Worthing Borough Council

DSP19664 – Worthing LP Viability

Appendix II - Interim Findings

- Surplus Analysis



Table 1 - Surplus Analysis - 6 Houses - Base Test

Gross Site Area (ha) PDL Site only	0.20
PDL BLV £850,000/ha	£170,000
PDL BLV £1.5m/ha	£300,000
PDL BLV £2.2m/ha	£440,000
PDL BLV £2.8m/ha	£560,000
PDL BLV £3.5m/ha	£700,000

Base Test

6 Houses	PDL BLV @ £850,000/ha PDL BLV @ £1,500,000/ha						PDL	BLV @ £2,200,00	0/ha	PDL	BLV @ £2,800,00	0/ha	PDL BLV @ £3,500,000/ha			
Base Test Only	Potential Max	ximum Residual S	urplus/Deficit	Potential Max	kimum Residual S	urplus/Deficit	Potential Max	ximum Residual S	urplus/Deficit	Potential Max	kimum Residual S	urplus/Deficit	Potential Maximum Residual Surplus/Deficit			
(Fixed costs only)		(£ Total)			(£ Total)			(£ Total)			(£ Total)		(£ Total)			
AH Broportion	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	
An Proportion	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	
0% AH	£197,141	£288,142	£379,143	£67,141	£158,142	£249,143	-£72,859	£18,142	£109,143	-£192,859	-£101,858	-£10,857	-£332,859	-£241,858	-£150,857	
	Potential Max	ximum Residual S	urplus/Deficit	Potential Max	kimum Residual S	urplus/Deficit	Potential Maximum Residual Surplus/Deficit			Potential Max	kimum Residual S	urplus/Deficit	Potential Maximum Residual Surplus/Deficit			
	(£/unit) (£/unit)					(£/unit)			(£/unit)		(£/unit)					
0% AH	£32,857	£48,024	£63,190	£11,190	£26,357	£41,524	-£12,143	£3,024	£18,190	-£32,143	-£16,976	-£1,810	-£55,476	-£40,310	-£25,143	

		PDL Site	e (only)
6 Houses Key Policy Costs (over base fixed costs)		Policy Cost Implication £ Total	Policy Cost Implication Approx. £/dwelling
CIL (Rates based on current DCS) - £125/sq. m. (assuming greenfield site type) - £125/sq. m. Houses and £25 Flats (assuming PDL site type)	0% AH	£65,475	£10,913
Sustainable Design/Construction (Policy Option 1)* 2% (% of build cost) - all new build housing to achieve a min 19% CO2 reduction on Building Regs	0% AH	£13,985	£2,331
Sustainable Design/Construction (Policy Option 3)* 5% (% of build cost) - min on-site CO2 reduction of at least 35% beyond Building Regulations for major development (equivalent to FHS Option 2).	0% AH	n, (major develo	/a opment only)
Open Space - based on OS study (March 2020) utilising corresponding OS calculator (<i>Financial Contribution only</i>)		£16,921	£2,820
M4(2) Accessible and adaptable dwellings (Policy CP1) - 100% of total dwellings		£14,682	£2,447
M4(3) Wheelchair user dwellings (Policy CP2) - 5% of total dwellings		£8,045	£1,341

*includes allowance for Biodiversity Net Gain (BNG)



Table 2 - Surplus Analysis - 50 Mixed - Base Test & AH Tenure Sensitivity

Gross Site Area (ha) PDL/Greenfield Site	0.77
GF BLV £250,000/ha	£192,500
GF BLV £500,000/ha	£385,000
PDL BLV £850,000/ha	£654,500
PDL BLV £1.5m/ha	£1,155,000
PDL BLV £2.2m/ha	£1,694,000
PDL BLV £2.8m/ha	£2,156,000
PDI BIV 62 Em/ha	62 60E 000

Base Test - AH Tenure assumed at 75% Affordable Rented / 25% Intermediate

50 Mixed	Greenfield BLV @ £250,000/ha Greenfield BLV @ £500,000/ha				,000/ha	PD	L BLV @ £850,00)/ha	PDL BLV @ £1,500,000/ha			PDL BLV @ £2,200,000/ha			PDL	BLV @ £2,800,00	PDL BLV @ £3,500,000/ha				
Base Test Only	Potential Max	kimum Residual S	Surplus/Deficit	Potential Max	ximum Residual S	urplus/Deficit	Potential Ma	ximum Residual S	ourplus/Deficit	Potential Ma	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			ximum Residual S	Potential Maximum Residual Surplus			
(Fixed costs only)		(£ Total)			(£ Total)			(£ Total)			(£ Total)			(£ Total)			(£ Total)	(£ Total)			
All Droportion	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	
An Proportion	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000
0% AH	£2,615,617	£3,299,368	£3,983,120	£2,423,117	£3,106,868	£3,790,620	£2,153,617	£2,837,368	£3,521,120	£1,653,117	£2,336,868	£3,020,620	£1,114,117	£1,797,868	£2,481,620	£652,117	£1,335,868	£2,019,620	£113,117	£796,868	£1,4
20% AH	£2,005,675	£2,568,942	£3,132,210	£1,813,175	£2,376,442	£2,939,710	£1,543,675	£2,106,942	£2,670,210	£1,043,175	£1,606,442	£2,169,710	£504,175	£1,067,442	£1,630,710	£42,175	£605,442	£1,168,710	-£496,825	£66,442	£62
30% AH	£1,697,269	£2,208,427	£2,719,585	£1,504,769	£2,015,927	£2,527,085	£1,235,269	£1,746,427	£2,257,585	£734,769	£1,245,927	£1,757,085	£195,769	£706,927	£1,218,085	-£266,231	£244,927	£756,085	-£805,231	-£294,073	£21
40% AH	£1,392,298	£1,843,214	£2,294,130	£1,199,798	£1,650,714	£2,101,630	£930,298	£1,381,214	£1,832,130	£429,798	£880,714	£1,331,630	-£109,202	£341,714	£792,630	-£571,202	-£120,286	£330,630	-£1,110,202	-£659,286	-£20
	Potential Max	kimum Residual S	Surplus/Deficit	Potential Max	ximum Residual S	urplus/Deficit	Potential Ma	ximum Residual S	Surplus/Deficit	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			t Potential Maximum Residual Surp		
		(£/unit)			(£/unit)			(£/unit)			(£/unit)			(£/unit)			(£/unit)			(£/unit)	
0% AH	£52,312	£65,987	£79,662	£48,462	£62,137	£75,812	£43,072	£56,747	£70,422	£33,062	£46,737	£60,412	£22,282	£35,957	£49,632	£13,042	£26,717	£40,392	£2,262	£15,937	£29
20% AH	£40,113	£51,379	£62,644	£36,263	£47,529	£58,794	£30,873	£42,139	£53,404	£20,863	£32,129	£43,394	£10,083	£21,349	£32,614	£843	£12,109	£23,374	-£9,937	£1,329	£12
30% AH	£33,945	£44,169	£54,392	£30,095	£40,319	£50,542	£24,705	£34,929	£45,152	£14,695	£24,919	£35,142	£3,915	£14,139	£24,362	-£5,325	£4,899	£15,122	-£16,105	-£5,881	£4
40% AH	£27,846	£36,864	£45,883	£23,996	£33,014	£42,033	£18,606	£27,624	£36,643	£8,596	£17,614	£26,633	-£2,184	£6,834	£15,853	-£11,424	-£2,406	£6,613	-£22,204	-£13,186	-£4

AH Tenure variation (1)	- assumed at 75%	split equally bety	veen Affordable a	nd Social Rented	/ 25% Intermedia	ite																
50 Mixed	Greer	nfield BLV @ £250	,000/ha	Green	field BLV @ £500,	,000/ha	PD	L BLV @ £850,000)/ha	PDL	PDL BLV @ £1,500,000/ha			PDL BLV @ £2,200,000/ha			. BLV @ £2,800,00	PDL BLV @ £3,500,000/ha				
Base Test Only	Potential Ma	aximum Residual S	Surplus/Deficit Potential Maximum Residual Surplus/Deficit			Potential Ma	ximum Residual S	Surplus/Deficit	Potential Ma	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			ximum Residual S	Surplus/Deficit	Potential Maximum Residual Sur				
(Fixed costs only)		(£ Total)			(£ Total)			(£ Total)			(£ Total)			(£ Total)			(£ Total)			(£ Total)		
All Droportion	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5		
Ан Рторогион	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,0	
20% AH	£1,819,218	£2,382,486	£2,945,753	£1,626,718	£2,189,986	£2,753,253	£1,357,218	£1,920,486	£2,483,753	£856,718	£1,419,986	£1,983,253	£317,718	£880,986	£1,444,253	-£144,282	£418,986	£982,253	-£683,282	-£120,014	£4	
30% AH	£1,417,584	£1,928,743	£2,439,901	£1,225,084	£1,736,243	£2,247,401	£955,584	£1,466,743	£1,977,901	£455,084	£966,243	£1,477,401	-£83,916	£427,243	£938,401	-£545,916	-£34,757	£476,401	-£1,084,916	-£573,757	-£	
40% AH	£1,019,385	£1,470,301	£1,921,218	£826,885	£1,277,801	£1,728,718	£557,385	£1,008,301	£1,459,218	£56,885	£507,801	£958,718	-£482,115	-£31,199	£419,718	-£944,115	-£493,199	-£42,282	-£1,483,115	-£1,032,199	-£5	
	Potential Ma	aximum Residual S	Surplus/Deficit	Potential Ma	ximum Residual S	Surplus/Deficit	Potential Ma	ximum Residual S	Surplus/Deficit	Potential Ma	ximum Residual S	urplus/Deficit	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Ma	ximum Residual S	urplus	
		(£/unit)			(£/unit)			(£/unit)			(£/unit)			(£/unit)			(£/unit)			(£/unit)		
20% AH	£36,384	£47,650	£58,915	£32,534	£43,800	£55,065	£27,144	£38,410	£49,675	£17,134	£28,400	£39,665	£6,354	£17,620	£28,885	-£2,886	£8,380	£19,645	-£13,666	-£2,400	f	
30% AH	£28,352	£38,575	£48,798	£24,502	£34,725	£44,948	£19,112	£29,335	£39,558	£9,102	£19,325	£29,548	-£1,678	£8,545	£18,768	-£10,918	-£695	£9,528	-£21,698	-£11,475	(-f	
40% AH	£20.388	£29.406	£38.424	£16,538	£25,556	£34.574	£11.148	£20,166	£29,184	f1.138	£10.156	£19.174	-f9.642	-f624	f8.394	-£18.882	-f9.864	-f846	-£29.662	-£20.644	(-f'	

AH Tenure variation (2) -	assumed at 75%	Social Rented / 2	5% Intermediate																			
50 Mixed	Green	field BLV @ £250,	000/ha	Green	ifield BLV @ £500,	,000/ha	PD	L BLV @ £850,000)/ha	PDL	PDL BLV @ £1,500,000/ha			PDL BLV @ £2,200,000/ha			PDL BLV @ £2,800,000/ha			PDL BLV @ £3,500,000/ha		
Base Test Only	Potential Ma	kimum Residual S	urplus/Deficit	Potential Ma	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual S		
(Fixed costs only)		(£ Total)		(£ Total)			(£ Total)			(£ Total)			(£ Total)			(£ Total)			(£ Total)			
AH Proportion	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5		
An Proportion	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£3,500/sq. m.	£3,750/sq. m.	£4,0	
20% AH	£1,632,766	£2,196,029	£2,759,297	£1,440,266	£2,003,529	£2,566,797	£1,170,766	£1,734,029	£2,297,297	£670,266	£1,233,529	£1,796,797	£131,266	£694,529	£1,257,797	-£330,734	£232,529	£795,797	-£869,734	-£306,471	£2	
30% AH	£1,184,513	£1,695,676	£2,206,830	£992,013	£1,503,176	£2,014,330	£722,513	£1,233,676	£1,744,830	£222,013	£733,176	£1,244,330	-£316,987	£194,176	£705,330	-£778,987	-£267,824	£243,330	-£1,317,987	-£806,824	-£2	
40% AH	£693,086	£1,144,002	£1,594,919	£500,586	£951,502	£1,402,419	£231,086	£682,002	£1,132,919	-£269,414	£181,502	£632,419	-£808,414	-£357,498	£93,419	-£1,270,414	-£819,498	-£368,581	-£1,809,414	-£1,358,498	-£9	
	Potential Ma	kimum Residual S	urplus/Deficit	Potential Ma	ximum Residual S	Surplus/Deficit	Potential Ma	ximum Residual S	urplus/Deficit	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Sur			
		(£/unit)			(£/unit)			(£/unit)			(£/unit)			(£/unit)			(£/unit)			(£/unit)		
20% AH	£32,655	£43,921	£55,186	£28,805	£40,071	£51,336	£23,415	£34,681	£45,946	£13,405	£24,671	£35,936	£2,625	£13,891	£25,156	-£6,615	£4,651	£15,916	-£17,395	-£6,129	£	
30% AH	£23,690	£33,914	£44,137	£19,840	£30,064	£40,287	£14,450	£24,674	£34,897	£4,440	£14,664	£24,887	-£6,340	£3,884	£14,107	-£15,580	-£5,356	£4,867	-£26,360	-£16,136	-f	
40% AH	£13,862	£22,880	£31,898	£10,012	£19,030	£28,048	£4,622	£13,640	£22,658	-£5,388	£3,630	£12,648	-£16,168	-£7,150	£1,868	-£25,408	-£16,390	-£7,372	-£36,188	-£27,170	-£	

		Greenf	ield Site	PDL	Site
50 Mixed Key Policy Costs (over base fixed costs)		Policy Cost Implication £ Total	Policy Cost Implication Approx. £/dwelling	Policy Cost Implication £ Total	Policy Cost Implication Approx. £/dwelling
	0% AH	£523,750	£10,475	£398,050	£7,961
CIL (Rates based on current DCS)	20% AH	£419,000	£8,380	£318,440	£6,369
- £125/sq. m. (assuming greenneid site type) - £125/sq. m. Houses and £25 Flats (assuming PDL site type)	30% AH	£366,625	£7,333	£278,635	£5,573
	40% AH	£314,250	£6,285	£238,830	£4,777
	0% AH	£112,962	£2,259		
Sustainable Design/Construction (Policy Option 1)*	20% AH	£110,504	£2,210		
- all new build housing to achieve a min 19% CO2 reduction on Building Regs	30% AH	£109,272	£2,185		
	40% AH	£108,042	£2,161		
Sustainable Design/Construction (Deline Ontion 3)*	0% AH	£395,368	£7,907	[
<10 dwellings = 2% (% of build cost)	20% AH	£386,763	£7,735		
>10 dwellings = 7% (% of build cost)** - all major new-build development should be designed to achieve zero carbon homes and all other new	30% AH	£382,451	£7,649		
build housing will achieve a min 19% CO2 reduction on Building Regulations	40% AH	£378,148	£7,563	N	I/A
Sustainable Design /Construction /Delige Option 21*	0% AH	£282,406	£5,648		
5% (% of build cost)	20% AH	£276,259	£5,525		
 min on-site CO2 reduction of at least 35% beyond Building Regulations for major development (equivalent to FHS Option 2). 	30% AH	£273,179	£5,464		
	40% AH	£270,106	£5,402		
Open Space - based on OS study (March 2020) utilising corresponding OS calculator (Financial Contribution only)		£141,009	£2,820		
M4(2) Accessible and adaptable dwellings (Policy CP1) - 100% of total dwellings		£108,733	£2,175		
M4(3) Wheelchair user dwellings (Policy CP2) - 5% of total dwellings		£115,168	£2,303		

*includes allowance for Biodiversity Net Gain (BNG) **subject to the proportion of physical on-site measures and off-setting by way of financial contribution



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Table 3 - Surplus Analysis - 75 Flats (3-5 Storey) - Base Test & AH Tenure Sensitivity

Gross Site Area (ha) PDL Site only	0.58
PDL BLV £850,000/ha	£493,000
PDL BLV £1.5m/ha	£870,000
PDL BLV £2.2m/ha	£1,276,000
PDL BLV £2.8m/ha	£1,624,000
PDL BLV £3.5m/ha	£2,030,000

Base Test - AH Tenure assumed at 75% Affordable Rented / 25% Intermediate

75 Flats (3-5 Storey)	y) PDL BLV @ £850,000/ha			PDL BLV @ £1,500,000/ha			PDL BLV @ £2,200,000/ha			PDL BLV @ £2,800,000/ha			PDL BLV @ £3,500,000/ha		
Base Test Only	Potential Maximum Residual Surplus/Deficit			Potenti	al Maximum Residual Surplu	s/Deficit	Potenti	al Maximum Residual Surplu	s/Deficit	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit		
(Fixed costs only)	(£ Total)			(£ Total)			(£ Total)			(£ Total)			(£ Total)		
AH Proportion	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7
Annoportion	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.
0% AH	£2,001,035	£2,717,291	£4,151,953	£1,624,035	£2,340,291	£3,774,953	£1,218,035	£1,934,291	£3,368,953	£870,035	£1,586,291	£3,020,953	£464,035	£1,180,291	£2,614,953
20% AH	£1,416,647	£2,014,963	£3,213,381	£1,039,647	£1,637,963	£2,836,381	£633,647	£1,231,963	£2,430,381	£285,647	£883,963	£2,082,381	-£120,353	£477,963	£1,676,381
30% AH	£1,105,619	£1,640,248	£2,711,112	£728,619	£1,263,248	£2,334,112	£322,619	£857,248	£1,928,112	-£25,381	£509,248	£1,580,112	-£431,381	£103,248	£1,174,112
40% AH	£839,508	£1,313,851	£2,263,535	£462,508	£936,851	£1,886,535	£56,508	£530,851	£1,480,535	-£291,492	£182,851	£1,132,535	-£697,492	-£223,149	£726,535
	Potentia	al Maximum Residual Surplu	s/Deficit	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit		
		(£/unit)			(£/unit)		(£/unit)			(£/unit)			(£/unit)		
0% AH	£26,680	£36,231	£55,359	£21,654	£31,204	£50,333	£16,240	£25,791	£44,919	£11,600	£21,151	£40,279	£6,187	£15,737	£34,866
20% AH	£18,889	£26,866	£42,845	£13,862	£21,840	£37,818	£8,449	£16,426	£32,405	£3,809	£11,786	£27,765	-£1,605	£6,373	£22,352
30% AH	£14,742	£21,870	£36,148	£9,715	£16,843	£31,121	£4,302	£11,430	£25,708	-£338	£6,790	£21,068	-£5,752	£1,377	£15,655
40% AH	£11,193	£17,518	£30,180	£6,167	£12,491	£25,154	£753	£7,078	£19,740	-£3,887	£2,438	£15,100	-£9,300	-£2,975	£9,687
40% AH	£11,193	£17,518	£30,180	£6,167	£12,491	£25,154	£753	£7,078	£19,740	-£3,887	£2,438	£15,100	-£9,300	-£2,975	£9,687

AH Tenure variation (1) - assumed at 75% split equally between Affordable and Social Rented / 25% Intermediate 75 Flats (3-5 Storey) PDL BLV @ £850,000/ha PDL BLV @ £1,500,000/ PDL BLV @ £2,200,000 DL BLV @ £2,800,000 Potential Maximum Residual Surplus/Deficit (£ Total) imum Residual Surplus/Deficit (£ Total) Potential Maximum Residual Surplus/Deficit (£ Total) Base Test Only imum Residual Surplus/Deficit Pote Potential Max (£ Total) (Fixed costs only VL5 £3,750/sq. m. £1,154,077 VL7 £4,500/sq. m. VL5 £3,750/sq. m. VL7 £4,500/sq. m. VL5 £3,750/sq. m. VL7 £4,500/sq. m. VL5 £3,750/sq. m. VL7 £4,500/sq. m. VL6 VL6 VL6 VL6 AH Proportion £4,000/sq. m. £4,000/sq. m. £4,000/sq. m. £4,000/sq. m. £3,750/s 20% AH £1,752,387 £2,950,804 £777,077 £1,375,387 £2,573,804 £371,077 £969,387 £2,167,804 £23,077 £621,387 £1,819,804 -£382 £1,246,529 £788,971 imum Residual Su £869,529 £411,971 num Residual S £463,529 £5,971 num Residual £711,900 £314,832 £2,317,393 £1,738,578 £334,900 £1,940,393 £1,361,578 £1,534,393 £955,578 -£825 30% AH 40% AH -£71,100 -£419,1 £115,529 £1,186,393 £607,578 um Residual S (£/unit) (£/unit) (£/unit) (£/unit) £15,388 £9,492 £4,198 £39,344 £30,899 £23,181 £34,317 £25,872 £18,154 20% AH 30% AH £23,365 £16,620 £10,520 £10,361 £4,465 £18,338 £11,594 £5,493 £4,948 £12,925 £6,180 £28,904 £20,459 £12,741 £308 £8,285 £1,540 £24,264 £15,819 £8,101 -£5,1 -£11 -£16 40% AH 6 2 £80

AH Tenure variation (2) - assumed at 75% Social Rented / 25% Intermediate

75 Flats (3-5 Storey)		PDL BLV @ £850,000/ha PDL BLV @ £1,500,000/ha			PDL BLV @ £2,200,000/ha				PDL BLV @ £2,800,000/ha		PDL BLV @ £3,500,000/ha					
Base Test Only	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potenti	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit		
(Fixed costs only)	(£ Total)			(£ Total)			(£ Total)			(£ Total)			(£ Total)			
AH Droportion	VL5 VL6 VL7		VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	
An Proportion	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	
20% AH	£935,264	£1,533,574	£2,731,991	£558,264	£1,156,574	£2,354,991	£152,264	£750,574	£1,948,991	-£195,736	£402,574	£1,600,991	-£601,736	-£3,426	£1,194,991	
30% AH	£361,927	£896,556	£1,967,421	-£15,073	£519,556	£1,590,421	-£421,073	£113,556	£1,184,421	-£769,073	-£234,444	£836,421	-£1,175,073	-£640,444	£430,421	
40% AH	-£166,559	£307,763	£1,257,366	-£543,559	-£69,237	£880,366	-£949,559	-£475,237	£474,366	-£1,297,559	-£823,237	£126,366	-£1,703,559	-£1,229,237	-£279,634	
	Potentia	al Maximum Residual Surplu	s/Deficit	Potentia	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit		
	(£/unit)			(£/unit)			(£/unit)			(£/unit)			(£/unit)			
20% AH	£12,470	£20,448	£36,427	£7,444	£15,421	£31,400	£2,030	£10,008	£25,987	-£2,610	£5,368	£21,347	-£8,023	-£46	£15,933	
30% AH	£4,826	£11,954	£26,232	-£201	£6,927	£21,206	-£5,614	£1,514	£15,792	-£10,254	-£3,126	£11,152	-£15,668	-£8,539	£5,739	
40% AH	-£2,221	£4,104	£16,765	-£7,247	-£923	£11,738	-£12,661	-£6,336	£6,325	-£17,301	-£10,976	£1,685	-£22,714	-£16,390	-£3,728	

	PDL Site (only)							
75 Flats (3-5 Storey) Key Policy Costs (over base fixed costs)	Policy Cost Implication £ Total	Policy Cost Implication Approx. £/dwelling						
	0% AH	£126,000	£1,680					
CIL (Rates based on current DCS)	20% AH	£100,800	£1,344					
- £25/sq. m. Flats	30% AH							
	40% AH	£75,600	£1,008					
	0% AH	£150,696	£2,009					
Sustainable Design/Construction (Policy Option 1)*	20% AH	£150,242	£2,003					
 - all new build housing to achieve a min 19% CO2 reduction on Building Regs 	30% AH	£150,014	£2,000					
	40% AH	£149,901	£1,999					
Sustainable Design (Construction (Delign Ontion 7)*	0% AH	£527,436	£7,032					
<pre>sustainable besign/construction (Policy Option2)*</pre>	20% AH	£525,845	£7,011					
>10 dwellings = 7% (% of build cost)** - all major new-build development should be designed to achieve zero carbon homes and all other new build housing will achieve a min 19% CO2	30% AH	£525,050	£7,001					
reduction on Building Regulations	40% AH	£524,652	£6,995					
	0% AH	£376,740	£5,023					
Sustainable Design/Construction (Policy Option 3)*	20% AH	£375,604	£5,008					
- min on-site CO2 reduction of at least 35% beyond Building Regulations for major development (equivalent to FHS Option 2).	30% AH	£375,036	£5,000					
	40% AH	£374,752	£4,997					
Open Space - based on OS study (March 2020) utilising corresponding OS calculator (Financial Contribution only)	£211,514	£2,820						
M4(2) Accessible and adaptable dwellings (Policy CP1) - 100% of total dwellings	£123,450	£1,646						
M4(3) Wheelchair user dwellings (Policy CP2) - 5% of total dwellings	£58,841	£785						

*includes allowance for Biodiversity Net Gain (BNG)

**subject to the proportion of physical on-site measures and off-setting by way of financial contribution



PDL BLV @ £3,500,000/ha												
Potential Maximum Residual Surplus/Deficit												
(£ Total)												
5 VL6 VL7												
sq. m.	£4,000/sq. m.	£4,500/sq. m.										
,923	£215,387	£1,413,804										
,100	-£290,471	£780,393										
2,168	-£748,029	£201,578										
Potentia	al Maximum Residual Surplus	s/Deficit										
	(£/unit)											
06 £2,872 £18,851												
001 -£3,873 £10,405												
296	-£9,974	£2,688										

Table 4 - Surplus Analysis - 100 Flats (6+ Storey) - Base Test & AH Tenure Sensitivity

Gross Site Area (ha)	0.52					
PDL Site only	0.52					
PDL BLV £850,000/ha	£442,000					
PDL BLV £1.5m/ha	£780,000					
PDL BLV £2.2m/ha	£1,144,000					
PDL BLV £2.8m/ha	£1,456,000					
PDL BLV £3.5m/ha	£1.820.000					

Base Test - AH Tenure assumed at 75% Affordable Rented / 25% Intermediate

100 Flats (6+ Storey)		PDL BLV @ £850,000/ha			PDL BLV @ £1,500,000/ha			PDL BLV @ £2,200,000/ha			PDL BLV @ £2,800,000/ha			PDL BLV @ £3,500,000/ha	
Base Test Only	Potentia	al Maximum Residual Surplu	is/Deficit	Potential Maximum Residual Surplus/Deficit											
(Fixed costs only)) (£ Total)			(£ Total)			(£ Total)			(£ Total)			(£ Total)		
	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7
AH Proportion	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.
0% AH	£1,104,570	£2,059,578	£3,972,461	£766,570	£1,721,578	£3,634,461	£402,570	£1,357,578	£3,270,461	£90,570	£1,045,578	£2,958,461	-£273,430	£681,578	£2,594,461
20% AH	£296,257	£1,123,628	£2,780,702	-£41,743	£785,628	£2,442,702	-£405,743	£421,628	£2,078,702	-£717,743	£109,628	£1,766,702	-£1,081,743	-£254,372	£1,402,702
30% AH	-£73,016	£660,555	£2,126,463	-£411,016	£322,555	£1,788,463	-£775,016	-£41,445	£1,424,463	-£1,087,016	-£353,445	£1,112,463	-£1,451,016	-£717,445	£748,463
40% AH	-£477,782	£187,628	£1,472,004	-£815,782	-£150,372	£1,134,004	-£1,179,782	-£514,372	£770,004	-£1,491,782	-£826,372	£458,004	-£1,855,782	-£1,190,372	£94,004
	Potentia	al Maximum Residual Surplu	s/Deficit	Potential Maximum Residual Surplus/Deficit											
		(£/unit)			(£/unit)			(£/unit)		(£/unit)			(£/unit)		
0% AH	£11,046	£20,596	£39,725	£7,666	£17,216	£36,345	£4,026	£13,576	£32,705	£906	£10,456	£29,585	-£2,734	£6,816	£25,945
20% AH	£2,963	£11,236	£27,807	-£417	£7,856	£24,427	-£4,057	£4,216	£20,787	-£7,177	£1,096	£17,667	-£10,817	-£2,544	£14,027
30% AH	-£730	£6,606	£21,265	-£4,110	£3,226	£17,885	-£7,750	-£414	£14,245	-£10,870	-£3,534	£11,125	-£14,510	-£7,174	£7,485
40% AH	-£4,778	£1,876	£14,720	-£8,158	-£1,504	£11,340	-£11,798	-£5,144	£7,700	-£14,918	-£8,264	£4,580	-£18,558	-£11,904	£940

AH Tenure variation (1) - assumed at 75% split equally between Affordable and Social Rented / 25% Intermediate

100 Flats (6+ Storey)		PDL BLV @ £850,000/ha		PDL BLV @ £1,500,000/ha			PDL BLV @ £2,200,000/ha			PDL BLV @ £2,800,000/ha			PDL BLV @ £3,500,000/ha			
Base Test Only	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			
(Fixed Costs Only)		(L rotal)		(L TOTAL)				(L'IOLAI)			(2.10(a))			(L Iotal)		
AH Broportion	VL5 VL6 VL7		VL7	VL5	VL6	VL7										
AH Proportion	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	
20% AH	£77,524	£904,862	£2,561,888	-£260,476	£566,862	£2,223,888	-£624,476	£202,862	£1,859,888	-£936,476	-£109,138	£1,547,888	-£1,300,476	-£473,138	£1,183,888	
30% AH	-£531,174	£223,088	£1,688,997	-£869,174	-£114,912	£1,350,997	-£1,233,174	-£478,912	£986,997	-£1,545,174	-£790,912	£674,997	-£1,909,174	-£1,154,912	£310,997	
40% AH	-£1,216,084	-£487,518	£868,578	-£1,554,084	-£825,518	£530,578	-£1,918,084	-£1,189,518	£166,578	-£2,230,084	-£1,501,518	-£145,422	-£2,594,084	-£1,865,518	-£509,422	
	Potentia	al Maximum Residual Surplu	is/Deficit	Potentia	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit		
	(£/unit) (£/unit)					(£/unit)		(£/unit)			(£/unit)					
20% AH	£775	£9,049	£25,619	-£2,605	£5,669	£22,239	-£6,245	£2,029	£18,599	-£9,365	-£1,091	£15,479	-£13,005	-£4,731	£11,839	
30% AH	-£5,312	£2,231	£16,890	-£8,692	-£1,149	£13,510	-£12,332	-£4,789	£9,870	-£15,452	-£7,909	£6,750	-£19,092	-£11,549	£3,110	
40% AH	-£12,161	-£4,875	£8,686	-£15,541	-£8,255	£5,306	-£19,181	-£11,895	£1,666	-£22,301	-£15,015	-£1,454	-£25,941	-£18,655	-£5,094	

AH Tenure variation (2) -	assumed at 75% Social Ren	ted / 25% Intermediate															
100 Flats (6+ Storey)		PDL BLV @ £850,000/ha		PDL BLV @ £1,500,000/ha				PDL BLV @ £2,200,000/ha			PDL BLV @ £2,800,000/ha			PDL BLV @ £3,500,000/ha			
Base Test Only	Potenti	al Maximum Residual Surplu	ıs/Deficit	Potential Maximum Residual Surplus/Deficit			Potenti	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit			
(Fixed costs only)		(£ Total)			(£ Total)			(£ Total)			(£ Total)			(£ Total)			
All Drenertier	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7		
AH Proportion	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.		
20% AH	-£141,223	£686,048	£2,343,075	-£479,223	£348,048	£2,005,075	-£843,223	-£15,952	£1,641,075	-£1,155,223	-£327,952	£1,329,075	-£1,519,223	-£691,952	£965,075		
30% AH	-£1,021,904	-£215,022	£1,251,530	-£1,359,904	-£553,022	£913,530	-£1,723,904	-£917,022	£549,530	-£2,035,904	-£1,229,022	£237,530	-£2,399,904	-£1,593,022	-£126,470		
40% AH	-£1,964,734	-£1,225,935	£180,290	-£2,302,734	-£1,563,935	-£157,710	-£2,666,734	-£1,927,935	-£521,710	-£2,978,734	-£2,239,935	-£833,710	-£3,342,734	-£2,603,935	-£1,197,710		
	Potenti	al Maximum Residual Surplu	us/Deficit	Potenti	al Maximum Residual Surplu	us/Deficit	Potenti	al Maximum Residual Surplu	s/Deficit	Potential Maximum Residual Surplus/Deficit			Potential Maximum Residual Surplus/Deficit				
	(£/unit)				(£/unit)			(£/unit)			(£/unit)		(£/unit)				
20% AH	-£1,412	£6,860	£23,431	-£4,792	£3,480	£20,051	-£8,432	-£160	£16,411	-£11,552	-£3,280	£13,291	-£15,192	-£6,920	£9,651		
30% AH	-£10,219	-£2,150	£12,515	-£13,599	-£5,530	£9,135	-£17,239	-£9,170	£5,495	-£20,359	-£12,290	£2,375	-£23,999	-£15,930	-£1,265		
40% AH	-£19,647	-£12,259	£1,803	-£23,027	-£15,639	-£1,577	-£26,667	-£19,279	-£5,217	-£29,787	-£22,399	-£8,337	-£33,427	-£26,039	-£11,977		

	PDL Site (only)						
100 Flats (6+ Storey) Key Policy Costs (over base fixed costs)	Policy Cost Implication £ Total	Policy Cost Implication Approx. £/dwelling					
	0% AH	£168,000	£1,680				
CIL (Rates based on current DCS)	20% AH	£134,400	£1,344				
- £25/sq. m. Flats	30% AH	£117,600	£1,176				
	40% AH						
	0% AH	£236,544	£2,365				
Sustainable Design/Construction (Policy Option 1)*	20% AH	£235,206	£2,352				
- all new build housing to achieve a min 19% CO2 reduction on Building Regs	30% AH	£235,206	£2,352				
	40% AH	£235,206	£2,352				
Sustainable Design/Construction (Doliny Ontion 2)*	0% AH	£827,904	£8,279				
<10 dwellings = 2% (% of build cost)	20% AH	£823,222	£8,232				
>10 dwellings = 7% (% of build cost)** - all major new-build development should be designed to achieve zero carbon homes and all other new build housing will achieve a min 19% CO2	30% AH	£823,222	£8,232				
reduction on Building Regulations	40% AH	£823,222	£8,232				
	0% AH	£591,360	£5,914				
Sustainable Design/Construction (Policy Option 3)*	20% AH	£588,016	£5,880				
- min on-site CO2 reduction of at least 35% beyond Building Regulations for major development (equivalent to FHS Option 2).	30% AH	£588,016	£5,880				
	40% AH	£588,016	£5,880				
M4(2) Accessible and adaptable dwellings (Policy CP1) - 100% of total dwellings	£164,600	£1,646					
M4(3) Wheelchair user dwellings (Policy CP2) - 5% of total dwellings	£78,455	£785					

*includes allowance for Biodiversity Net Gain (BNG) **subject to the proportion of physical on-site measures and off-setting by way of financial contribution

