer in return for completed affordable units. The form modelled is based on the Mortgage Funded by Rental Stream. The Mortgage Funded by Rental Stream subsidy only pays the developer a sum per unit that is equivalent to the RP's ability to fund the units through capitalisation of the (affordable) net rental stream from those units. The rental flows for this are based on Homes and Communities Agency Target Rents, after e.g. management, maintenance costs and voids allowances. In this regard see also *Payment Table*. The study refers also to this payment as the "affordable housing unit transfer".

Developer's Profit - The developer's reward for risk taken in pursuing and running the project, required to secure project funding. This is the gross profit, before tax. It will usually cover an element of overheads, but varies. The profit element used in these appraisals is profit expressed as a percentage of Gross Development Value (the most commonly expressed way) although developers will sometimes use other methods, for example a certain return on capital employed (ROCE).

Development Cost - This is the cost associated with the development of a scheme and includes professional fees (engineering, design, project management), contingencies, sale agency fees, legal fees on unit sales and of course build costs (materials, labour, etc).

Development Plan ('Plan') - The statutory plan through which a local authority determines planning policy for its area over the life of the plan (*plan period*).

Development Viability (or 'Viability') - The viability of the development (in this case a market-led housing scheme) – meaning its health in financial terms. A viable development would normally be one which proceeds (or at least there is no financial reason for it not to proceed) – it would show the correct relationship between GDV (see below) and Development Cost. There would be a sufficient gap between the GDV and Development Cost to support a sufficient return (developer's profit) for the risk taken by the developer in pursuing the scheme (and possibly in this connection to support funding requirements), and a sufficiently attractive land value for the landowner. An un-viable scheme is one where a poor relationship exists between GDV and Development Cost, so that insufficient profit rewards and/or land value can be generated.

Dwellings per Hectare ('DPH') – see *Density*.

E

E

Finance - Costs associated with financing the development cost. Varying views are taken on the length of the relevant construction projects as to how long these costs need to be carried for on each occasion.

Financial Contribution - see "Payment in lieu".

G

Gross Internal Area (GIA) - Broadly speaking GIA is the whole enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls. GIA will include: Areas occupied by internal walls (whether structural or not) and partitions; service accommodation such as WCs, showers, changing rooms and the like; columns, piers, whether free standing or projecting inwards from an external wall, chimney breasts, lift wells, stairwells etc; lift rooms, plant rooms, tank rooms, fuel stores, whether or not above roof level; open-sided covered areas.

Gross Development Value (GDV) - The amount the developer ultimately receives on completion or sale of the scheme whether through open market sales alone or a combination of those and the receipt from a RP for completed affordable housing units - before all costs are subtracted.

H

Homes and Communities Agency (HCA) - The Government's Agency charged with delivering the national affordable housing (investment) programme ('NAHP') and the vehicle through which public funds in the form of Social Housing Grant ('SHG') are allocated, where available and where the HCA's investment criteria are met, for affordable housing development. The HCA is relatively new – was formed from a merger of English Partnerships and relevant function areas of The Housing Corporation.

I

Intermediate Affordable Housing (Intermediate Tenure) - "PPS3 Housing" defines intermediate affordable housing as Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale; and intermediate rent (property made available to rent, usually at no more than 80% of open market rental prices).

J

K

L

Land Costs - Costs associated with securing the land and bringing it forward – activities which precede the construction phase, and, therefore, costs which are usually borne for a longer period than the construction phase (a lead in period). They include financing the land acquisition and associated costs such as land surveys, planning application and sometimes infrastructure costs, land acquisition expenses and stamp duty land tax.

Land Residual as a percentage (%) of GDV - The amount left for land purchase expressed as a percentage of the Gross Development Value. A common guideline used in the development industry. Readers may be familiar with the rule of thumb that upwards of approximately one third of development value is comprised of land value. In practice this has always varied, but with increasing burdens on land value from a range of planning infrastructure requirements (including affordable housing) traditional views on where land values lie are having to be revised.

Local Plan - The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

M

N

NPPF - National Planning Policy Framework – published 27 March 2012. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

O

Open Market Value ('OMV') – the value of a property on the basis that it is offered for sale on the open market – the usual measure of value in this study context. Used here to build up the development scheme's *GDV* and also to distinguish between this level of value and the lower level of receipt usually associated with the affordable dwellings (see *Developer Payment*).

P

Payment in lieu - A financial payment made by a developer or landowners instead of providing the planning-led affordable housing requirement on the site of the market (private sale) housing scheme (see also "*Commuted Sum/Financial Contribution*").

Payment Table - This is normally referred to where a local authority prescribes or guides as to the levels of receipt the developer will get for selling completed

affordable housing units of set types and sizes to a Housing Association. In this context it normally relates to an approach which assumes nil grant and is based on what the Housing Association can afford to pay through finance raised (mortgage funded) against the rental or shared ownership income flow. See also *Developer Payment*. It is sometimes used in a looser context, for example in the setting out of financial contribution levels for payments in lieu of on-site affordable housing provision.

Percentage (%) Reduction in Residual Land Value (RLV) - The percentage by which the residual land value falls as a result of the impacts from the range of affordable housing policy options. This is expressed as the fall in residual land value compared to a site that previously required zero affordable housing or a site that was required to provide affordable housing previously, but at a lower percentage.

Planning Infrastructure - We refer to this because affordable housing is one of a set of requirements which usually need to be met by new housing developments, and are secured through obligations set out within *Section 106* agreements. The terms "planning obligations", "planning gain", "infrastructure" tend to be used to describe the same. Also covers a wide range of community requirements needed to support development – highways, education, open space, public art, and the like.

Planning-led Affordable Housing - Affordable housing required on new market (private sale) housing developments of certain types (which are set locally – see "Threshold" and "Proportion" below) as set out by "PPS3".

Planning Policy Statement 3: Housing ('PPS3') - National statement of the Government's planning policy on Housing – including the planning-led affordable housing we consider here.

Proportion (or percentage/%) of Affordable Housing - The percentage or proportion of affordable housing sought on site. The appraisals model a range of scenarios across the Value Points investigating the impact of a range of proportions of affordable housing on scheme viability, for example from 10% to 50%, depending on local circumstances. Each scenario usually also investigates the "no affordable housing" (0%) position as a benchmark.

Q

R

Recycled Capital Grant ('RCG') - An internal fund within the accounts of an RP used to recycle SHG in accordance with Homes and Communities Agency policies and procedures.

Renewable Energy/Renewal Energy Measures - Measures which are required for developments to ensure that a proportion (often expressed as a % target) of total energy needs of the scheme are supplied through renewable sources (for example

solar, wind, ground heat, biomass, etc) rather than through conventional energy supply means. Usually in the context of this study we are referring to small scale *on-site* measures or equipment that will supply a proportion of the development's needs. Increasingly, there are also moves to investigate the potential for larger developments or groups of developments to benefit from similar principles but through group/combined/communal schemes usually involving significant plant installations.

Residual Valuation - The process by which *Residual Land Value* ('RLV') is estimated. So called because it starts with the *GDV* at the top of the calculation and deducts all *Development Costs* and *Developer's Profit* so as to indicate the amount left remaining (hence "residual") for land purchase – including land value.

Residual Land Value (RLV) - The amount left for land purchase once all development, finance and land costs have been deducted from the *GDV*, normally expressed in monetary terms (£). This acknowledges the sum subtracted for affordable housing and other infrastructure payments/requirements where applicable. It is relevant to calculate land value in this way as land value is a direct result of what *scheme type* specifically can be created on a site, the issues that have to be dealt with to create it and costs associated with those.

Registered Provider (RP) - A housing association or a not-for-profit company registered by the Homes and Communities Agency ('HCA') to provide social housing.

Regional Spatial Plan ('RSS') - The spatial plan for a region, promoted and managed by the relevant regional assembly, and in the case of London – the Mayor's 'London Plan'. It comprises higher level guidance which sub-regional and local authority level planning needs to take account of as a part of delivering strategic objectives for an area.

S

Saved Policies - former *development plan* (e.g. *Local Plan*) policies whose life has been extended pending the replacement plan being in place. A formal direction is required in order for policies to be saved.

Scheme Type - The scheme (development project) types modelled in the appraisals consist of either entirely flatted or housing schemes or schemes with a mix of houses and flats. They are notional, rather than actual, scheme types consistent with the strategic overview the study needs to make.

Section 106 ('S106') - (of the Town and Country Planning Act 1990). The legally binding planning agreement which runs with the interest in the land and requires the landowner (noting that ultimately the developer usually becomes the landowner) through covenants to agree to meet the various planning obligations once they implement the planning permission to which the *S106 agreement* relates. It usually sets out the principal affordable housing obligations, and is the usual tool by which planning-led affordable housing is secured by the Local

Planning Authority. Section 106 of this Act refers to “agreements regulating development or use of land”. These agreements often cover a range of planning obligations as well as affordable housing (see ‘*planning infrastructure*’). There is a related type of agreement borne out of the same requirements and legislation – whereby a developer unilaterally offers a similar set of obligations, often in appeal or similar set of circumstances where a quick route to confirming a commitment to a set of obligations may be needed (a *Unilateral Undertaking* – a term not used in this study).

Shared Ownership - Shared ownership is a way of buying a stake in a property where the purchaser cannot afford to buy it outright. They have sole occupancy rights.

Shared ownership properties are usually offered for sale by housing associations or RPs (not-for-profit organisation). The purchaser buys a share of a property and pays rent to the housing association for the remainder. The monthly outgoings will include repayments on any mortgage taken out, plus rent on the part of the property retained by the housing association. Later, as the purchaser’s financial circumstances change, they may be able to increase their share until they own the whole property (see ‘*stair-casing*’ below).

Sliding Scale - Refers in this context to a set of affordable housing policies which require a lower *proportion* on the smallest sites, increased with site size – to graduate the requirements and, therefore, the viability impacts, particularly as such sites often fall within the thresholds for the first time.

Social Rented Housing - ‘PPS3 – Housing’ defines social rented housing as rented housing owned and managed by local authorities and registered providers, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency (HCA) as a condition of grant. Social rented housing is often referred to as ‘*Affordable Rented*’.

Stair-casing Receipt - Payment a RP receives when a shared ownership leaseholder (shared owner) acquires additional equity (a further share of the freehold) in a dwelling.

Supplementary Planning Document (SPD) - Provides supplementary information in respect of the policies in Development Plan Documents, and their more detailed application. These do not form part of the development plan and are not subject to independent examination.

I

Tenure/Tenure Type – the mode of occupation of a property – normally used in the context of varying *affordable housing* tenure types – in essence includes

buying part or whole, and renting; although there are now many tenure models and variations which also include elements of buying and renting.

Tenure Mix - The tenure types of affordable housing provided on a site – refers to the balance between, for example, affordable rented accommodation and shared ownership or other *Intermediate* tenure.

Threshold - Affordable housing threshold i.e. the point (development scheme and/or site size) at which the local authority determines that affordable housing provision should be sought, or in this study context the potential points at which the local authority wishes to test viability with a view to considering and selecting future policy or policy options.

U

V

Valuation Office Agency (VOA) - The Valuation Office Agency (VOA) is an executive agency of HM Revenue & Customs (HMRC). Their main functions are to compile and maintain the business rating and council tax valuation lists for England and Wales; value property in England, Wales and Scotland for the purposes of taxes administered by the HM Revenue & Customs; provide statutory and non-statutory property valuation services in England, Wales and Scotland; give policy advice to Ministers on property valuation matters. The VOA publishes twice-yearly Property Market Reports that include data on residential and commercial property, and land values.

Value Point(s) (VPs) - Adams Integra's usual viability study methodology is to make judgements on a range of new build property values which represent typically found prices for ordinary new developments in the District at the time of the study research.

Viability - See *Development Viability*.

X

Y

Z



St John's House
St John's Street
Chichester
West Sussex
PO19 1UU

T: 01243 771304

F: 01243 779993

E: enquiries@adamsintegra.co.uk

W: www.adamsintegra.co.uk