

Chichester District Council

Local Plan 2021-2039



Viability Assessment - Stage 2

Appendix II – Stage 2 full residential typologies review results tables

January 2023

DSP21755

Chichester District Council - Appendix II
Local Plan Viability Assessment (Stage 2) - Residential Results:
Table 1a: 6 Houses - Greenfield

Development Scenario	6 Houses
Typical Site Type	Greenfield
Net Land Area (ha)	0.20
OS Allowance (ha)	N/A
Gross Land Area (ha)	0.23
Site Density (dph)	30

Value Level	South of District: Indexed CIL Rate @ £157.20 (South) plus £8,000/dwelling A27 contributions	
	AH Financial Contributions @ £400/m ² (30% equivalent)	
	Residual Land Value (£)	
VL1 £3,500/sq. m	-£72,105	
VL2 £3,750/sq. m	£32,780	
VL3 £4,000/sq. m	£133,271	
VL4 £4,250/sq. m	£233,178	
VL5 £4,500/sq. m	£330,819	
VL6 £4,750/sq. m	£427,776	
VL7 £5,000/sq. m	£524,732	
VL8 £5,250/sq. m	£622,116	
VL9 £5,500/sq. m	£719,073	
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	-£313,501	
VL2 £3,750/sq. m	£142,520	
VL3 £4,000/sq. m	£579,438	
VL4 £4,250/sq. m	£1,013,818	
VL5 £4,500/sq. m	£1,438,343	
VL6 £4,750/sq. m	£1,859,894	
VL7 £5,000/sq. m	£2,281,445	
VL8 £5,250/sq. m	£2,704,853	
VL9 £5,500/sq. m	£3,126,404	

Value Level	North of District: Indexed CIL Rate @ £261.99 (North) - No A27 contributions:	
	AH Financial Contributions @ £666/m ² (40% equivalent)	
	Residual Land Value (£)	
VL1 £3,500/sq. m	-£218,299	
VL2 £3,750/sq. m	-£110,433	
VL3 £4,000/sq. m	-£3,962	
VL4 £4,250/sq. m	£96,884	
VL5 £4,500/sq. m	£197,360	
VL6 £4,750/sq. m	£295,789	
VL7 £5,000/sq. m	£392,746	
VL8 £5,250/sq. m	£490,130	
VL9 £5,500/sq. m	£587,086	
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	-£949,126	
VL2 £3,750/sq. m	-£480,142	
VL3 £4,000/sq. m	-£17,224	
VL4 £4,250/sq. m	£421,234	
VL5 £4,500/sq. m	£858,086	
VL6 £4,750/sq. m	£1,286,039	
VL7 £5,000/sq. m	£1,707,590	
VL8 £5,250/sq. m	£2,130,998	
VL9 £5,500/sq. m	£2,552,549	

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential marginal only viability (Smaller Greenfield)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 3 (RLV £500,000 to £850,000/ha) Viability Test 4 (RLV £850,000 to £1,500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha) Viability Test 6 (RLV £2,000,000 to £3,000,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£1,500,000	(PDL BLV) N/A on GF - indicated viable at GF BLV upwards
£2,000,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£3,000,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£3,500,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards

Chichester District Council - Appendix II
Local Plan Viability Assessment (Stage 2) - Residential Results:
Table 1b: 6 Houses - PDL

Development Scenario	6 Houses
Typical Site Type	PDL
Net Land Area (ha)	0.17
OS Allowance (ha)	N/A
Gross Land Area (ha)	0.20
Site Density (dph)	35

Value Level	South of District: Indexed CIL Rate @ £157.20 (South) plus £8,000/dwelling A27 contributions
	AH Financial Contributions @ £267/m ² (20% equivalent)
Residual Land Value (£)	
VL1 £3,500/sq. m	-£72,105
VL2 £3,750/sq. m	£32,780
VL3 £4,000/sq. m	£133,271
VL4 £4,250/sq. m	£233,178
VL5 £4,500/sq. m	£330,819
VL6 £4,750/sq. m	£427,776
VL7 £5,000/sq. m	£524,732
VL8 £5,250/sq. m	£622,116
VL9 £5,500/sq. m	£719,073
Residual Land Value (£/ha)	
VL1 £3,500/sq. m	-£365,752
VL2 £3,750/sq. m	£166,274
VL3 £4,000/sq. m	£676,011
VL4 £4,250/sq. m	£1,182,787
VL5 £4,500/sq. m	£1,678,067
VL6 £4,750/sq. m	£2,169,876
VL7 £5,000/sq. m	£2,661,686
VL8 £5,250/sq. m	£3,155,662
VL9 £5,500/sq. m	£3,647,471

Value Level	North of District: Indexed CIL Rate @ £261.99 (North) - No A27 contributions:
	AH Financial Contributions @ £500/m ² (30% equivalent)
Residual Land Value (£)	
VL1 £3,500/sq. m	-£218,299
VL2 £3,750/sq. m	-£110,433
VL3 £4,000/sq. m	-£3,962
VL4 £4,250/sq. m	£96,884
VL5 £4,500/sq. m	£197,360
VL6 £4,750/sq. m	£295,789
VL7 £5,000/sq. m	£392,746
VL8 £5,250/sq. m	£490,130
VL9 £5,500/sq. m	£587,086
Residual Land Value (£/ha)	
VL1 £3,500/sq. m	-£1,107,313
VL2 £3,750/sq. m	-£560,166
VL3 £4,000/sq. m	-£20,095
VL4 £4,250/sq. m	£491,439
VL5 £4,500/sq. m	£1,001,100
VL6 £4,750/sq. m	£1,500,379
VL7 £5,000/sq. m	£1,992,189
VL8 £5,250/sq. m	£2,486,165
VL9 £5,500/sq. m	£2,977,974

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
(N/A - Indicative viability on Greenfield only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Potential viability on lower value PDL	Viability Test 3 (RLV £500,000 to £850,000/ha) Viability Test 4 (RLV £850,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha) Viability Test 6 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability indications - higher value PDL	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	N/A - Greenfield Enhancement - reflecting larger scale development
£500,000	N/A - Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	Low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL Benchmark/residential land values
£3,500,000	

**Chichester District Council - Appendix II
Local Plan Viability Assessment (Stage 2) - Residential Results:
Table 1c : 10 Houses - Greenfield**

Development Scenario	10 Houses
Typical Site Type	Greenfield
Net Land Area (ha)	0.29
OS Allowance (ha)	N/A
Gross Land Area (ha)	0.33
Site Density (dph)	35

Value Level	South of District: Indexed CIL Rate @ £157.20 (South) plus £8,000/dwelling A27 contributions	
	20% Affordable Housing	30% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	£47,827	£30,728
VL2 £3,750/sq. m	£188,214	£155,236
VL3 £4,000/sq. m	£324,558	£277,010
VL4 £4,250/sq. m	£459,471	£396,396
VL5 £4,500/sq. m	£594,680	£516,046
VL6 £4,750/sq. m	£729,593	£635,432
VL7 £5,000/sq. m	£864,506	£754,819
VL8 £5,250/sq. m	£1,000,013	£874,731
VL9 £5,500/sq. m	£1,134,926	£994,118
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	£145,560	£93,520
VL2 £3,750/sq. m	£572,824	£472,456
VL3 £4,000/sq. m	£987,784	£843,073
VL4 £4,250/sq. m	£1,398,389	£1,206,424
VL5 £4,500/sq. m	£1,809,897	£1,570,574
VL6 £4,750/sq. m	£2,220,501	£1,933,924
VL7 £5,000/sq. m	£2,631,106	£2,297,275
VL8 £5,250/sq. m	£3,043,519	£2,662,226
VL9 £5,500/sq. m	£3,454,123	£3,025,576

Value Level	North of District: Indexed CIL Rate @ £261.99 (North) - No A27 contributions:	
	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	£27,040	-£16,322
VL2 £3,750/sq. m	£151,583	£104,433
VL3 £4,000/sq. m	£273,459	£223,087
VL4 £4,250/sq. m	£392,846	£339,004
VL5 £4,500/sq. m	£512,495	£454,422
VL6 £4,750/sq. m	£631,882	£569,586
VL7 £5,000/sq. m	£751,268	£684,750
VL8 £5,250/sq. m	£871,181	£800,421
VL9 £5,500/sq. m	£990,567	£915,584
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	£82,296	-£49,677
VL2 £3,750/sq. m	£461,340	£317,839
VL3 £4,000/sq. m	£832,267	£678,960
VL4 £4,250/sq. m	£1,195,618	£1,031,751
VL5 £4,500/sq. m	£1,559,768	£1,383,022
VL6 £4,750/sq. m	£1,923,119	£1,733,522
VL7 £5,000/sq. m	£2,286,469	£2,084,021
VL8 £5,250/sq. m	£2,651,420	£2,436,064
VL9 £5,500/sq. m	£3,014,770	£2,786,560

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential marginal only viability (Smaller Greenfield)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 3 (RLV £500,000 to £850,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 4 (RLV £850,000 to £1,500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 6 (RLV £2,000,000 to £3,000,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£1,500,000	(PDL BLV) N/A on GF - indicated viable at GF BLV upwards
£3,000,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£3,500,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards

Chichester District Council - Appendix II
Local Plan Viability Assessment (Stage 2) - Residential Results:
Table 1d: 10 Houses - PDL

Development Scenario	10 Houses
Typical Site Type	PDL
Net Land Area (ha)	0.25
OS Allowance (ha)	N/A
Gross Land Area (ha)	0.29
Site Density (dph)	40

Value Level	South of District: Indexed CIL Rate @ £157.20 (South) plus £8,000/dwelling A27 contributions	
	20% Affordable Housing	30% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	£83,596	£47,674
VL2 £3,750/sq. m	£223,640	£172,018
VL3 £4,000/sq. m	£358,993	£293,323
VL4 £4,250/sq. m	£493,906	£412,710
VL5 £4,500/sq. m	£629,116	£532,359
VL6 £4,750/sq. m	£764,029	£651,746
VL7 £5,000/sq. m	£898,942	£771,132
VL8 £5,250/sq. m	£1,034,449	£891,045
VL9 £5,500/sq. m	£1,169,362	£1,010,431
Residual Land Value (£/ha)		
VL1 £3,500/sq. m	£290,770	£165,822
VL2 £3,750/sq. m	£777,879	£598,325
VL3 £4,000/sq. m	£1,248,672	£1,020,255
VL4 £4,250/sq. m	£1,717,934	£1,435,513
VL5 £4,500/sq. m	£2,188,229	£1,851,685
VL6 £4,750/sq. m	£2,657,491	£2,266,942
VL7 £5,000/sq. m	£3,126,753	£2,682,200
VL8 £5,250/sq. m	£3,598,082	£3,099,287
VL9 £5,500/sq. m	£4,067,344	£3,514,544

Value Level	North of District: Indexed CIL Rate @ £261.99 (North) - No A27 contributions:	
	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	£236,750	£52,164
VL2 £3,750/sq. m	£360,607	£172,103
VL3 £4,000/sq. m	£483,281	£289,192
VL4 £4,250/sq. m	£606,226	£404,356
VL5 £4,500/sq. m	£729,442	£519,774
VL6 £4,750/sq. m	£852,387	£634,938
VL7 £5,000/sq. m	£975,332	£750,102
VL8 £5,250/sq. m	£1,098,819	£865,772
VL9 £5,500/sq. m	£1,221,764	£980,937
Residual Land Value (£/ha)		
VL1 £3,500/sq. m	£823,478	£181,440
VL2 £3,750/sq. m	£1,254,286	£598,618
VL3 £4,000/sq. m	£1,680,979	£1,005,885
VL4 £4,250/sq. m	£2,108,614	£1,406,456
VL5 £4,500/sq. m	£2,537,190	£1,807,909
VL6 £4,750/sq. m	£2,964,825	£2,208,479
VL7 £5,000/sq. m	£3,392,460	£2,609,050
VL8 £5,250/sq. m	£3,821,979	£3,011,381
VL9 £5,500/sq. m	£4,249,614	£3,411,956

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
(N/A - Indicative viability on Greenfield only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Potential viability on lower value PDL	Viability Test 3 (RLV £500,000 to £850,000/ha) Viability Test 4 (RLV £850,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha) Viability Test 6 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability indications - higher value PDL	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	N/A - Greenfield Enhancement - reflecting larger scale development
£500,000	N/A - Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	Low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL Benchmark/residential land values
£3,500,000	

Chichester District Council - Appendix II
Local Plan Viability Assessment (Stage 2) - Residential Results:
Table 1e: 10 Flats - PDL

Development Scenario	10 Flats
Typical Site Type	PDL
Net Land Area (ha)	0.08
OS Allowance (ha)	N/A
Gross Land Area (ha)	0.09
Site Density (dph)	125

Value Level	South of District: Indexed CIL Rate @ £157.20 (South) plus £8,000/dwelling A27 contributions	
	20% Affordable Housing	30% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	-£245,814	-£243,710
VL2 £3,750/sq. m	-£154,047	-£162,368
VL3 £4,000/sq. m	-£63,454	-£82,023
VL4 £4,250/sq. m	£25,057	-£2,132
VL5 £4,500/sq. m	£110,103	£73,265
VL6 £4,750/sq. m	£194,531	£148,423
VL7 £5,000/sq. m	£277,777	£222,875
VL8 £5,250/sq. m	£359,832	£296,308
VL9 £5,500/sq. m	£441,526	£368,663
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	-£2,671,890	-£2,649,023
VL2 £3,750/sq. m	-£1,674,429	-£1,764,874
VL3 £4,000/sq. m	-£689,714	-£891,555
VL4 £4,250/sq. m	£272,355	-£23,175
VL5 £4,500/sq. m	£1,196,771	£796,356
VL6 £4,750/sq. m	£2,114,468	£1,613,292
VL7 £5,000/sq. m	£3,019,317	£2,422,556
VL8 £5,250/sq. m	£3,911,212	£3,220,736
VL9 £5,500/sq. m	£4,799,196	£4,007,204

Value Level	North of District: Indexed CIL Rate @ £261.99 (North) - No A27 contributions:	
	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	-£194,765	-£192,789
VL2 £3,750/sq. m	-£113,814	-£113,993
VL3 £4,000/sq. m	-£33,847	-£36,161
VL4 £4,250/sq. m	£43,120	£38,906
VL5 £4,500/sq. m	£118,444	£112,180
VL6 £4,750/sq. m	£193,184	£184,954
VL7 £5,000/sq. m	£267,128	£257,160
VL8 £5,250/sq. m	£339,802	£327,856
VL9 £5,500/sq. m	£412,157	£398,242
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	-£2,117,011	-£2,095,531
VL2 £3,750/sq. m	-£1,237,111	-£1,239,050
VL3 £4,000/sq. m	-£367,907	-£393,049
VL4 £4,250/sq. m	£468,695	£422,887
VL5 £4,500/sq. m	£1,287,431	£1,219,344
VL6 £4,750/sq. m	£2,099,821	£2,010,371
VL7 £5,000/sq. m	£2,903,563	£2,795,215
VL8 £5,250/sq. m	£3,693,496	£3,563,653
VL9 £5,500/sq. m	£4,479,963	£4,328,720

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
(N/A - Indicative viability on Greenfield only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Potential viability on lower value PDL	Viability Test 3 (RLV £500,000 to £850,000/ha) Viability Test 4 (RLV £850,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha) Viability Test 6 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability indications - higher value PDL	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	N/A - Greenfield Enhancement - reflecting larger scale development
£500,000	N/A - Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	Low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL Benchmark/residential land values
£3,500,000	

Chichester District Council - Appendix II
Local Plan Viability Assessment (Stage 2) - Residential Results:
Table 1f : 25 Houses - Greenfield

Development Scenario	25 Houses
Typical Site Type	Greenfield
Net Land Area (ha)	0.71
OS Allowance (ha)	0.06
Gross Land Area (ha)	0.88
Site Density (dph)	35

Value Level	South of District: Indexed CIL Rate @ £157.20 (South) plus £8,000/dwelling A27 contributions	
	20% Affordable Housing	30% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	£109,375	-£90,914
VL2 £3,750/sq. m	£442,789	£217,055
VL3 £4,000/sq. m	£769,726	£509,571
VL4 £4,250/sq. m	£1,097,384	£801,809
VL5 £4,500/sq. m	£1,425,764	£1,094,691
VL6 £4,750/sq. m	£1,753,422	£1,386,929
VL7 £5,000/sq. m	£2,081,081	£1,679,168
VL8 £5,250/sq. m	£2,410,183	£1,972,693
VL9 £5,500/sq. m	£2,737,841	£2,264,931
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	£124,088	-£103,144
VL2 £3,750/sq. m	£502,354	£246,254
VL3 £4,000/sq. m	£873,270	£578,120
VL4 £4,250/sq. m	£1,245,006	£909,670
VL5 £4,500/sq. m	£1,617,561	£1,241,951
VL6 £4,750/sq. m	£1,989,296	£1,573,502
VL7 £5,000/sq. m	£2,361,032	£1,905,052
VL8 £5,250/sq. m	£2,734,405	£2,238,064
VL9 £5,500/sq. m	£3,106,141	£2,569,614

Value Level	North of District: Indexed CIL Rate @ £261.99 (North) - No A27 contributions:	
	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	-£47,659	-£179,233
VL2 £3,750/sq. m	£257,751	£113,074
VL3 £4,000/sq. m	£549,343	£388,791
VL4 £4,250/sq. m	£841,581	£660,934
VL5 £4,500/sq. m	£1,134,463	£933,677
VL6 £4,750/sq. m	£1,426,701	£1,205,820
VL7 £5,000/sq. m	£1,718,940	£1,477,962
VL8 £5,250/sq. m	£2,012,465	£1,751,304
VL9 £5,500/sq. m	£2,304,703	£2,023,447
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	-£54,070	-£203,344
VL2 £3,750/sq. m	£292,424	£128,284
VL3 £4,000/sq. m	£623,242	£441,092
VL4 £4,250/sq. m	£954,793	£749,844
VL5 £4,500/sq. m	£1,287,073	£1,059,277
VL6 £4,750/sq. m	£1,618,624	£1,368,029
VL7 £5,000/sq. m	£1,950,175	£1,676,781
VL8 £5,250/sq. m	£2,283,186	£1,986,893
VL9 £5,500/sq. m	£2,614,736	£2,295,645

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential marginal only viability (Smaller Greenfield)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 3 (RLV £500,000 to £850,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 4 (RLV £850,000 to £1,500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 6 (RLV £2,000,000 to £3,000,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£1,500,000	(PDL BLV) N/A on GF - indicated viable at GF BLV upwards
£2,000,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£3,000,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£3,500,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards

Chichester District Council - Appendix II
Local Plan Viability Assessment (Stage 2) - Residential Results:
Table 1g: 25 Houses - PDL

Development Scenario	25 Houses
Typical Site Type	PDL
Net Land Area (ha)	0.63
OS Allowance (ha)	0.06
Gross Land Area (ha)	0.78
Site Density (dph)	40

Value Level	South of District: Indexed CIL Rate @ £157.20 (South) plus £8,000/dwelling A27 contributions	
	20% Affordable Housing	30% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	£197,842	£1,405
VL2 £3,750/sq. m	£528,403	£303,270
VL3 £4,000/sq. m	£855,339	£594,864
VL4 £4,250/sq. m	£1,182,998	£887,102
VL5 £4,500/sq. m	£1,511,378	£1,179,984
VL6 £4,750/sq. m	£1,839,036	£1,472,222
VL7 £5,000/sq. m	£2,166,695	£1,764,460
VL8 £5,250/sq. m	£2,495,796	£2,057,986
VL9 £5,500/sq. m	£2,823,455	£2,350,224
Residual Land Value (£/ha)		
VL1 £3,500/sq. m	£254,050	£1,804
VL2 £3,750/sq. m	£678,527	£389,431
VL3 £4,000/sq. m	£1,098,349	£763,870
VL4 £4,250/sq. m	£1,519,098	£1,139,136
VL5 £4,500/sq. m	£1,940,774	£1,515,228
VL6 £4,750/sq. m	£2,361,523	£1,890,494
VL7 £5,000/sq. m	£2,782,272	£2,265,760
VL8 £5,250/sq. m	£3,204,875	£2,642,679
VL9 £5,500/sq. m	£3,625,624	£3,017,944

Value Level	North of District: Indexed CIL Rate @ £261.99 (North) - No A27 contributions:	
	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	£42,718	-£86,038
VL2 £3,750/sq. m	£343,042	£200,955
VL3 £4,000/sq. m	£634,636	£473,870
VL4 £4,250/sq. m	£926,874	£746,013
VL5 £4,500/sq. m	£1,219,756	£1,018,756
VL6 £4,750/sq. m	£1,511,994	£1,290,898
VL7 £5,000/sq. m	£1,804,233	£1,563,041
VL8 £5,250/sq. m	£2,097,758	£1,836,383
VL9 £5,500/sq. m	£2,389,996	£2,108,526
Residual Land Value (£/ha)		
VL1 £3,500/sq. m	£54,854	-£110,482
VL2 £3,750/sq. m	£440,503	£258,048
VL3 £4,000/sq. m	£814,942	£608,501
VL4 £4,250/sq. m	£1,190,208	£957,962
VL5 £4,500/sq. m	£1,566,300	£1,308,193
VL6 £4,750/sq. m	£1,941,566	£1,657,655
VL7 £5,000/sq. m	£2,316,831	£2,007,116
VL8 £5,250/sq. m	£2,693,750	£2,358,116
VL9 £5,500/sq. m	£3,069,016	£2,707,578

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
(N/A - Indicative viability on Greenfield only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Potential viability on lower value PDL	Viability Test 3 (RLV £500,000 to £850,000/ha) Viability Test 4 (RLV £850,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha) Viability Test 6 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability indications - higher value PDL	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	N/A - Greenfield Enhancement - reflecting larger scale development
£500,000	N/A - Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	Low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL Benchmark/residential land values
£3,500,000	

Chichester District Council - Appendix II
Local Plan Viability Assessment (Stage 2) - Residential Results:
Table 1h: 30 Flats Sheltered - PDL

Development Scenario	30 Flats Sheltered
Typical Site Type	PDL
Net Land Area (ha)	0.24
OS Allowance (ha)	0.05
Gross Land Area (ha)	0.33
Site Density (dph)	125

Value Level	South of District: Indexed CIL Rate @ £157.20 (South) plus £8,000/dwelling A27 contributions	
	20% Affordable Housing	30% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	-£1,471,428	-£1,595,475
VL2 £3,750/sq. m	-£1,141,092	-£1,293,258
VL3 £4,000/sq. m	-£813,285	-£992,407
VL4 £4,250/sq. m	-£486,651	-£692,677
VL5 £4,500/sq. m	-£161,890	-£394,369
VL6 £4,750/sq. m	£151,100	-£97,634
VL7 £5,000/sq. m	£446,512	£185,107
VL8 £5,250/sq. m	£739,157	£454,613
VL9 £5,500/sq. m	£1,032,623	£723,054
VL10 £5,750/sq. m	£1,325,268	£990,745
VL11 £6,000/sq. m	£1,617,914	£1,258,436
VL12 £6,250/sq. m	£1,910,559	£1,526,127
VL13 £6,500/sq. m	£2,203,205	£1,793,817
VL14 £6,750/sq. m	£2,495,851	£2,061,508
VL15 £7,000/sq. m	£2,788,496	£2,329,199
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	-£4,513,584	-£4,894,096
VL2 £3,750/sq. m	-£3,500,282	-£3,967,049
VL3 £4,000/sq. m	-£2,494,738	-£3,044,194
VL4 £4,250/sq. m	-£1,492,796	-£2,124,776
VL5 £4,500/sq. m	-£496,594	-£1,209,720
VL6 £4,750/sq. m	£463,497	-£299,491
VL7 £5,000/sq. m	£1,369,668	£567,814
VL8 £5,250/sq. m	£2,267,354	£1,394,520
VL9 £5,500/sq. m	£3,167,554	£2,217,957
VL10 £5,750/sq. m	£4,065,240	£3,039,095
VL11 £6,000/sq. m	£4,962,926	£3,860,232
VL12 £6,250/sq. m	£5,860,611	£4,681,370
VL13 £6,500/sq. m	£6,758,297	£5,502,507
VL14 £6,750/sq. m	£7,655,983	£6,323,645
VL15 £7,000/sq. m	£8,553,669	£7,144,782

Value Level	North of District: Indexed CIL Rate @ £261.99 (North) - No A27 contributions:	
	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	-£1,534,016	-£1,631,816
VL2 £3,750/sq. m	-£1,231,848	-£1,357,818
VL3 £4,000/sq. m	-£931,851	-£1,084,896
VL4 £4,250/sq. m	-£632,743	-£813,120
VL5 £4,500/sq. m	-£335,223	-£542,255
VL6 £4,750/sq. m	-£38,995	-£272,682
VL7 £5,000/sq. m	£239,829	-£4,791
VL8 £5,250/sq. m	£507,804	£246,571
VL9 £5,500/sq. m	£776,245	£490,083
VL10 £5,750/sq. m	£1,043,936	£732,819
VL11 £6,000/sq. m	£1,311,626	£975,555
VL12 £6,250/sq. m	£1,579,317	£1,218,291
VL13 £6,500/sq. m	£1,847,008	£1,461,027
VL14 £6,750/sq. m	£2,114,699	£1,703,763
VL15 £7,000/sq. m	£2,382,390	£1,946,499
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	-£4,705,570	-£5,005,570
VL2 £3,750/sq. m	-£3,778,675	-£4,165,084
VL3 £4,000/sq. m	-£2,858,439	-£3,327,903
VL4 £4,250/sq. m	-£1,940,930	-£2,494,232
VL5 £4,500/sq. m	-£1,028,292	-£1,663,360
VL6 £4,750/sq. m	-£119,616	-£836,448
VL7 £5,000/sq. m	£735,671	-£14,697
VL8 £5,250/sq. m	£1,557,681	£756,353
VL9 £5,500/sq. m	£2,381,119	£1,503,322
VL10 £5,750/sq. m	£3,202,256	£2,247,912
VL11 £6,000/sq. m	£4,023,394	£2,992,501
VL12 £6,250/sq. m	£4,844,531	£3,737,090
VL13 £6,500/sq. m	£5,665,669	£4,481,679
VL14 £6,750/sq. m	£6,486,806	£5,226,268
VL15 £7,000/sq. m	£7,307,944	£5,970,857

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
(N/A - Indicative viability on Greenfield only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Potential viability on lower value PDL	Viability Test 3 (RLV £500,000 to £850,000/ha) Viability Test 4 (RLV £850,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha) Viability Test 6 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability indications - higher value PDL	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	N/A - Greenfield Enhancement - reflecting larger scale development
£500,000	N/A - Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	Low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	Medium PDL - industrial/commercial
£2,000,000	Upper PDL Benchmark/residential land values
£3,000,000	
£3,500,000	

Chichester District Council - Appendix II
Local Plan Viability Assessment (Stage 2) - Residential Results:
Table 1i: 50 Mixed - Greenfield

Development Scenario	50 Mixed
Typical Site Type	Greenfield
Net Land Area (ha)	1.25
OS Allowance (ha)	0.11
Gross Land Area (ha)	1.55
Site Density (dph)	40

Value Level	South of District: Indexed CIL Rate @ £157.20 (South) plus £8,000/dwelling A27 contributions	
	20% Affordable Housing	30% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	£72,241	-£243,105
VL2 £3,750/sq. m	£728,660	£377,894
VL3 £4,000/sq. m	£1,375,100	£967,194
VL4 £4,250/sq. m	£2,022,967	£1,557,795
VL5 £4,500/sq. m	£2,672,261	£2,149,696
VL6 £4,750/sq. m	£3,320,128	£2,740,297
VL7 £5,000/sq. m	£3,967,995	£3,330,898
VL8 £5,250/sq. m	£4,618,716	£3,924,100
VL9 £5,500/sq. m	£5,266,589	£4,514,701
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	£46,683	-£157,095
VL2 £3,750/sq. m	£470,863	£244,196
VL3 £4,000/sq. m	£888,594	£625,004
VL4 £4,250/sq. m	£1,307,248	£1,006,652
VL5 £4,500/sq. m	£1,726,824	£1,389,141
VL6 £4,750/sq. m	£2,145,478	£1,770,790
VL7 £5,000/sq. m	£2,564,132	£2,152,438
VL8 £5,250/sq. m	£2,984,631	£2,535,767
VL9 £5,500/sq. m	£3,403,289	£2,917,416

Value Level	North of District: Indexed CIL Rate @ £261.99 (North) - No A27 contributions:	
	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	-£160,251	-£436,923
VL2 £3,750/sq. m	£453,636	£141,592
VL3 £4,000/sq. m	£1,042,936	£676,862
VL4 £4,250/sq. m	£1,633,537	£1,210,197
VL5 £4,500/sq. m	£2,225,438	£1,744,706
VL6 £4,750/sq. m	£2,816,034	£2,278,040
VL7 £5,000/sq. m	£3,406,640	£2,811,373
VL8 £5,250/sq. m	£3,999,839	£3,347,059
VL9 £5,500/sq. m	£4,590,443	£3,880,390
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	-£103,555	-£282,341
VL2 £3,750/sq. m	£293,141	£91,497
VL3 £4,000/sq. m	£673,949	£437,391
VL4 £4,250/sq. m	£1,055,597	£782,033
VL5 £4,500/sq. m	£1,438,086	£1,127,435
VL6 £4,750/sq. m	£1,819,731	£1,472,078
VL7 £5,000/sq. m	£2,201,383	£1,816,720
VL8 £5,250/sq. m	£2,584,710	£2,162,881
VL9 £5,500/sq. m	£2,966,361	£2,507,522

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential marginal only viability (Smaller Greenfield)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 3 (RLV £500,000 to £850,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 4 (RLV £850,000 to £1,500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 6 (RLV £2,000,000 to £3,000,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£1,500,000	(PDL BLV) N/A on GF - indicated viable at GF BLV upwards
£2,000,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£3,000,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£3,500,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards

Chichester District Council - Appendix II
Local Plan Viability Assessment (Stage 2) - Residential Results:
Table 1j: 50 Flats - PDL

Development Scenario	50 Flats
Typical Site Type	PDL
Net Land Area (ha)	0.40
OS Allowance (ha)	0.08
Gross Land Area (ha)	0.54
Site Density (dph)	125

Value Level	South of District: Indexed CIL Rate @ £157.20 (South) plus £8,000/dwelling A27 contributions	
	20% Affordable Housing	30% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	-£1,387,221	-£1,540,203
VL2 £3,750/sq. m	-£945,004	-£1,132,415
VL3 £4,000/sq. m	-£508,816	-£729,696
VL4 £4,250/sq. m	-£75,994	-£328,964
VL5 £4,500/sq. m	£329,674	£63,604
VL6 £4,750/sq. m	£720,090	£428,770
VL7 £5,000/sq. m	£1,110,506	£787,916
VL8 £5,250/sq. m	£1,502,642	£1,148,645
VL9 £5,500/sq. m	£1,893,059	£1,507,791
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	-£2,568,928	-£2,852,228
VL2 £3,750/sq. m	-£1,750,007	-£2,097,065
VL3 £4,000/sq. m	-£942,253	-£1,351,289
VL4 £4,250/sq. m	-£140,729	-£609,192
VL5 £4,500/sq. m	£610,507	£117,785
VL6 £4,750/sq. m	£1,333,500	£794,018
VL7 £5,000/sq. m	£2,056,493	£1,459,104
VL8 £5,250/sq. m	£2,782,671	£2,127,120
VL9 £5,500/sq. m	£3,505,664	£2,792,206

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
(N/A - Indicative viability on Greenfield only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Potential viability on lower value PDL	Viability Test 3 (RLV £500,000 to £850,000/ha) Viability Test 4 (RLV £850,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha) Viability Test 6 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability indications - higher value PDL	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	N/A - Greenfield Enhancement - reflecting larger scale development
£500,000	N/A - Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	Low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL Benchmark/residential land values
£3,500,000	

Chichester District Council - Appendix II
Local Plan Viability Assessment (Stage 2) - Residential Results:
Table 1k: 60 Flats Extra Care - PDL

Development Scenario	60 Flats Extra Care
Typical Site Type	PDL
Net Land Area (ha)	0.48
OS Allowance (ha)	0.10
Gross Land Area (ha)	0.65
Site Density (dph)	125

Value Level	South of District: Indexed CIL Rate @ £157.20 (South) plus £8,000/dwelling A27 contributions	
	20% Affordable Housing	30% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	-£4,429,657	-£4,738,645
VL2 £3,750/sq. m	-£3,781,520	-£4,138,992
VL3 £4,000/sq. m	-£3,138,029	-£3,541,512
VL4 £4,250/sq. m	-£2,496,932	-£2,946,728
VL5 £4,500/sq. m	-£1,858,665	-£2,354,326
VL6 £4,750/sq. m	-£1,223,772	-£1,764,237
VL7 £5,000/sq. m	-£592,928	-£1,177,014
VL8 £5,250/sq. m	£28,865	-£593,339
VL9 £5,500/sq. m	£602,770	-£14,248
VL10 £5,750/sq. m	£1,167,778	£517,875
VL11 £6,000/sq. m	£1,732,786	£1,040,608
VL12 £6,250/sq. m	£2,297,793	£1,563,340
VL13 £6,500/sq. m	£2,862,801	£2,086,072
VL14 £6,750/sq. m	£3,427,809	£2,608,804
VL15 £7,000/sq. m	£3,992,816	£3,131,536
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	-£6,793,952	-£7,267,861
VL2 £3,750/sq. m	-£5,799,877	-£6,348,147
VL3 £4,000/sq. m	-£4,812,928	-£5,431,768
VL4 £4,250/sq. m	-£3,829,650	-£4,519,521
VL5 £4,500/sq. m	-£2,850,714	-£3,610,929
VL6 £4,750/sq. m	-£1,876,950	-£2,705,886
VL7 £5,000/sq. m	-£909,399	-£1,805,237
VL8 £5,250/sq. m	£44,271	-£910,029
VL9 £5,500/sq. m	£924,494	-£21,852
VL10 £5,750/sq. m	£1,791,071	£794,288
VL11 £6,000/sq. m	£2,657,647	£1,596,024
VL12 £6,250/sq. m	£3,524,223	£2,397,761
VL13 £6,500/sq. m	£4,390,799	£3,199,497
VL14 £6,750/sq. m	£5,257,375	£4,001,233
VL15 £7,000/sq. m	£6,123,951	£4,802,970

Value Level	North of District: Indexed CIL Rate @ £261.99 (North) - No A27 contributions:	
	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	-£4,670,215	-£4,901,938
VL2 £3,750/sq. m	-£4,070,569	-£4,358,420
VL3 £4,000/sq. m	-£3,474,135	-£3,816,502
VL4 £4,250/sq. m	-£2,879,588	-£3,276,859
VL5 £4,500/sq. m	-£2,288,009	-£2,738,523
VL6 £4,750/sq. m	-£1,698,985	-£2,202,400
VL7 £5,000/sq. m	-£1,112,823	-£1,668,702
VL8 £5,250/sq. m	-£530,967	-£1,137,288
VL9 £5,500/sq. m	£44,426	-£607,441
VL10 £5,750/sq. m	£573,893	-£83,240
VL11 £6,000/sq. m	£1,096,625	£405,381
VL12 £6,250/sq. m	£1,619,357	£879,111
VL13 £6,500/sq. m	£2,142,090	£1,352,840
VL14 £6,750/sq. m	£2,664,822	£1,826,570
VL15 £7,000/sq. m	£3,187,554	£2,300,299
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	-£7,162,906	-£7,518,310
VL2 £3,750/sq. m	-£6,243,203	-£6,684,693
VL3 £4,000/sq. m	-£5,328,428	-£5,853,531
VL4 £4,250/sq. m	-£4,416,546	-£5,025,858
VL5 £4,500/sq. m	-£3,509,216	-£4,200,188
VL6 £4,750/sq. m	-£2,605,805	-£3,377,914
VL7 £5,000/sq. m	-£1,706,784	-£2,559,358
VL8 £5,250/sq. m	-£814,367	-£1,744,307
VL9 £5,500/sq. m	£68,138	-£931,659
VL10 £5,750/sq. m	£880,204	-£127,668
VL11 £6,000/sq. m	£1,681,941	£621,750
VL12 £6,250/sq. m	£2,483,677	£1,348,329
VL13 £6,500/sq. m	£3,285,414	£2,074,908
VL14 £6,750/sq. m	£4,087,150	£2,801,487
VL15 £7,000/sq. m	£4,888,887	£3,528,067

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
(N/A - Indicative viability on Greenfield only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Potential viability on lower value PDL	Viability Test 3 (RLV £500,000 to £850,000/ha) Viability Test 4 (RLV £850,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha) Viability Test 6 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability indications - higher value PDL	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	N/A - Greenfield Enhancement - reflecting larger scale development
£500,000	N/A - Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	Low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	Medium PDL - industrial/commercial
£2,000,000	
£3,000,000	
£3,500,000	Upper PDL Benchmark/residential land values

Chichester District Council - Appendix II
Local Plan Viability Assessment (Stage 2) - Residential Results:
Table 11: 100 Mixed - Greenfield

Development Scenario	100 Mixed
Typical Site Type	Greenfield
Net Land Area (ha)	2.50
OS Allowance (ha)	0.47
Gross Land Area (ha)	3.72
Site Density (dph)	40

Value Level	South of District: Indexed CIL Rate @ £157.20 (South) plus £8,000/dwelling A27 contributions	
	20% Affordable Housing	30% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	-£356,880	-£984,507
VL2 £3,750/sq. m	£954,959	£270,688
VL3 £4,000/sq. m	£2,222,771	£1,425,952
VL4 £4,250/sq. m	£3,493,382	£2,583,596
VL5 £4,500/sq. m	£4,766,791	£3,743,771
VL6 £4,750/sq. m	£6,037,402	£4,901,403
VL7 £5,000/sq. m	£7,308,012	£6,059,031
VL8 £5,250/sq. m	£8,584,220	£7,221,759
VL9 £5,500/sq. m	£9,854,830	£8,379,387
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	-£95,936	-£264,652
VL2 £3,750/sq. m	£256,709	£72,766
VL3 £4,000/sq. m	£597,519	£383,320
VL4 £4,250/sq. m	£939,081	£694,515
VL5 £4,500/sq. m	£1,281,395	£1,006,390
VL6 £4,750/sq. m	£1,622,957	£1,317,581
VL7 £5,000/sq. m	£1,964,519	£1,628,772
VL8 £5,250/sq. m	£2,307,586	£1,941,333
VL9 £5,500/sq. m	£2,649,148	£2,252,523

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential marginal only viability (Smaller Greenfield)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 3 (RLV £500,000 to £850,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 4 (RLV £850,000 to £1,500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 6 (RLV £2,000,000 to £3,000,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£1,500,000	(PDL BLV) N/A on GF - indicated viable at GF BLV upwards
£2,000,000	(PDL BLV) N/A on GF - indicated viable at GF BLV upwards
£3,000,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£3,500,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards

Chichester District Council - Appendix II
Local Plan Viability Assessment (Stage 2) - Residential Results:
Table 1m: 100 Mixed - PDL

Development Scenario	100 Mixed
Typical Site Type	PDL
Net Land Area (ha)	2.00
OS Allowance (ha)	0.47
Gross Land Area (ha)	3.07
Site Density (dph)	50

Value Level	South of District: Indexed CIL Rate @ £157.20 (South) plus £8,000/dwelling A27 contributions	
	20% Affordable Housing	30% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	£146,124	£-470,479
VL2 £3,750/sq. m	£1,425,303	£738,296
VL3 £4,000/sq. m	£2,693,115	£1,893,559
VL4 £4,250/sq. m	£3,963,725	£3,051,201
VL5 £4,500/sq. m	£5,237,134	£4,211,378
VL6 £4,750/sq. m	£6,507,745	£5,369,007
VL7 £5,000/sq. m	£7,778,355	£6,526,635
VL8 £5,250/sq. m	£9,054,563	£7,689,362
VL9 £5,500/sq. m	£10,325,173	£8,846,991
	Residual Land Value (£/ha)	
VL1 £3,500/sq. m	£47,597	£-153,251
VL2 £3,750/sq. m	£464,268	£240,487
VL3 £4,000/sq. m	£877,236	£616,795
VL4 £4,250/sq. m	£1,291,116	£993,877
VL5 £4,500/sq. m	£1,705,907	£1,371,784
VL6 £4,750/sq. m	£2,119,787	£1,748,862
VL7 £5,000/sq. m	£2,533,666	£2,125,940
VL8 £5,250/sq. m	£2,949,369	£2,504,678
VL9 £5,500/sq. m	£3,363,249	£2,881,756

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
(N/A - Indicative viability on Greenfield only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Potential viability on lower value PDL	Viability Test 3 (RLV £500,000 to £850,000/ha) Viability Test 4 (RLV £850,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha) Viability Test 6 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability indications - higher value PDL	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	N/A - Greenfield Enhancement - reflecting larger scale development
£500,000	N/A - Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	Low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL Benchmark/residential land values
£3,500,000	

Chichester District Council - Appendix II
Local Plan Viability Assessment (Stage 2) - Residential Results:
Table 1n: 200 Mixed - Greenfield

Development Scenario	200 Mixed
Typical Site Type	Greenfield
Net Land Area (ha)	5.00
OS Allowance (ha)	0.94
Gross Land Area (ha)	7.44
Site Density (dph)	40

Value Level	South of District: Indexed CIL Rate @ £157.20 (South) plus £8,000/dwelling A27 contributions	
	20% Affordable Housing	30% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	-£715,617	-£1,947,520
VL2 £3,750/sq. m	£1,856,672	£520,285
VL3 £4,000/sq. m	£4,349,474	£2,798,926
VL4 £4,250/sq. m	£6,847,779	£5,082,597
VL5 £4,500/sq. m	£9,351,586	£7,371,298
VL6 £4,750/sq. m	£11,849,909	£9,654,970
VL7 £5,000/sq. m	£14,348,195	£11,938,641
VL8 £5,250/sq. m	£16,857,505	£14,232,372
VL9 £5,500/sq. m	£19,355,809	£16,516,043
Residual Land Value (£/ha)		
VL1 £3,500/sq. m	-£96,185	-£261,763
VL2 £3,750/sq. m	£249,553	£69,931
VL3 £4,000/sq. m	£584,607	£376,200
VL4 £4,250/sq. m	£920,400	£683,145
VL5 £4,500/sq. m	£1,256,934	£990,766
VL6 £4,750/sq. m	£1,592,730	£1,297,711
VL7 £5,000/sq. m	£1,928,521	£1,604,656
VL8 £5,250/sq. m	£2,265,794	£1,912,953
VL9 £5,500/sq. m	£2,601,587	£2,219,898

Value Level	North of District: Indexed CIL Rate @ £261.99 (North) - No A27 contributions:	
	30% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)	
VL1 £3,500/sq. m	-£1,621,646	-£2,680,184
VL2 £3,750/sq. m	£814,978	-£403,526
VL3 £4,000/sq. m	£3,093,619	£1,690,132
VL4 £4,250/sq. m	£5,377,290	£3,750,380
VL5 £4,500/sq. m	£7,665,992	£5,815,166
VL6 £4,750/sq. m	£9,949,663	£7,875,414
VL7 £5,000/sq. m	£12,233,334	£9,935,662
VL8 £5,250/sq. m	£14,527,066	£12,004,986
VL9 £5,500/sq. m	£16,810,737	£14,065,234
Residual Land Value (£/ha)		
VL1 £3,500/sq. m	-£217,963	-£360,240
VL2 £3,750/sq. m	£109,540	-£54,237
VL3 £4,000/sq. m	£415,809	£227,168
VL4 £4,250/sq. m	£722,754	£504,083
VL5 £4,500/sq. m	£1,030,375	£781,608
VL6 £4,750/sq. m	£1,337,320	£1,058,523
VL7 £5,000/sq. m	£1,644,265	£1,335,438
VL8 £5,250/sq. m	£1,952,563	£1,613,573
VL9 £5,500/sq. m	£2,259,508	£1,890,488

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential marginal only viability (Smaller Greenfield)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 3 (RLV £500,000 to £850,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 4 (RLV £850,000 to £1,500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 6 (RLV £2,000,000 to £3,000,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability exceeding Greenfield BLVs	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£1,500,000	(PDL BLV) N/A on GF - indicated viable at GF BLV upwards
£2,000,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£3,000,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards
£3,500,000	(PDL BLVs) N/A on GF - indicated viable at GF BLV upwards

Chichester District Council

Local Plan 2021-2039



Viability Assessment - Stage 2

Appendix II – Appraisal Summaries

January 2023

DSP21755

25 Houses
Chichester District Council - South

GF
30% Affordable Housing
Value Level 5 @ £4,500/m²
Indexed CIL

APPRAISAL SUMMARY**LICENSED COPY**

25 Houses
Chichester District Council - South

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate	m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	17	1,557.20	4,500.10	412,209	7,007,556	0	7,007,556	
AH - AR	2	169.00	2,046.63	172,940	345,880	0	345,880	
AH - SR	3	253.50	1,412.89	119,389	358,167	0	358,167	
AH - FH	2	169.00	3,150.07	266,181	532,362	0	532,362	
AH - SO	1	84.50	2,925.07	247,168	247,168	0	247,168	
Totals	25	2,233.20			8,491,133	0	8,491,133	

NET REALISATION 8,491,133

OUTLAY**ACQUISITION COSTS**

Residualised Price (0.88 Ha @ 1,243,967.35 /Hect)	1,094,691			1,094,691
Stamp Duty	45,735			
Effective Stamp Duty Rate	4.18%			
Agent Fee	16,420			
Legal Fee	8,210			
				70,365

CONSTRUCTION COSTS

Construction	m ²	Build Rate	m ²	Cost
Market Housing	1,557.20	1,413.00	2,200,324	
AH - AR	169.00	1,413.00	238,797	
AH - SR	253.50	1,413.00	358,195	
AH - FH	169.00	1,413.00	238,797	
AH - SO	84.50	1,413.00	119,398	
Totals	2,233.20 m²		3,155,512	
Contingency		5.00%	214,559	
Site Works & Infrastructure	0.88 ha	500,000.00 /ha	440,000	
				3,810,071

Other Construction

Externals		15.00%	473,327
Carbon Reduction (Market units)		3.50%	77,011
Carbon Reduction (AR/SR Units)		3.50%	12,537
Carbon Reduction (AHO units)		3.50%	20,895
Electric Vehicle Charging	25.00 un	865.00 /un	21,625
M4(2) 30%	2,233.20 m ²	14.73	32,895
M4(3) 5% (AH Only)	2,233.20 m ²	7.75	17,307
Nitrates (nutrient neutrality)	25.00 un	2,000.00 /un	50,000
SPA Mitigation (Chichester only)	25.00 un	652.00 /un	16,300
BNG		1.27%	40,075
			761,972

Section 106 Costs

s106 contingency	25.00 un	1,000.00 /un	25,000
A27 contributions	25.00 un	8,000.00 /un	200,000
CIL	1,557.20 m ²	157.20	244,792
			469,792

PROFESSIONAL FEES

Professional Fees		10.00%	429,118
			429,118

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	233,613
Sales Legal Fee	25.00 un	750.00 /un	18,750
			252,363

MISCELLANEOUS FEES

AH Profit		6.00%	57,073
Market Profit		17.50%	1,226,322
First Homes		12.00%	63,883
			1,347,279

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			255,482

TOTAL COSTS 8,491,133

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
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25 Houses
Chichester District Council - North

GF
40% Affordable Housing
Value Level 6 @ £4,750/m²
Indexed CIL

**25 Houses
Chichester District Council - North**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	15	1,374.00	4,749.80	435,082	6,526,225	0	6,526,225
AH - AR	2	169.00	2,046.63	172,940	345,880	0	345,880
AH - SR	4	338.00	1,412.89	119,389	477,556	0	477,556
AH - FH	3	253.50	3,324.86	280,951	842,852	0	842,852
AH - SO	1	84.50	3,087.37	260,883	260,883	0	260,883
Totals	25	2,219.00			8,453,396		8,453,396

NET REALISATION 8,453,396

OUTLAY

ACQUISITION COSTS

Residualised Price (0.88 Ha @ 1,370,249.53 /Hect)		1,205,820		1,205,820
Stamp Duty		51,291		
Effective Stamp Duty Rate	4.25%			
Agent Fee	1.50%	18,087		
Legal Fee	0.75%	9,044		
				78,422

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	1,374.00	1,413.00	1,941,462
AH - AR	169.00	1,413.00	238,797
AH - SR	338.00	1,413.00	477,594
AH - FH	253.50	1,413.00	358,195
AH - SO	84.50	1,413.00	119,398
Totals	2,219.00 m²		3,135,447
Contingency		5.00%	213,342
Site Works & Infrastructure	0.88 ha	500,000.00 /ha	440,000
			3,788,789

Other Construction

Externals		15.00%	470,317
Carbon Reduction (Market units)		3.50%	67,951
Carbon Reduction (AR/SR Units)		3.50%	12,537
Carbon Reduction (AHO units)		3.50%	29,253
Electric Vehicle Charging	25.00 un	865.00 /un	21,625
M4(2) 30%	2,219.00 m ²	14.73	32,686
M4(3) 5% (AH Only)	2,219.00 m ²	7.75	17,197
Water neutrality	25.00 un	2,000.00 /un	50,000
BNG		1.27%	39,820
			741,386

Section 106 Costs

s106 contingency	25.00 un	1,000.00 /un	25,000
CIL	1,374.00 m ²	261.99	359,974
			384,974

PROFESSIONAL FEES

Professional Fees		10.00%	426,683
			426,683

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	228,899
Sales Legal Fee	25.00 un	750.00 /un	18,750
			247,649

MISCELLANEOUS FEES

AH Profit		6.00%	65,059
Market Profit		17.50%	1,142,089
First Homes		12.00%	101,142
			1,308,291

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			271,383

TOTAL COSTS 8,453,396

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
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25 Houses
Chichester District Council - South

PDL
20% Affordable Housing
Value Level 5 @ £4,500/m²
Indexed CIL

APPRAISAL SUMMARY

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25 Houses
Chichester District Council - South

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate	m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	20	1,832.00	4,500.10	412,209	8,244,183	0	8,244,183	
AH - AR	1	84.50	2,046.63	172,940	172,940	0	172,940	
AH - SR	2	169.00	1,412.89	119,389	238,778	0	238,778	
AH - FH	1	84.50	3,150.07	266,181	266,181	0	266,181	
AH - SO	1	84.50	2,925.07	247,168	247,168	0	247,168	
Totals	25	2,254.50			9,169,250	0	9,169,250	

NET REALISATION 9,169,250

OUTLAY

ACQUISITION COSTS

Residualised Price (0.78 Ha @ 1,937,663.82 /Hect)	1,511,378	1,511,378
Stamp Duty	66,569	
Effective Stamp Duty Rate	4.40%	
Agent Fee	22,671	
Legal Fee	11,335	
		100,575

CONSTRUCTION COSTS

Construction	m ²	Build Rate	m ²	Cost
Market Housing	1,832.00	1,413.00	2,588,616	
AH - AR	84.50	1,413.00	119,398	
AH - SR	169.00	1,413.00	238,797	
AH - FH	84.50	1,413.00	119,398	
AH - SO	84.50	1,413.00	119,398	
Totals	2,254.50 m²		3,185,608	
Contingency		5.00%	212,149	
Site Works & Infrastructure	0.78 ha	500,000.00 /ha	390,000	
			3,787,758	

Other Construction

Externals		15.00%	477,841
Carbon Reduction (Market units)		3.50%	90,602
Carbon Reduction (AR/SR Units)		3.50%	8,358
Carbon Reduction (AHO units)		3.50%	12,537
Electric Vehicle Charging	25.00 un	865.00 /un	21,625
M4(2) 30%	2,254.50 m ²	14.73	33,209
M4(3) 5% (AH Only)	2,254.50 m ²	7.75	17,472
Nitrates (nutrient neutrality)	25.00 un	2,000.00 /un	50,000
SPA Mitigation (Chichester only)	25.00 un	652.00 /un	16,300
BNG		0.18%	5,734
			733,678

Section 106 Costs

s106 contingency	25.00 un	1,000.00 /un	25,000
A27 contributions	25.00 un	8,000.00 /un	200,000
CIL	1,832.00 m ²	157.20	287,990
			512,990

PROFESSIONAL FEES

Professional Fees		10.00%	424,299
			424,299

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	262,726
Sales Legal Fee	25.00 un	750.00 /un	18,750
			281,476

MISCELLANEOUS FEES

AH Profit		6.00%	39,533
Market Profit		17.50%	1,442,732
First Homes		12.00%	31,942
			1,514,207

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			302,890

TOTAL COSTS 9,169,250

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
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25 Houses
Chichester District Council - North

PDL
30% Affordable Housing
Value Level 6 @ £4,750/m²
Indexed CIL

**25 Houses
Chichester District Council - North**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate	m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	17	1,557.20	4,749.80	435,082	7,396,389	0	7,396,389	
AH - AR	2	169.00	2,046.63	172,940	345,880	0	345,880	
AH - SR	3	253.50	1,412.89	119,389	358,167	0	358,167	
AH - FH	2	169.00	3,324.86	280,951	561,901	0	561,901	
AH - SO	1	84.50	3,087.37	260,883	260,883	0	260,883	
Totals	25	2,233.20			8,923,220	0	8,923,220	

NET REALISATION 8,923,220

OUTLAY

ACQUISITION COSTS

Residualised Price (0.78 Ha @ 1,938,454.26 /Hect)	1,511,994	1,511,994
Stamp Duty	66,600	
Effective Stamp Duty Rate	4.40%	
Agent Fee	22,680	
Legal Fee	11,340	
		100,620

CONSTRUCTION COSTS

Construction	m ²	Build Rate	m ²	Cost
Market Housing	1,557.20	1,413.00	2,200,324	
AH - AR	169.00	1,413.00	238,797	
AH - SR	253.50	1,413.00	358,195	
AH - FH	169.00	1,413.00	238,797	
AH - SO	84.50	1,413.00	119,398	
Totals	2,233.20 m²		3,155,512	
Contingency		5.00%	210,339	
Site Works & Infrastructure	0.78 ha	500,000.00 /ha	390,000	
				3,755,851

Other Construction

Externals		15.00%	473,327
Carbon Reduction (Market units)		3.50%	77,011
Carbon Reduction (AR/SR Units)		3.50%	12,537
Carbon Reduction (AHO units)		3.50%	20,895
Electric Vehicle Charging	25.00 un	865.00 /un	21,625
M4(2) 30%	2,233.20 m ²	14.73	32,895
M4(3) 5% (AH Only)	2,233.20 m ²	7.75	17,307
Water Neutrality	25.00 un	2,000.00 /un	50,000
BNG		0.18%	5,680
			711,277

Section 106 Costs

s106 contingency	25.00 un	1,000.00 /un	25,000
CIL	1,557.20 m ²	261.99	407,971
			432,971

PROFESSIONAL FEES

Professional Fees		10.00%	420,679
			420,679

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	246,575
Sales Legal Fee	25.00 un	750.00 /un	18,750
			265,325

MISCELLANEOUS FEES

AH Profit		6.00%	57,896
Market Profit		17.50%	1,294,368
First Homes		12.00%	67,428
			1,419,692

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			304,811

TOTAL COSTS 8,923,220

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
----------------	-------

30 Flats Sheltered
Chichester District Council - South

PDL
20% Affordable Housing
Value Level 9 @ £5,500/m²
Indexed CIL

**30 Flats Sheltered
Chichester District Council - South**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate	m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	24	1,608.00	5,500.60	368,540	8,844,965	0	8,844,965	
AH - AR	1	63.00	2,168.38	136,608	136,608	0	136,608	
AH - SR	2	126.00	1,501.24	94,578	189,156	0	189,156	
AH - SO	3	201.00	3,575.39	239,551	718,653	0	718,653	
Totals	30	1,998.00			9,889,382		9,889,382	

NET REALISATION 9,889,382

OUTLAY

ACQUISITION COSTS

Residualised Price (0.32 Ha @ 3,226,945.57 /Hect)	1,032,623	1,032,623
Stamp Duty	42,631	
Effective Stamp Duty Rate	4.13%	
Agent Fee	15,489	
Legal Fee	7,745	
		65,865

CONSTRUCTION COSTS

Construction	m ²	Build Rate	m ²	Cost
Market Housing	2,011.20	1,700.00	3,419,040	
AH - AR	78.80	1,700.00	133,960	
AH - SR	157.60	1,700.00	267,920	
AH - SO	251.40	1,700.00	427,380	
Totals	2,499.00 m²		4,248,300	
Contingency		5.00%	249,913	
Site Works & Infrastructure	0.32 ha	500,000.00 /ha	160,000	
			4,658,213	

Other Construction

Externals		7.50%	318,622
Carbon Reduction (Market units)		3.50%	119,666
Carbon Reduction (AR/SR Units)		3.50%	14,066
Carbon Reduction (AHO units)		3.50%	14,958
Electric Vehicle Charging	30.00 un	1,961.00 /un	58,830
M4(2) 30%	2,499.00 m ²	14.73	36,810
M4(3) 5% (AH Only)	2,499.00 m ²	7.75	19,367
Nitrates (nutrient neutrality)	30.00 un	2,000.00 /un	60,000
SPA Mitigation (Chichester only)	30.00 un	652.00 /un	19,560
BNG		0.18%	7,647
Empty Property Costs	30.00 un	2,000.00 /un	60,000
			729,527

Section 106 Costs

s106 contingency	30.00 un	1,000.00 /un	30,000
A27 contributions	30.00 un	8,000.00 /un	240,000
CIL	2,011.20 m ²	157.20	316,161
			586,161

PROFESSIONAL FEES

Professional Fees		10.00%	499,827
			499,827

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	286,909
Sales Legal Fee	30.00 un	750.00 /un	22,500
			309,409

MISCELLANEOUS FEES

AH Profit		6.00%	62,665
Market Profit		17.50%	1,547,869
			1,610,534

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			397,224

TOTAL COSTS 9,889,382

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
----------------	-------

30 Flats Sheltered
Chichester District Council - North

PDL
30% Affordable Housing
Value Level 10 @ £5,750/m²
Indexed CIL

**30 Flats Sheltered
Chichester District Council - North**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate	m ² Unit Price	Gross Sales
Market Housing	21	1,407.00	5,750.50	385,284	8,090,954
AH - AR	2	126.00	2,168.38	136,608	273,216
AH - SR	3	189.00	1,501.24	94,578	283,734
AH - SO	4	268.00	3,737.83	250,434	1,001,737
Totals	30	1,990.00			9,649,641

NET REALISATION **9,649,641**

OUTLAY

ACQUISITION COSTS

Residualised Price (0.32 Ha @ 3,262,298.61 /Hect)		1,043,936			1,043,936
Stamp Duty				43,197	
Effective Stamp Duty Rate		4.14%			
Agent Fee			1.50%	15,659	
Legal Fee			0.75%	7,830	
					66,685

CONSTRUCTION COSTS

Construction	m ²	Build Rate	m ²	Cost
Market Housing	1,759.80	1,700.00		2,991,660
AH - AR	157.60	1,700.00		267,920
AH - SR	236.40	1,700.00		401,880
AH - SO	335.20	1,700.00		569,840
Totals	2,489.00 m²			4,231,300
Contingency			5.00%	248,957
Site Works & Infrastructure	0.32 ha	500,000.00 /ha		160,000
				4,640,257

Other Construction

Externals			7.50%	317,347
Carbon Reduction (Market units)			3.50%	104,708
Carbon Reduction (AR/SR Units)			3.50%	23,443
Carbon Reduction (AHO units)			3.50%	19,944
Electric Vehicle Charging	30.00 un	1,961.00 /un		58,830
M4(2) 30%	2,489.00 m ²	14.73		36,663
M4(3) 5% (AH Only)	2,489.00 m ²	7.75		19,290
Water Neutrality	30.00 un	2,000.00 /un		60,000
BNG			0.18%	7,616
Empty Property Costs	30.00 un	2,000.00 /un		60,000
				707,842

Section 106 Costs

s106 contingency	30.00 un	1,000.00 /un		30,000
CIL	1,759.80 m ²	261.99		461,050
				491,050

PROFESSIONAL FEES

Professional Fees			10.00%	497,914
				497,914

DISPOSAL FEES

Marketing & Sales Agent Fees			3.00%	272,781
Sales Legal Fee	30.00 un	750.00 /un		22,500
				295,281

MISCELLANEOUS FEES

AH Profit			6.00%	93,521
Market Profit			17.50%	1,415,917
				1,509,438

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				397,238

TOTAL COSTS **9,649,641**

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
----------------	-------

50 Flats
Chichester District Council - South

PDL
20% Affordable Housing
Value Level 6 @ £4,750/m²
Indexed CIL

**50 Flats
Chichester District Council - South**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	40	2,264.00	4,749.80	268,839	10,753,547	0	10,753,547
AH - AR	2	108.80	2,511.18	136,608	273,216	0	273,216
AH - SR	3	163.20	1,738.57	94,578	283,734	0	283,734
AH - FH	3	169.80	3,324.86	188,187	564,561	0	564,561
AH - SO	2	113.20	3,087.37	174,745	349,490	0	349,490
Totals	50	2,819.00			12,224,549		0 12,224,549

NET REALISATION 12,224,549

OUTLAY

ACQUISITION COSTS

Residualised Price (0.54 Ha @ 1,333,500.03 /Hect)		720,090		720,090
Stamp Duty		27,004		
Effective Stamp Duty Rate	3.75%			
Agent Fee	1.50%	10,801		
Legal Fee	0.75%	5,401		
				43,206

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	2,604.00	1,597.00	4,158,588
AH - AR	125.20	1,597.00	199,944
AH - SR	187.80	1,597.00	299,917
AH - FH	195.30	1,597.00	311,894
AH - SO	130.20	1,597.00	207,929
Totals	3,242.50 m²		5,178,272
Contingency		5.00%	316,380
Site Works & Infrastructure	0.54 ha	500,000.00 /ha	270,000
			5,764,653

Other Construction

Externals		10.00%	517,827
Carbon Reduction (Market units)		3.50%	145,551
Carbon Reduction (AR/SR Units)		3.50%	14,276
Carbon Reduction (AHO units)		3.50%	21,413
Electric Vehicle Charging	50.00 un	1,961.00 /un	98,050
M4(2) 30%	3,242.50 m ²	14.73	47,762
M4(3) 5% (AH Only)	3,242.50 m ²	7.75	25,129
Nitrates (nutrient neutrality)	50.00 un	2,000.00 /un	100,000
SPA Mitigation (Chichester only)	50.00 un	652.00 /un	32,600
BNG		0.18%	9,321
			1,011,929

Section 106 Costs

s106 contingency	50.00 un	1,000.00 /un	50,000
A27 contributions	50.00 un	8,000.00 /un	400,000
CIL	2,604.00 m ²	157.20	409,349
			859,349

PROFESSIONAL FEES

Professional Fees		10.00%	632,760
			632,760

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	350,028
Sales Legal Fee	50.00 un	750.00 /un	37,500
			387,528

MISCELLANEOUS FEES

AH Profit		6.00%	54,386
Market Profit		17.50%	1,881,871
First Homes		12.00%	67,747
			2,004,005

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			801,029

TOTAL COSTS 12,224,549

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
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60 Flats Extra Care
Chichester District Council - South

PDL
20% Affordable Housing
Value Level 9 @ £5,500/m²
Indexed CIL

**60 Flats Extra Care
Chichester District Council - South**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	48	3,312.00	5,500.60	379,541	18,217,987
AH - AR	3	196.50	2,085.62	136,608	409,824
AH - SR	4	262.00	1,443.94	94,578	378,312
AH - SO	5	345.00	3,575.39	246,702	1,233,510
Totals	60	4,115.50			20,239,633

NET REALISATION

20,239,633

OUTLAY

ACQUISITION COSTS

Residualised Price (0.65 Ha @ 927,339.03 /Hect)		602,770		602,770
Stamp Duty		21,138		
Effective Stamp Duty Rate	3.51%			
Agent Fee	1.50%	9,042		
Legal Fee	0.75%	4,521		
				34,701

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	4,473.60	1,700.00	7,605,120
AH - AR	265.20	1,700.00	450,840
AH - SR	353.60	1,700.00	601,120
AH - SO	466.00	1,700.00	792,200
Totals	5,558.40 m²		9,449,280
Contingency		5.00%	554,001
Site Works & Infrastructure	0.65 ha	500,000.00 /ha	325,000
			10,328,281

Other Construction

Externals		7.50%	708,696
Carbon Reduction (Market units)		3.50%	266,179
Carbon Reduction (AR/SR Units)		3.50%	43,506
Carbon Reduction (AHO units)		3.50%	27,727
Electric Vehicle Charging	60.00 un	1,961.00 /un	117,660
M4(2) 30%	5,558.40 m ²	14.73	81,875
M4(3) 5% (AH Only)	5,558.40 m ²	7.75	43,078
Nitrates (nutrient neutrality)	60.00 un	2,000.00 /un	120,000
SPA Mitigation (Chichester only)	60.00 un	652.00 /un	39,120
BNG		0.18%	17,009
Empty Property Costs	60.00 un	5,000.00 /un	300,000
			1,764,850

Section 106 Costs

s106 contingency	60.00 un	1,000.00 /un	60,000
A27 contributions	60.00 un	8,000.00 /un	480,000
CIL	4,473.60 m ²	157.20	703,250
			1,243,250

PROFESSIONAL FEES

Professional Fees		10.00%	1,108,001
			1,108,001

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	583,545
Sales Legal Fee	60.00 un	750.00 /un	45,000
			628,545

MISCELLANEOUS FEES

AH Profit		6.00%	121,299
Market Profit		17.50%	3,188,148
			3,309,446

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			1,219,789

TOTAL COSTS

20,239,633

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
----------------	-------

60 Flats Extra Care
Chichester District Council - North

PDL
30% Affordable Housing
Value Level 10 @ £5,750/m²
Indexed CIL

**60 Flats Extra Care
Chichester District Council - North**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	42	2,898.00	5,750.50	396,785	16,664,949
AH - AR	4	262.00	2,085.62	136,608	546,432
AH - SR	6	393.00	1,443.94	94,578	567,468
AH - SO	8	552.00	3,737.83	257,910	2,063,279
Totals	60	4,105.00			19,842,128

NET REALISATION **19,842,128**

OUTLAY

ACQUISITION COSTS

Residualised Price (0.65 Ha @ 882,912.45 /Hect)		573,893		573,893
Stamp Duty		19,695		
Effective Stamp Duty Rate	3.43%			
Agent Fee	1.50%	8,608		
Legal Fee	0.75%	4,304		
				32,607

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	3,914.40	1,700.00	6,654,480
AH - AR	353.60	1,700.00	601,120
AH - SR	530.40	1,700.00	901,680
AH - SO	745.60	1,700.00	1,267,520
Totals	5,544.00 m²		9,424,800
Contingency		5.00%	552,929
Site Works & Infrastructure	0.65 ha	500,000.00 /ha	325,000
			10,302,729

Other Construction

Externals		7.50%	706,860
Carbon Reduction (Market units)		3.50%	232,907
Carbon Reduction (AR/SR Units)		3.50%	65,402
Carbon Reduction (AHO units)		3.50%	44,363
Electric Vehicle Charging	60.00 un	1,961.00 /un	117,660
M4(2) 30%	5,544.00 m ²	14.73	81,663
M4(3) 5% (AH Only)	5,544.00 m ²	7.75	42,966
Water Neutrality	60.00 un	2,000.00 /un	120,000
BNG		0.18%	16,965
Empty Property Costs	60.00 un	5,000.00 /un	300,000
			1,728,786

Section 106 Costs

s106 contingency	60.00 un	1,000.00 /un	60,000
CIL	3,914.40 m ²	261.99	1,025,534
			1,085,534

PROFESSIONAL FEES

Professional Fees		10.00%	1,105,859
			1,105,859

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	561,847
Sales Legal Fee	60.00 un	750.00 /un	45,000
			606,847

MISCELLANEOUS FEES

AH Profit		6.00%	190,631
Market Profit		17.50%	2,916,366
			3,106,997

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			1,298,877

TOTAL COSTS **19,842,128**

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
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100 Mixed (Flats & Houses)
Chichester District Council - South

PDL
20% Affordable Housing
Value Level 5 @ £4,500/m²
Indexed CIL

APPRAISAL SUMMARY**LICENSED COPY****100 Mixed (Flats & Houses)
Chichester District Council - South****Appraisal Summary for Phase 1 All Phases**

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	80	7,128.00	4,500.10	400,959	32,076,713	0	32,076,713
AH - AR	4	269.20	2,274.41	153,068	612,272	0	612,272
AH - SR	7	471.10	1,568.48	105,559	738,913	0	738,913
AH - FH	5	357.00	3,150.07	224,915	1,124,575	0	1,124,575
AH - SO	4	285.60	2,925.07	208,850	835,399	0	835,399
Totals	100	8,510.90			35,387,871		0 35,387,871

NET REALISATION 35,387,871**OUTLAY****ACQUISITION COSTS**

Residualised Price (3.07 Ha @ 1,705,907.00 /Hect)	5,237,134			5,237,134
Stamp Duty	252,857			
Effective Stamp Duty Rate	4.83%			
Agent Fee	78,557			
Legal Fee	39,279			
				370,692

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	7,304.00	1,446.00	10,561,584
AH - AR	288.40	1,446.00	417,026
AH - SR	504.70	1,446.00	729,796
AH - FH	378.00	1,446.00	546,588
AH - SO	302.40	1,446.00	437,270
Totals	8,777.50 m²		12,692,265
Contingency		5.00%	845,800
Site Works & Infrastructure	3.07 ha	500,000.00 /ha	1,535,000
			15,073,065

Other Construction

Externals		15.00%	1,903,840
Carbon Reduction (Market units)		3.50%	369,655
Carbon Reduction (AR/SR Units)		3.50%	29,900
Carbon Reduction (AHO units)		3.50%	44,673
Electric Vehicle Charging	100.00 un	1,205.00 /un	120,500
M4(2) 30%	8,777.50 m ²	14.73	129,293
M4(3) 5% (AH Only)	8,777.50 m ²	7.75	68,026
Nitrates (nutrient neutrality)	100.00 un	2,000.00 /un	200,000
SPA Mitigation (Chichester only)	100.00 un	652.00 /un	65,200
BNG		0.18%	22,846
			2,953,933

Section 106 Costs

s106 contingency	100.00 un	3,000.00 /un	300,000
A27 contributions	100.00 un	8,000.00 /un	800,000
CIL	7,304.00 m ²	157.20	1,148,189
			2,248,189

PROFESSIONAL FEES

Professional Fees		10.00%	1,691,600
			1,691,600

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	1,021,101
Sales Legal Fee	100.00 un	750.00 /un	75,000
			1,096,101

MISCELLANEOUS FEES

AH Profit		6.00%	131,195
Market Profit		17.50%	5,613,425
First Homes		12.00%	134,949
			5,879,569

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			837,588

TOTAL COSTS 35,387,871**PROFIT****0****Performance Measures**

Profit on GDV%	0.00%
----------------	-------

100 Mixed (Flats & Houses)
Chichester District Council - South

Greenfield
30% Affordable Housing
Value Level 5 @ £4,500/m²
Indexed CIL

APPRAISAL SUMMARY**LICENSED COPY****100 Mixed (Flats & Houses)
Chichester District Council - South**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	70	6,237.00	4,500.10	400,959	28,067,124	0	28,067,124
AH - AR	6	403.80	2,274.41	153,068	918,408	0	918,408
AH - SR	11	740.30	1,568.48	105,559	1,161,149	0	1,161,149
AH - FH	8	571.20	3,150.07	224,915	1,799,320	0	1,799,320
AH - SO	5	357.00	2,925.07	208,850	1,044,248	0	1,044,248
Totals	100	8,309.30			32,990,249		0 32,990,249

NET REALISATION 32,990,249**OUTLAY****ACQUISITION COSTS**

Residualised Price (3.72 Ha @ 1,006,389.96 /Hect)		3,743,771		3,743,771
Stamp Duty		178,188		
Effective Stamp Duty Rate	4.76%			
Agent Fee	1.50%	56,157		
Legal Fee	0.75%	28,078		
				262,423

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	6,391.00	1,446.00	9,241,386
AH - AR	432.60	1,446.00	625,540
AH - SR	793.10	1,446.00	1,146,823
AH - FH	604.80	1,446.00	874,541
AH - SO	378.00	1,446.00	546,588
Totals	8,599.50 m²		12,434,877
Contingency		5.00%	853,518
Site Works & Infrastructure	3.72 ha	500,000.00 /ha	1,860,000
			15,148,395

Other Construction

Externals		15.00%	1,865,232
Carbon Reduction (Market units)		3.50%	323,449
Carbon Reduction (AR/SR Units)		3.50%	41,024
Carbon Reduction (AHO units)		3.50%	70,748
Electric Vehicle Charging	100.00 un	1,238.00 /un	123,800
M4(2) 30%	8,599.50 m ²	14.73	126,671
M4(3) 5% (AH Only)	8,599.50 m ²	7.75	66,646
Nitrates (nutrient neutrality)	100.00 un	2,000.00 /un	200,000
SPA Mitigation (Chichester only)	100.00 un	652.00 /un	65,200
BNG		1.27%	157,923
			3,040,692

Section 106 Costs

s106 contingency	100.00 un	3,000.00 /un	300,000
A27 contributions	100.00 un	8,000.00 /un	800,000
CIL	6,391.00 m ²	157.20	1,004,665
			2,104,665

PROFESSIONAL FEES

Professional Fees		10.00%	1,707,037
			1,707,037

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	927,321
Sales Legal Fee	100.00 un	750.00 /un	75,000
			1,002,321

MISCELLANEOUS FEES

AH Profit		6.00%	187,428
Market Profit		17.50%	4,911,747
First Homes		12.00%	215,918
			5,315,093

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			665,847

TOTAL COSTS 32,990,244**PROFIT****0****Performance Measures**

Profit on GDV%	0.00%
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200 Mixed (Flats & Houses)
Chichester District Council - South

Greenfield
30% Affordable Housing
Value Level 5 @ £4,500/m²
Indexed CIL

APPRAISAL SUMMARY

LICENSED COPY

200 Mixed (Flats & Houses) Chichester District Council - South

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	140	12,474.00	4,500.10	400,959	56,134,247	0	56,134,247
AH - AR	13	874.90	2,274.41	153,068	1,989,884	0	1,989,884
AH - SR	21	1,413.30	1,568.48	105,559	2,216,739	0	2,216,739
AH - FH	15	1,071.00	3,150.07	224,915	3,373,725	0	3,373,725
AH - SO	11	785.40	2,925.07	208,850	2,297,346	0	2,297,346
Totals	200	16,618.60			66,011,941		0 66,011,941

NET REALISATION

66,011,941

OUTLAY

ACQUISITION COSTS

Residualised Price (7.44 Ha @ 990,765.92 /Hect)	7,371,298	7,371,298
Stamp Duty	359,565	
Effective Stamp Duty Rate	4.88%	
Agent Fee	110,569	
Legal Fee	55,285	
		525,419

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	12,782.00	1,446.00	18,482,772
AH - AR	937.30	1,446.00	1,355,336
AH - SR	1,514.10	1,446.00	2,189,389
AH - FH	1,134.00	1,446.00	1,639,764
AH - SO	831.60	1,446.00	1,202,494
Totals	17,199.00 m²		24,869,754
Contingency		5.00%	1,707,037
Site Works & Infrastructure	7.44 ha	500,000.00 /ha	3,720,000
			30,296,791

Other Construction

Externals		15.00%	3,730,463
Carbon Reduction (Market units)		3.50%	646,897
Carbon Reduction (AR/SR Units)		3.50%	89,524
Carbon Reduction (AHO units)		3.50%	134,020
Electric Vehicle Charging	200.00 un	1,238.00 /un	247,600
M4(2) 30%	17,199.00 m ²	14.73	253,341
M4(3) 5% (AH Only)	17,199.00 m ²	7.75	133,292
Nitrates (nutrient neutrality)	200.00 un	2,000.00 /un	400,000
SPA Mitigation (Chichester only)	200.00 un	652.00 /un	130,400
BNG		1.27%	315,846
			6,081,384

Section 106 Costs

s106 contingency	200.00 un	3,000.00 /un	600,000
A27 contributions	200.00 un	8,000.00 /un	1,600,000
CIL	12,782.00 m ²	157.20	2,009,330
			4,209,330

PROFESSIONAL FEES

Professional Fees		10.00%	3,414,074
			3,414,074

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	1,854,160
Sales Legal Fee	200.00 un	750.00 /un	150,000
			2,004,160

MISCELLANEOUS FEES

AH Profit		6.00%	390,238
Market Profit		17.50%	9,823,493
First Homes		12.00%	404,847
			10,618,578

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			1,490,907

TOTAL COSTS

66,011,941

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
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200 Mixed (Flats & Houses)
Chichester District Council - North

Greenfield
40% Affordable Housing
Value Level 6 @ £4,750/m²
Indexed CIL

APPRAISAL SUMMARY**LICENSED COPY****200 Mixed (Flats & Houses)
Chichester District Council - North****Appraisal Summary for Phase 1 All Phases**

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	120	10,692.00	4,749.80	423,207	50,784,862	0	50,784,862
AH - AR	18	1,211.40	2,274.41	153,068	2,755,224	0	2,755,224
AH - SR	28	1,884.40	1,568.48	105,559	2,955,652	0	2,955,652
AH - FH	20	1,428.00	3,324.86	237,395	4,747,900	0	4,747,900
AH - SO	14	999.60	3,087.37	220,438	3,086,135	0	3,086,135
Totals	200	16,215.40			64,329,773		0 64,329,773

NET REALISATION**64,329,773****OUTLAY****ACQUISITION COSTS**

Residualised Price (7.44 Ha @ 1,058,523.36 /Hect)		7,875,414		7,875,414
Stamp Duty			384,771	
Effective Stamp Duty Rate	4.89%			
Agent Fee	1.50%	118,131		
Legal Fee	0.75%	59,066		
				561,967

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	10,956.00	1,446.00	15,842,376
AH - AR	1,297.80	1,446.00	1,876,619
AH - SR	2,018.80	1,446.00	2,919,185
AH - FH	1,512.00	1,446.00	2,186,352
AH - SO	1,058.40	1,446.00	1,530,446
Totals	16,843.00 m²		24,354,978
Contingency		5.00%	1,676,139
Site Works & Infrastructure	7.44 ha	500,000.00 /ha	3,720,000
			29,751,117

Other Construction

Externals		15.00%	3,653,247
Carbon Reduction (Market units)		3.50%	554,483
Carbon Reduction (AR/SR Units)		3.50%	119,247
Carbon Reduction (AHO units)		3.50%	178,694
Electric Vehicle Charging	200.00 un	1,271.00 /un	254,200
M4(2) 30%	16,843.00 m ²	14.73	248,097
M4(3) 5% (AH Only)	16,843.00 m ²	7.75	130,533
Water Neutrality	200.00 un	2,000.00 /un	400,000
BNG		1.27%	309,308
			5,847,810

Section 106 Costs

s106 contingency	200.00 un	3,000.00 /un	600,000
CIL	10,956.00 m ²	261.99	2,870,362
			3,470,362

PROFESSIONAL FEES

Professional Fees		10.00%	3,352,279
			3,352,279

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	1,758,567
Sales Legal Fee	200.00 un	750.00 /un	150,000
			1,908,567

MISCELLANEOUS FEES

AH Profit		6.00%	527,821
Market Profit		17.50%	8,887,351
First Homes		12.00%	569,748
			9,984,919

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			1,577,337

TOTAL COSTS**64,329,773****PROFIT****0****Performance Measures**

Profit on GDV%	0.00%
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