

Appendix 1

Sales Research

House Price Summary Table

Asking prices for new homes and second hand homes in various settlements across the plan area.
Each figure represents a house for sale of that type.

New homes asking prices
[Second hand asking prices](#)

Location	1 bed flat	2 bed flat	2 bed house	3 bed house	3 b townhouse	4b townhouse	4 bed house	5 bed house
Winchester town	£180,000	£235,000	£290,000	£325,000	£430,000	£499,000		
	£166,000	£249,000	£275,000	£350,000	£445,000	£535,000		
	£215,000	£270,000	£325,000					
	£180,000	£275,000						
	£199,000	£295,000						
		£299,000						
		£340,000						
		£370,000						
		£350,000						
Alresford	£165,000	£225,000	£258,000	£280,000		£340,000	£465,000	
							£650,000	
Bishops Waltham	£140,000	£240,000	£205,000				£550,000	
		£250,000						
		£265,000						
		£188,000						
Botley		£182,000	£190,000					
Cheriton				£550,000			£995,000	£995,000
				£390,000			£950,000	£1,100,000
							£925,000	£1,050,000
							£825,000	
Wickham		£220,000	£227,000				£695,000	
							£675,000	
							£645,000	
							£625,000	
Hambledon	£175,000	£230,000	£275,000	£340,000			£500,000	
	£180,000	£235,000	£280,000				£540,000	
			£290,000				£575,000	
			£330,000					
Kingsworthy	£135,000	£168,000	£395,000	£285,000		£430,000	£495,000	
			£325,000	£375,000			£495,000	
			£265,000	£325,000			£475,000	
			£300,000	£350,000			£495,000	
			£275,000	£325,000				
			£275,000	£350,000				
			£265,000					
			£255,000					
			£265,000					
			£250,000					
Sutton Scotney			£275,000			£350,000		
Swanmore				£315,000	£465,000		£499,000	£595,000
				£280,000			£480,000	£599,000
Waltham Chase			£200,000	£335,000			£375,000	£425,000
			£215,000				£385,000	
							£400,000	
							£450,000	
							£395,000	
Denmead	£139,000		£210,000	£269,000		£360,000		
Waterlooville			£197,000	£235,000		£270,000		
			£198,000	£248,000				
Whiteley		£164,000	£180,000	£222,000	£250,000		£275,000	£410,000
		£164,000	£186,000		£260,000		£270,000	
		£175,000	£190,000				£268,000	
		£180,000					£265,000	
		£140,000						
	£127,000	£153,000						
		£150,000	£170,000	£245,000		£340,000		

Source: Rightmove and Adams Integra primary research

Appendix 1

New Build Sales Research

Address	Description	Price	Size (m2)	Price per m2	Less 20%	Less 10%	Plus 10%	Developer/ Agent	Incentives
Winchester									
Flats									
Jewry Street, Winchester	2 bed apartment	£369,995	77.0	£4,805	£3,844	£4,325	£5,286	Charters	
	2 bed apartment	£339,995	64.0	£5,312	£4,250	£4,781	£5,844		
The Limes, Northbrook Avenue, Winchester, SO23 0LU	2 bed flat (from)	£350,000	80.0	£4,375	£3,500	£3,938	£4,813	Savills	
Kirtling Place, Chilbolton Avenue, Winchester	2 bed apartment (Guide Price)	£299,500						Jackson-Stops & Staff	
Highcroft, Romsey Road, Winchester, SO22	2 bed apartment	£294,999						Barratt Homes	
	2 bed apartment	£294,999							
	2 bed apartment	£294,999							
	1 bed apartment	£179,995							
	1 bed apartment	£166,000							
Farley Reach, Chilbolton Avenue, Winchester, SO22	2 bed apartment	£275,000	60.3	£4,561	£3,648	£4,104	£5,017	Linden Homes	
	2 bed apartment	£275,000	60.3	£4,561	£3,648	£4,104	£5,017		
	2 bed apartment	£270,000							
	1 bed apartment	£215,000	49.3	£4,358	£3,487	£3,922	£4,794		
Winchester, Hampshire	2 bed apartment	£234,950	62.0	£3,790	£3,032	£3,411	£4,168	Charters	
	1 bed apartment	£179,950	40.0	£4,499	£3,599	£4,049	£4,949		
	1 bed apartment	£174,950	40.0	£4,374	£3,499	£3,936	£4,811		
	Studio flat	£139,950	31.0	£4,515	£3,612	£4,063	£4,966		
26 Ashbourne Court, Winton Close, Winchester, Hampshire, SO22 6AB	2 bed flat	£249,995						David Wilson Homes	
Winchester, Hampshire	1 bed flat (Guide Price)	£199,950						Goadsby	
Average		£252,907	56.4	£4,515	£3,612	£4,063	£4,966		
Houses									
Kerrfield Mews, Winchester, SO22	5 bed detached (Guide Price)	£845,000	200.0	£4,225	£3,380	£3,803	£4,648	Jackson-Stops & Staff	
Highcroft, Romsey Road, Winchester, SO22	4 bed mid terrace	£534,999						Barratt Homes	
Farley Reach, Chilbolton Avenue, Winchester, SO22	3 bed town house	£445,000						Linden Homes	
	4 bed town house (3 storey)	£499,000							
	3 bed town house	£430,000							
Winchester, Hampshire	3 bed semi detached	£324,950	79.0	£4,113	£3,291	£3,702	£4,525	Charters	
	2 bed semi detached	£275,000	66.0	£4,167	£3,333	£3,750	£4,583		
Westley Close, Winchester, Hampshire	2 bed semi detached	£289,950						Charters	
Winchester, Hampshire	2 bed end terrace	£325,000	70.8	£4,590	£3,672	£4,131	£5,049	Penyards Country Properties	EcoHome
	3 bed terrace	£350,000	92.3	£3,792	£3,034	£3,413	£4,171		
Ashwood Place, Ashwood Court, Winchester, SO22	2 bed semi detached	£275,000						Bargate Homes	
Average		£417,627	101.6	£4,177	£3,342	£3,760	£4,595		

Abbots Worthy									
Houses									
Park Lane, Abbots Worthy, Winchester, Hampshire, SO21	3 bed detached	£495,000	141.0	£3,511	£2,809	£3,160	£3,862	Carta Jonas	
Bishops Waltham									
Houses									
Hazel Grove, Bishops Waltham, SO32	4 bed detached	£550,000						Bishops	
	2 bed semi detached	£264,995							Incentives Offered
	2 bed semi detached	£249,995							
	2 bed semi detached	£239,950							
Average		£326,235							
Botley									
Houses									
Boorley Green, Botley	4 bed chalet	£550,000						Whitehorn & Guard Estate Agents	
Cheriton									
Houses									
Freemans Yard, Cheriton	3 bed semi detached	£550,000						Keats	
	4 bed detached	£995,000							
	4 bed semi detached	£950,000							
	4 bed semi detached	£925,000							
	4 bed detached	£895,000							
	4 bed semi detached	£825,000							
	5 bed detached	£1,100,000							
	5 bed semi detached	£1,050,000							
	5 bed detached	£995,000							
Average		£920,556							
Compton									
Flats									
Compton, Winchester, Hampshire	2 bedroom maisonette	£299,950	135.0	£2,222	£1,777	£2,000	£2,444	Charters	
	2 bed apartment	£299,950	83.0	£3,614	£2,891	£3,252	£3,975		
Average		£299,950	109.0	£2,918	£2,334	£2,626	£3,210		
Hambledon									
Flats									
The Old Brewery, West Street, Hambledon, PO7	2 bed flat	£234,950	59.0	£3,980	£3,184	£3,582	£4,378	Bargate Homes	
	2 bed flat	£229,950	61.4	£3,744	£2,995	£3,370	£4,118		
	1 bed flat	£179,950							
	1 bed flat	£174,950	44.2	£3,962	£3,169	£3,566	£4,358		
Average		£204,950	54.9	£3,895	£3,116	£3,506	£4,285		
Houses									
The Old Brewery, West Street, Hambledon, PO7	4 bed detached	£574,950						Bargate Homes	
	4 bed detached	£499,950	124.8	£4,008	£3,206	£3,607	£4,408		
	4 bed detached	£499,950	124.8	£4,008	£3,206	£3,607	£4,408		
	4 bed detached	£539,950							
	4 bed detached	\$539,950							
	3 bed semi detached	£374,950							
	3 bed terrace	£339,950							
	2 bed semi detached	£329,950							
	2 bed mews	£289,950	67.6	£4,286	£3,429	£3,858	£4,715	Pearsons	
	2 bed terrace	£279,950	61.1	£4,579	£3,663	£4,121	£5,037	Bargate Homes	

	2 bed mid terrace	£274,950							
Average		£400,450	94.6	£4,220	£3,376	£3,798	£4,642		
Kilmeston									
Houses									
Kilmeston Road, Kilmeston, Alresford, Hampshire, SO24	3 bed detached	£645,000						Carta Jonas	
Kings Worthy									
Houses									
Springvale Road, Headbourne Worthy, Winchester, Hampshire, SO23	3 bed detached (Guide Price)	£495,000	154.0	£3,214	£2,571	£2,893	£3,536	Carta Jonas	
	2 bed semi detached (Guide Price)	£395,000	98.0	£4,031	£3,224	£3,628	£4,434		
	2 bed semi detached (Guide Price)	£325,000	107.0	£3,037	£2,430	£2,734	£3,341		
Haydn Close, Kings Worthy, Winchester, Hampshire	4 bed detached	£495,000	122.0	£4,058	£3,246	£3,652	£4,463	Pearsons	
	3 bed semi detached (Guide Price)	£285,000	72.6	£3,928	£3,142	£3,535	£4,321		
	2 bed semi detached (Guide Price)	£265,000	67.0	£3,957	£3,166	£3,562	£4,353		
Kings Worthy, Hampshire	4 bed detached	£495,000	134.0	£3,694	£2,955	£3,325	£4,063	Charters	EcoHome
	4 bed detached	£475,000	134.0	£3,545	£2,836	£3,190	£3,899		
	3 bed detached	£375,000	105.0	£3,571	£2,857	£3,214	£3,929		
	3 bed semi detached	£325,000	103.0	£3,155	£2,524	£2,840	£3,471		
	2 bed semi detached	£300,000							
	2 bed end terrace	£275,000	81.0	£3,395	£2,716	£3,056	£3,735		
	2 bed end terrace	£275,000	81.0	£3,395	£2,716	£3,056	£3,735		
	2 bed semi detached	£265,000	80.0	£3,313	£2,650	£2,981	£3,644		
	2 bed terrace	£255,000	81.0	£3,148	£2,519	£2,833	£3,463		
Kings Worthy, Hampshire	2 bed semi detached (Guide Price)	£265,000	79.0	£3,354	£2,684	£3,019	£3,690	Jackson-Stops & Staff	
Kings Worthy, Winchester, Hampshire	2 bed bungalow	£330,000	74.0	£4,459	£3,568	£4,014	£4,905	Charters	
Kings Worthy, Hampshire	3 bed semi detached (Guide Price)	£350,000						Goadsby	
	2 bed semi detached	£250,000							
	3 bed detached (Guide Price)	£325,000							
Headbourne Worthy , Winchester, Hampshire, SO23	2 bed semi detached	£395,000						Winkworth	
	2 bed split level	£325,000							
	4 bed detached split level	£625,000							
	4 bed detached split level	£495,000							
Princess Court, Kingsworthy, Hampshire	3 x 3 bed detached	£359,000	120.0	£2,992	£2,393	£2,693	£3,291	Goadsby/ Charters	
	3 bed detached	£350,000	120.0	£2,917	£2,333	£2,625	£3,208		
Average		£360,346	98.3	£3,578	£2,863	£3,221	£3,936		
Knowle									
Flats									
Knowle Village, Boundary Walk, Knowle, Fareham, PO17	2 bed apartment	£66,000*						a2Dominion	*Shared Ownership Scheme
	2 bed apartment	£65,600*							
	2 bed apartment	£65,200*							

	2 bed apartment	£64,400*							
	2 bed apartment	£64,000*							
	2 bed apartment	£63,600*							
Houses									
Boundary Walk, Knowle Village	4 bed town house (3 storey)	£217,500*						Chapplins/a2Dominion	Shared Ownership Scheme
	4 bed town house (3 storey)	£217,500*							
	4 bed town house (3 storey)	£217,500*							
	3 bed town house (3 storey)	£204,950*							
	3 bed town house (3 storey)	£199,995*							
	3 bed terrace	£199,950*							
	3 bed terrace	£199,950*							
	3 bed town house (3 storey)	£199,950*							
	3 bed town house (3 storey)	£199,950*							
	3 bed terrace	£199,950*							
	3 bed terrace	£194,950*							
	3 bed terrace	£189,950*							
Sutton Scotney									
Houses									
Sutton Scotney, Winchester, Hampshire	4 bed semi detached	£349,950						Pearsons	
Stockbridge Road, Sutton Scotney, Winchester, Hampshire	2 bed semi detached (Guide Price)	£275,000						Smiths Gore	
Average		£312,475	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
Swanmore									
Houses									
Swanmore Road, Swanmore	5 bed detached	£595,000						Harringtons	
Cedarwood, Lower Chase Road, Swanmore	4 bed detached	£499,950	120.8	£4,140	£3,312	£3,726	£4,554	Harringtons	
	3 bed detached	£464,950	105.9	£4,389	£3,511	£3,950	£4,827		
	2 bed bungalow	£345,000							
	2 bed bungalow	£339,950							
Swanmore, Hampshire	3 bed semi detached	£315,000						Weller Patrick Estate Agents	
Average		£426,642	113.4	£4,264	£3,411	£3,838	£4,690		
Waltham Chase									
Houses									
Bull Lane, Waltham Chase, Southampton	4 bed detached	£450,000	109.3	£4,119	£3,295	£3,707	£4,530	Connells	
	4 bed detached	£400,000						Weller Patrick Estate Agents	
	4 bed link detached	£385,000	111.5	£3,454	£2,763	£3,109	£3,800	Harringtons	
	4 bed detached	£375,000						Richmonds	
	2 bed end terrace	£215,000						Weller Patrick Estate Agents	
	2 bed terrace	£199,945						Connells	
Average		£337,491	110.4	£3,786	£3,029	£3,408	£4,165		
West Meon									
Houses									
Stones Meadow, West Meon	2 bed detached	£275,000						Harringtons	

Whiteley									
Flats									
Bluebell Way, Whiteley, Fareham, PO15	2 bed flat	£163,950	67.6	£2,424	£1,939	£2,182	£2,667	Bellway Homes	Part Exchange, Express Mover & Armed Forces Discount
	2 bed flat	£163,950	67.6	£2,425	£1,940	£2,183	£2,668		
	2 bed flat (from)	£174,950	60.9	£2,871	£2,297	£2,584	£3,158		
	2 bed flat (from)	£179,950							
Wildberry Way, Shetland Rise, Whiteley, Fareham, PO15	2 bed apartment (from)	£152,995						Taylor Wimpey	
	2 bed apartment	£139,950						Fox & Sons	
Average		£162,624	65.4	£2,573	£2,059	£2,316	£2,831		
Houses									
Bluebell Way, Whiteley, Fareham, PO15	5 bed detached (3 storey) (from)	£410,000						Bellway Homes	
	4 bed detached (from)	£274,950	105.5	£2,607	£2,086	£2,347	£2,868		
	4 bed detached (from)	£269,950	107.2	£2,518	£2,015	£2,267	£2,770		
	4 bed detached (from)	£267,950	107.2	£2,500	£2,000	£2,250	£2,750		
	4 bed semi detached (from)	£264,950	109.5	£2,420	£1,936	£2,178	£2,662		
	3 bed detached (from)	£259,950							
	3 bed detached (from)	£249,950	77.5	£3,225	£2,580	£2,903	£3,548		Part Exchange, Express Mover & Armed Forces Discount
	3 bed end terrace (from)	£221,950	78.5	£2,827	£2,262	£2,544	£3,110		
	2 bed terrace (from)	£189,950	70.4	£2,697	£2,157	£2,427	£2,966		
	2 bed mid terrace (from)	£185,950	75.2	£2,473	£1,979	£2,226	£2,721		
	2 bed coach house (from)	£179,950							
Average		£252,318	91.4	£2,658	£2,127	£2,393	£2,924		
Wickham									
Houses									
Wickham Heights, Wickham Road, Wickham PO17	4 bed detached chalet house	£845,000	418.1	£2,021	£1,617	£1,819	£2,223	Knightsgate	
	4 bed detached	£695,000							
	4 bed detached	£675,000							
	4 bed detached	£645,000							
	4 bed detached	£625,000							
Star Mews, Wickham	2 bed semi detached	£227,500						Taylor Garnier	
Average		£618,750	418.1	£2,021	£1,617	£1,819	£2,223		

		Price	Size (m2)	Price per m2	Less 20%	Less 10%	Plus 10%
Overall Averages		£384,292	94.56	£3,631	£2,905	£3,268	£3,994
Overall Minimum		£139,950	31.00	£2,021	£1,617	£1,819	£2,223
Overall Maximum		£1,100,000	418.06	£5,312	£4,250	£4,781	£5,844

Source: www.rightmove.co.uk

Resales Research

Settlement Areas

Winchester City

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£435,000	£895,000
Semi-Detached		-	£309,990	£450,000	-
Terraced		£336,799	£385,990	£524,992	-
Flats	£187,960	£266,677			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£187,960	£169,950	£179,950	£179,950	£189,950	£220,000
2-Bed Flats	£266,677	£199,950	£217,500	£250,000	£295,000	£350,000
2-Bed Houses	£336,799	£279,000	£299,995	£365,000	£365,000	£375,000
3-Bed Houses	£347,990	£270,000	£298,738	£327,475	£365,000	£575,000
4-Bed Houses	£504,369	£410,000	£446,250	£497,475	£505,000	£725,000
5-Bed Houses	£895,000	£895,000	£895,000	£895,000	£895,000	£895,000

Old Alresford

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£465,000	-
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	£465,000	£465,000	£465,000	£465,000	£465,000	£465,000
5-Bed Houses	-	-	-	-	-	-

New Alresford

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£654,999	-
Semi-Detached		-	£280,000	£336,225	-
Terraced		£257,500	-	£344,817	-
Flats	£165,000	£225,000			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
2-Bed Flats	£225,000	£225,000	£225,000	£225,000	£225,000	£225,000
2-Bed Houses	£257,500	£250,000	£253,750	£257,500	£261,250	£265,000
3-Bed Houses	£280,000	£275,000	£277,500	£280,000	£282,500	£285,000
4-Bed Houses	£480,766	£299,500	£339,950	£375,000	£499,995	£890,000
5-Bed Houses	-	-	-	-	-	-

Bishops Waltham

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	£307,475	£523,999	£385,000
Semi-Detached		£206,650	£277,473	£322,475	-
Terraced		£179,950	£261,618	-	-
Flats	£131,133	£184,655			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£131,133	£113,500	£126,725	£139,950	£139,950	£139,950
2-Bed Flats	£184,655	£159,950	£178,450	£184,950	£187,500	£219,500
2-Bed Houses	£195,970	£179,950	£179,950	£205,000	£205,000	£209,950
3-Bed Houses	£271,903	£200,000	£233,984	£287,473	£299,000	£325,000
4-Bed Houses	£466,421	£315,000	£352,473	£395,000	£600,000	£650,000
5-Bed Houses	£385,000	£385,000	£385,000	£385,000	£385,000	£385,000

Boarhunt

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	-	-
Semi-Detached		-	£350,000	-	-
Terraced		-	-	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£350,000	£350,000	£350,000	£350,000	£350,000	£350,000
4-Bed Houses	-	-	-	-	-	-
5-Bed Houses	-	-	-	-	-	-

Botley

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£528,300	£700,000
Semi-Detached		-	-	-	-
Terraced		£179,950	£219,950	-	-
Flats	-	£180,475			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	£180,475	£175,950	£178,213	£180,475	£182,738	£185,000
2-Bed Houses	£179,950	£159,950	£169,950	£179,950	£189,950	£199,950
3-Bed Houses	£219,950	£219,950	£219,950	£219,950	£219,950	£219,950
4-Bed Houses	£528,300	£399,950	£479,950	£559,950	£592,475	£625,000
5-Bed Houses	£700,000	£700,000	£700,000	£700,000	£700,000	£700,000

Cheriton

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	£372,250	-	-
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£372,250	£329,500	£350,875	£372,250	£393,625	£415,000
4-Bed Houses	-	-	-	-	-	-
5-Bed Houses	-	-	-	-	-	-

Colden Common

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		£190,000	-	£379,150	£514,975
Semi-Detached		-	£257,000	-	-
Terraced		£190,000	£230,000	-	-
Flats	£145,950	£150,000			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£145,950	£134,950	£140,450	£145,950	£151,450	£156,950
2-Bed Flats	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000
2-Bed Houses	£190,000	£190,000	£190,000	£190,000	£190,000	£190,000
3-Bed Houses	£248,000	£230,000	£234,500	£239,000	£257,000	£275,000
4-Bed Houses	£379,150	£299,950	£326,250	£377,500	£402,500	£499,950
5-Bed Houses	£514,975	£479,950	£497,463	£514,975	£532,488	£550,000

Compton

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	-	-
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	-	£183,860			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	£183,860	£179,995	£182,211	£183,973	£185,621	£187,500
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	-	-	-	-	-	-
5-Bed Houses	-	-	-	-	-	-

Corhampton

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	-	-
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	-	£275,000			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	£275,000	£275,000	£275,000	£275,000	£275,000	£275,000
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	-	-	-	-	-	-
5-Bed Houses	-	-	-	-	-	-

Curdrige

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£562,475	-
Semi-Detached		-	-	-	£1,150,000
Terraced		-	-	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	£562,475	£525,000	£543,738	£562,475	£581,213	£599,950
5-Bed Houses	£1,150,000	£1,150,000	£1,150,000	£1,150,000	£1,150,000	£1,150,000

Denmead

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		£219,995	£259,748	£527,475	£600,000
Semi-Detached		£197,495	£269,950	£329,950	-
Terraced		£190,632	-	-	-
Flats	£139,950	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£139,950	£139,950	£139,950	£139,950	£139,950	£139,950
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	£197,813	£171,950	£187,495	£197,495	£211,211	£219,995
3-Bed Houses	£263,148	£249,995	£259,748	£269,500	£269,725	£269,950
4-Bed Houses	£461,633	£289,950	£309,950	£329,950	£547,475	£765,000
5-Bed Houses	£600,000	£500,000	£550,000	£600,000	£650,000	£700,000

Droxford

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£995,000	-
Semi-Detached		-	-	-	-
Terraced		-	£229,950	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£229,950	£229,950	£229,950	£229,950	£229,950	£229,950
4-Bed Houses	£995,000	£995,000	£995,000	£995,000	£995,000	£995,000
5-Bed Houses	-	-	-	-	-	-

Itchen Abbas

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	-	-
Semi-Detached		-	£375,000	-	-
Terraced		-	-	-	-
Flats	£142,500	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£142,500	£142,500	£142,500	£142,500	£142,500	£142,500
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£375,000	£375,000	£375,000	£375,000	£375,000	£375,000
4-Bed Houses	-	-	-	-	-	-
5-Bed Houses	-	-	-	-	-	-

Kings Worthy

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£430,000	-
Semi-Detached		£239,950	£312,500	-	-
Terraced		-	£387,500	-	-
Flats	£135,000	£168,000			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£135,000	£135,000	£135,000	£135,000	£135,000	£135,000
2-Bed Flats	£168,000	£168,000	£168,000	£168,000	£168,000	£168,000
2-Bed Houses	£239,950	£239,950	£239,950	£239,950	£239,950	£239,950
3-Bed Houses	£350,000	£295,000	£321,250	£357,500	£386,250	£390,000
4-Bed Houses	£430,000	£430,000	£430,000	£430,000	£430,000	£430,000
5-Bed Houses	-	-	-	-	-	-

Knowle

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£352,000	£406,633
Semi-Detached		-	-	-	-
Terraced		-	£239,995	-	-
Flats	£120,967	£145,000			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£120,967	£119,950	£119,950	£119,950	£121,475	£123,000
2-Bed Flats	£145,000	£140,000	£140,000	£140,000	£147,500	£155,000
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£239,995	£239,995	£239,995	£239,995	£239,995	£239,995
4-Bed Houses	£352,000	£330,000	£346,500	£363,000	£363,000	£363,000
5-Bed Houses	£406,633	£309,950	£317,450	£324,950	£454,975	£585,000

Littleton

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£640,000	-
Semi-Detached		£292,500	-	-	-
Terraced		-	-	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	£292,500	£290,000	£291,250	£292,500	£293,750	£295,000
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	£640,000	£640,000	£640,000	£640,000	£640,000	£640,000
5-Bed Houses	-	-	-	-	-	-

Otterbourne

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£495,000	£565,000
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	-	£249,950			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	£249,950	£249,950	£249,950	£249,950	£249,950	£249,950
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	£495,000	£440,000	£467,500	£495,000	£522,500	£550,000
5-Bed Houses	£565,000	£565,000	£565,000	£565,000	£565,000	£565,000

Shawford

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	-	-
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	-	£291,667			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	£291,667	£250,000	£280,000	£310,000	£312,500	£315,000
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	-	-	-	-	-	-
5-Bed Houses	-	-	-	-	-	-

Sutton Scotney

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£425,000	-
Semi-Detached		-	-	£340,000	-
Terraced		-	£249,950	£299,950	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£249,950	£249,950	£249,950	£249,950	£249,950	£249,950
4-Bed Houses	£354,983	£299,950	£319,975	£340,000	£382,500	£425,000
5-Bed Houses	-	-	-	-	-	-

Swanmore

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£440,983	£599,950
Semi-Detached		-	-	-	-
Terraced		-	£279,950	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£279,950	£279,950	£279,950	£279,950	£279,950	£279,950
4-Bed Houses	£440,983	£358,000	£411,500	£465,000	£482,475	£499,950
5-Bed Houses	£599,950	£599,950	£599,950	£599,950	£599,950	£599,950

Twyford

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		£279,975	-	-	-
Semi-Detached		£275,000	-	-	-
Terraced		-	£279,500	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	£278,317	£275,000	£277,475	£279,950	£279,975	£280,000
3-Bed Houses	£279,500	£279,500	£279,500	£279,500	£279,500	£279,500
4-Bed Houses	-	-	-	-	-	-
5-Bed Houses	-	-	-	-	-	-

Waltham Chase

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	£335,000	£395,000	£425,000
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	-	-			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	-	-	-	-	-	-
2-Bed Flats	-	-	-	-	-	-
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	£335,000	£335,000	£335,000	£335,000	£335,000	£335,000
4-Bed Houses	£395,000	£395,000	£395,000	£395,000	£395,000	£395,000
5-Bed Houses	£425,000	£425,000	£425,000	£425,000	£425,000	£425,000

Whiteley

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	£235,808	£329,983	£509,158
Semi-Detached		-	£228,300	-	-
Terraced		£163,470	£231,725	£235,000	-
Flats	£127,500	£154,483			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£127,500	£127,500	£127,500	£127,500	£127,500	£127,500
2-Bed Flats	£154,483	£135,000	£139,950	£145,000	£149,950	£199,950
2-Bed Houses	£163,470	£149,950	£155,000	£169,950	£169,950	£172,500
3-Bed Houses	£232,819	£199,950	£225,000	£235,000	£245,950	£249,950
4-Bed Houses	£306,238	£235,000	£268,713	£302,475	£340,000	£385,000
5-Bed Houses	£509,158	£440,000	£477,500	£507,475	£544,988	£575,000

Wickham

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£449,000	-
Semi-Detached		-	-	-	-
Terraced		-	-	-	-
Flats	£130,000	£212,475			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£130,000	£130,000	£130,000	£130,000	£130,000	£130,000
2-Bed Flats	£212,475	£199,950	£206,213	£212,475	£218,738	£225,000
2-Bed Houses	-	-	-	-	-	-
3-Bed Houses	-	-	-	-	-	-
4-Bed Houses	£449,000	£449,000	£449,000	£449,000	£449,000	£449,000
5-Bed Houses	-	-	-	-	-	-

Average Asking Prices Analysis								
Rank	Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	5 Bed House	All Properties
1	Curdridge	-	-	-	-	£562,475	£1,150,000	£758,317
2	Droxford	-	-	-	£229,950	£995,000	-	£612,475
3	Old Alresford	-	-	-	-	£465,000	-	£465,000
4	Otterbourne	-	£249,950	-	-	£495,000	£565,000	£451,238
5	Swanmore	-	-	-	£279,950	£440,983	£599,950	£440,570
6	Littleton	-	-	£292,500	-	£640,000	-	£408,333
7	New Alresford	£165,000	£225,000	£257,500	£280,000	£480,766	-	£386,126
8	Waltham Chase	-	-	-	£335,000	£395,000	£425,000	£385,000
9	Botley	-	£180,475	£179,950	£219,950	£528,300	£700,000	£373,241
10	Cheriton	-	-	-	£372,250	-	-	£372,250
11	Boarhunt	-	-	-	£350,000	-	-	£350,000
12	Winchester	£187,960	£266,677	£336,799	£347,990	£504,369	£895,000	£345,249
13	Sutton Scotney	-	-	-	£249,950	£354,983	-	£328,725
14	Denmead	£139,950	-	£197,813	£263,148	£461,633	£600,000	£313,412
15	Colden Common	£145,950	£150,000	£190,000	£248,000	£379,150	£514,975	£304,422
16	Shawford	-	£291,667	-	-	-	-	£291,667
17	Kings Worthy	£135,000	£168,000	£239,950	£350,000	£430,000	-	£278,661
18	Twyford	-	-	£278,317	£279,500	-	-	£278,613
19	Corhampton	-	£275,000	-	-	-	-	£275,000
20	Bishops Waltham	£131,133	£184,655	£195,970	£271,903	£466,421	£385,000	£264,544
21	Itchen Abbas	£142,500	-	-	£375,000	-	-	£258,750
22	Knowle	£120,967	£145,000	-	£239,995	£352,000	£406,633	£254,907
23	Whiteley	£127,500	£154,483	£163,470	£232,819	£306,238	£509,158	£253,730
24	Wickham	£130,000	£212,475	-	-	£449,000	-	£250,988
25	Compton	-	£183,860	-	-	-	-	£183,860
-	Overall	£148,148	£207,454	£228,318	£285,632	£458,124	£567,845	£315,713

Average Asking Price Analysis		
1 Bed Flat	-	£148,148
2 Bed Flat	-	£207,454
2 Bed House	Terraced	£222,761
	Semi-Detached	£234,988
	Detached	£242,486
3 Bed House	Terraced	£286,696
	Semi-Detached	£288,618
	Detached	£279,138
4 Bed House	Terraced	£429,032
	Semi-Detached	£348,193
	Detached	£484,697
5 Bed House	Terraced	-
	Semi-Detached	-
	Detached	£567,845

Settlement Groups

Winchester	South Hampshire	Market Towns
Winchester	Bishops Waltham	New Alresford
Cheriton	Boarhunt	Old Alresford
Colden Common	Botley	
Compton	Corhampton	
Itchen Abbas	Curdridge	
Kings Worthy	Denmead	
Littleton	Droxford	
Otterbourne	Knowle	
Shawford	Swanmore	
Sutton Scotney	Waltham Chase	
Twyford	Whiteley	
	Wickham	

Winchester

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		£249,983	£372,250	£432,908	£622,488
Semi-Detached		£274,988	£306,395	£395,000	-
Terraced		£312,333	£346,440	£492,843	-
Flats	£164,420	£245,443			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£164,420	£134,950	£136,875	£163,450	£179,950	£220,000
2-Bed Flats	£245,443	£150,000	£193,725	£249,950	£292,475	£350,000
2-Bed Houses	£286,453	£190,000	£275,000	£280,000	£299,995	£375,000
3-Bed Houses	£330,584	£230,000	£276,125	£327,225	£375,000	£575,000
4-Bed Houses	£449,276	£299,950	£380,000	£435,000	£499,950	£725,000
5-Bed Houses	£622,488	£479,950	£532,488	£557,500	£647,500	£895,000

South Hampshire

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		£219,995	£262,209	£483,029	£554,988
Semi-Detached		£202,988	£265,685	£324,967	-
Terraced		£176,077	£249,356	£235,000	-
Flats	£128,194	£175,623			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£128,194	£113,500	£119,950	£127,500	£139,950	£139,950
2-Bed Flats	£175,623	£135,000	£146,875	£178,450	£191,250	£275,000
2-Bed Houses	£185,470	£149,950	£170,950	£179,950	£202,498	£219,995
3-Bed Houses	£256,876	£199,950	£230,200	£247,475	£283,734	£350,000
4-Bed Houses	£457,236	£235,000	£329,988	£395,000	£552,488	£995,000
5-Bed Houses	£554,988	£309,950	£440,000	£529,950	£599,950	£1,150,000

Market Towns

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Detached		-	-	£616,999	-
Semi-Detached		-	£280,000	£336,225	-
Terraced		£257,500	-	£344,817	-
Flats	£165,000	£225,000			

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flat	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
2-Bed Flats	£225,000	£225,000	£225,000	£225,000	£225,000	£225,000
2-Bed Houses	£257,500	£250,000	£253,750	£257,500	£261,250	£265,000
3-Bed Houses	£280,000	£275,000	£277,500	£280,000	£282,500	£285,000
4-Bed Houses	£479,190	£299,500	£344,950	£380,000	£491,246	£890,000
5-Bed Houses	-	-	-	-	-	-

Average Asking Prices Analysis								
Rank	Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	5 Bed House	All Properties
1	Market Towns	£165,000	£225,000	£257,500	£280,000	£479,190	-	£391,056
2	Winchester	£164,420	£245,443	£286,453	£330,584	£449,276	£622,488	£324,848
3	South Hampshire	£128,194	£175,623	£185,470	£256,876	£457,236	£554,988	£300,491
-	Overall	£148,148	£207,454	£228,318	£285,632	£458,124	£567,845	£315,713

Source: www.rightmove.co.uk

Appendix 2

Testing housing numbers at zero affordable housing
and zero infrastructure payment

Appendix 2

Zero Affordable Contribution
£0 Infrastructure CostLand value
% GDV
Value per hectare

	Density	dph	1 b flat 50	2 b flat 65	1 b house 55	2 b house 72	3 b house 88	4 b house 110	5 b house 167	Total Dwellings	ha	acre	sq ft	sq ft/acre	Value Points				
															1	2	3	4	5
3	Rural	25				1		1	1	3	0.12	0.30	349	12674	£15,671 2.1% £130,592	£74,368 8.9% £619,735	£322,927 26.7% £2,691,062	£494,013 33.6% £4,116,771	£592,624 36.6% £4,938,531
	Suburban	30				1	1	1		3	0.10	0.25	270	11766	£30,321 4.9% £303,210	£78,536 11.4% £785,364	£269,357 27.6% £2,693,567	£381,196 33.4% £3,811,956	£458,466 36.6% £4,584,662
	Urban	40				2	1			3	0.08	0.19	232	13480	£26,143 4.8% £348,575	£68,070 11.3% £907,595	£223,041 27.0% £2,973,881	£289,705 31.2% £3,862,739	£352,742 34.5% £4,703,225
7	Rural	25				2	2	2	1	7	0.28	0.69	707	11004	£64,498 4.0% £230,351	£184,613 10.4% £659,332	£668,591 26.6% £2,387,824	£979,535 32.9% £3,498,340	£1,176,687 35.9% £4,202,454
	Suburban	35			1	3	3			7	0.20	0.49	535	11657	£73,563 5.8% £367,816	£170,389 12.1% £851,944	£481,133 25.5% £2,405,667	£653,145 30.4% £3,265,727	£795,055 33.7% £3,975,276
	Urban	50		2		3	2			7	0.14	0.35	522	16249	£45,365 3.8% £324,037	£137,711 10.3% £983,652	£454,448 25.0% £3,246,058	£615,159 29.7% £4,393,994	£752,107 33.0% £5,372,193
20	Rural	30				5	7	6	2	20	0.67	1.65	1970	12878	£185,493 4.1% £278,240	£497,837 10.0% £746,756	£1,816,307 25.8% £2,724,460	£2,636,759 31.7% £3,955,138	£3,168,616 34.6% £4,752,924
	Suburban	40			3	6	8	3		20	0.50	1.24	1631	14215	£200,075 5.2% £400,150	£469,893 11.1% £939,785	£1,445,121 25.0% £2,890,243	£2,029,334 30.3% £4,058,668	£2,456,799 33.4% £4,913,598
	Urban	60	2	6		6	6			20	0.33	0.82	1450	18957	£121,609 3.6% £364,827	£359,241 9.6% £1,077,723	£1,160,027 23.2% £3,480,082	£1,619,736 28.3% £4,859,208	£1,984,949 31.5% £5,954,846
50	Rural	30				10	10	25	5	50	1.67	4.12	5185	13557	£293,064 2.5% £175,839	£1,083,888 8.4% £650,333	£4,560,808 24.6% £2,736,485	£6,837,729 30.7% £4,102,637	£8,206,958 33.5% £4,924,175
	Suburban	40			6	18	18	8		50	1.25	3.09	4090	14259	£394,049 4.1% £315,239	£1,041,678 9.8% £833,343	£3,453,984 23.8% £2,763,187	£4,857,059 28.9% £3,885,647	£5,890,289 31.9% £4,712,231
	Urban	60	6	10	4	12	18			50	0.83	2.06	3618	18920	£312,662 3.7% £375,195	£890,361 9.4% £1,068,434	£2,748,821 22.1% £3,298,585	£3,881,128 27.1% £4,657,353	£4,761,127 30.3% £5,713,352
100	Rural	30				20	30	40	10	100	3.33	8.23	10150	13270	£274,557 1.2% £82,367	£1,723,146 6.8% £516,944	£7,898,792 21.7% £2,369,638	£11,854,621 27.4% £3,556,386	£14,319,188 30.1% £4,295,756
	Suburban	40		12	6	30	35	17		100	2.50	6.18	8220	14329	£347,650 1.8% £139,060	£1,549,597 7.3% £619,839	£6,088,840 20.9% £2,435,536	£8,727,008 25.8% £3,490,803	£10,650,280 28.7% £4,260,112
	Urban	60	6	30		35	29			100	1.67	4.12	7322	19145	£173,246 1.0% £103,948	£1,238,659 6.6% £743,195	£4,941,201 19.5% £2,964,721	£6,981,726 24.1% £4,189,035	£8,628,375 27.1% £5,177,025

Appendix 3

Testing at 30%, 35% and 40% affordable housing

(Tables look separately at social rent/intermediate and affordable rent/intermediate. Affordable rent at 80% market rent)

Appendix 3

30% Affordable Contribution
Private/Affordable Rent and Intermediate.
 Affordable rent at 80% market rent
Infrastructure Cost £5,000 per unit

Land value
 % GDV
 Value per hectare

	Density	dph	Private/ Affordable	1 b flat 50/45	2 b flat 65/57	1 b house 55/52	2 b house 72/67	3 b house 88/82	4 b house 110/95	5 b house 167	Total Dwellings	ha	acre	sq ft	sq ft/acre	Value Points				
																1	2	3	4	5
7	Rural	25	Private				1	1	2	1						£0	£48,567	£438,168	£694,976	£849,125
			Affordable Rent				1	1			7	0.28	0.69	696	10832	0.0%	3.1%	20.4%	27.3%	30.6%
			Intermediate													£0	£173,452	£1,564,885	£2,482,058	£3,032,591
	Suburban	35	Private				2	3								£0	£52,773	£315,238	£445,591	£551,481
			Affordable Rent				1	1			7	0.20	0.49	557	12137	0.0%	4.1%	18.6%	23.6%	26.9%
			Intermediate													£0	£263,866	£1,576,189	£2,227,953	£2,757,407
	Urban	50	Private		2		2	1								£0	£0	£221,536	£334,044	£428,967
			Affordable Rent				1	1			7	0.14	0.35	511	15906	0.0%	0.0%	15.2%	20.4%	24.1%
			Intermediate													£0	£0	£1,582,402	£2,386,028	£3,064,053
20	Rural	30	Private				3	5	4	2						£0	£118,296	£1,068,098	£1,677,850	£2,064,133
			Affordable Rent				2	1	1		20	0.67	1.65	1918	12538	0.0%	2.7%	18.4%	24.8%	28.0%
			Intermediate					1	1							£0	£177,444	£1,602,147	£2,516,775	£3,096,200
	Suburban	40	Private				3	9	2							£0	£161,086	£943,170	£1,374,147	£1,702,966
			Affordable Rent				3				20	0.50	1.24	1688	14712	0.0%	4.1%	18.3%	23.6%	26.9%
			Intermediate					2	1							£0	£322,172	£1,886,341	£2,748,294	£3,405,933
	Urban	60	Private	2	3		6	3								£0	£14,885	£560,194	£866,666	£1,114,079
			Affordable Rent		3						20	0.33	0.82	1408	18408	0.0%	0.5%	13.9%	19.2%	22.8%
			Intermediate					3								£0	£44,656	£1,680,581	£2,599,998	£3,342,236
50	Rural	30	Private				5	5	20	5						£0	£176,041	£2,770,704	£4,539,933	£5,558,394
			Affordable Rent				5	3			50	1.67	4.12	5055	13217	0.0%	1.6%	17.9%	24.8%	27.8%
			Intermediate					2	5							£0	£105,625	£1,662,423	£2,723,960	£3,335,036
	Suburban	40	Private				12	18	5							£0	£247,505	£2,103,413	£3,100,335	£3,867,719
			Affordable Rent				6	2			50	1.25	3.09	4177	14562	0.0%	2.6%	16.7%	21.8%	25.0%
			Intermediate					4	3							£0	£198,004	£1,682,730	£2,480,268	£3,094,175
	Urban	60	Private	6	6	4	6	13								£0	£86,514	£1,298,436	£2,095,359	£2,697,820
			Affordable Rent		4		2				50	0.83	2.06	3526	18439	0.0%	1.1%	12.9%	18.5%	21.9%
			Intermediate				4	5								£0	£103,816	£1,558,124	£2,514,430	£3,237,384
100	Rural	30	Private				10	15	35	10						£0	£56,283	£4,735,570	£7,880,312	£9,730,160
			Affordable Rent				10	5			100	3.33	8.23	9935	12989	0.0%	0.3%	15.5%	21.9%	24.8%
			Intermediate					10	5							£0	£16,885	£1,420,671	£2,364,094	£2,919,048
	Suburban	40	Private		6		20	31	13							£0	£75,809	£3,502,110	£5,423,106	£6,840,944
			Affordable Rent		6		9				100	2.50	6.18	8200	14294	0.0%	0.4%	14.1%	19.3%	22.3%
			Intermediate				1	10	4							£0	£30,324	£1,400,844	£2,169,243	£2,736,377
	Urban	60	Private	6	20		25	19								£0	£0	£2,285,997	£3,700,419	£4,837,649
			Affordable Rent		10		5				100	1.67	4.12	7132	18648	0.0%	0.0%	11.1%	16.1%	19.3%
			Intermediate				5	10								£0	£0	£1,371,598	£2,220,252	£2,902,589

30% Affordable Contribution
Private/Social Rent and Intermediate
Infrastructure Cost £5,000 per unit

Land value
% GDV
Value per hectare

	Density	dph	Private/ Affordable	1 b flat 50/45	2 b flat 65/57	1 b house 55/52	2 b house 72/67	3 b house 88/82	4 b house 110/95	5 b house 167	Total Dwellings	ha	acre	sq ft	sq ft/acre	Value Points				
																1	2	3	4	5
7	Rural	25	Private				1	1	2	1	7	0.28	0.69	696	10832	£0	£7,521	£398,353	£655,572	£809,721
			Social Rent				1	1								0.0%	0.5%	19.0%	26.3%	29.7%
			Intermediate													£0	£26,860	£1,422,691	£2,341,330	£2,891,862
	Suburban	35	Private				2	3			7	0.20	0.49	557	12137	£0	£11,727	£275,423	£405,776	£512,077
			Social Rent				1	1								0.0%	0.9%	16.8%	22.1%	25.6%
			Intermediate													£0	£58,637	£1,377,117	£2,028,881	£2,560,387
	Urban	50	Private		2		2	1			7	0.14	0.35	511	15906	£0	£0	£180,901	£294,230	£389,153
			Social Rent				1	1								0.0%	0.0%	12.9%	18.6%	22.6%
			Intermediate													£0	£0	£1,292,149	£2,101,640	£2,779,665
20	Rural	30	Private				3	5	4	2	20	0.67	1.65	1918	12538	£0	£43,025	£995,838	£1,605,590	£1,991,873
			Social Rent				2	1	1							0.0%	1.0%	17.5%	24.1%	27.4%
			Intermediate					1	1							£0	£64,538	£1,493,757	£2,408,385	£2,987,809
	Suburban	40	Private				3	9	2		20	0.50	1.24	1688	14712	£0	£116,377	£900,250	£1,331,226	£1,660,046
			Social Rent				3									0.0%	3.0%	17.7%	23.1%	26.4%
			Intermediate					2	1							£0	£232,754	£1,800,499	£2,662,453	£3,320,091
	Urban	60	Private	2	3		6	3			20	0.33	0.82	1408	18408	£0	£0	£524,666	£831,138	£1,078,551
			Social Rent		3											0.0%	0.0%	13.2%	18.7%	22.3%
			Intermediate					3								£0	£0	£1,573,998	£2,493,415	£3,235,653
50	Rural	30	Private				5	5	20	5	50	1.67	4.12	5055	13217	£0	£34,554	£2,633,169	£4,402,398	£5,420,858
			Social Rent				5	3								0.0%	0.3%	17.2%	24.3%	27.4%
			Intermediate					2	5							£0	£20,732	£1,579,901	£2,641,439	£3,252,515
	Suburban	40	Private				12	18	5		50	1.25	3.09	4177	14562	£0	£121,345	£1,974,951	£2,971,873	£3,739,257
			Social Rent				6	2								0.0%	1.3%	15.9%	21.2%	24.5%
			Intermediate					4	3							£0	£97,076	£1,579,961	£2,377,499	£2,991,406
	Urban	60	Private	6	6	4	6	13			50	0.83	2.06	3526	18439	£0	£10,227	£1,225,201	£2,022,124	£2,624,585
			Social Rent		4		2									0.0%	0.1%	12.3%	18.0%	21.5%
			Intermediate				4	5								£0	£12,273	£1,470,242	£2,426,548	£3,149,502
100	Rural	30	Private				10	15	35	10	100	3.33	8.23	9935	12989	£0	£0	£4,502,297	£9,496,887	£8,608,785
			Social Rent				10	5								0.0%	0.0%	14.9%	24.4%	22.1%
			Intermediate					10	5							£0	£0	£1,350,689	£2,849,066	£2,582,635
	Suburban	40	Private		6		20	31	13		100	2.50	6.18	8200	14294	£0	£0	£3,323,981	£5,244,977	£6,662,814
			Social Rent		6		9									0.0%	0.0%	13.6%	18.8%	21.9%
			Intermediate				1	10	4							£0	£0	£1,329,592	£2,097,991	£2,665,126
	Urban	60	Private	6	20		25	19			100	1.67	4.12	7132	18648	£0	£0	£2,116,655	£3,531,077	£4,668,307
			Social Rent		10		5									0.0%	0.0%	10.4%	15.5%	18.9%
			Intermediate				5	10								£0	£0	£1,269,993	£2,118,646	£2,800,984

35% Affordable Contribution
Private/Affordable Rent and Intermediate
Affordable rent at 80% market rent
Infrastructure Cost £5,000 per unit

Land value
% GDV
Value per hectare

	Density	dph	Private/ Affordable	1 b flat 50/45	2 b flat 65/57	1 b house 55/52	2 b house 72/67	3 b house 88/82	4 b house 110/95	5 b house 167	Total Dwellings	ha	acre	sq ft	sq ft/acre	Value Points				
																1	2	3	4	5
7	Rural	25	Private				1	1	2	1	7	0.28	0.69	696	10832	£0	£48,567	£438,168	£694,976	£849,125
			Affordable Rent				1	1								0.0%	3.1%	20.4%	27.3%	30.6%
			Intermediate													£0	£173,452	£1,564,885	£2,482,058	£3,032,591
	Suburban	35	Private				2	3			7	0.20	0.49	557	12137	£0	£52,773	£315,238	£445,591	£551,481
			Affordable Rent				1	1								0.0%	4.1%	18.6%	23.6%	26.9%
			Intermediate													£0	£263,866	£1,576,189	£2,227,953	£2,757,407
	Urban	50	Private		2		2	1			7	0.14	0.35	511	15906	£0	£0	£221,536	£334,044	£428,967
			Affordable Rent				1	1								0.0%	0.0%	15.2%	20.4%	24.1%
			Intermediate													£0	£0	£1,582,402	£2,386,028	£3,064,053
20	Rural	30	Private				3	4	4	2	20	0.67	1.65	1912	12498	£0	£66,239	£963,852	£1,544,872	£1,907,531
			Affordable Rent				2	2								0.0%	1.6%	17.2%	23.7%	26.9%
			Intermediate					1	2							£0	£99,359	£1,445,778	£2,317,308	£2,861,297
	Suburban	40	Private				3	9	2		20	0.50	1.24	1688	14712	£0	£161,086	£943,170	£1,374,147	£1,702,966
			Affordable Rent				3									0.0%	4.1%	18.3%	23.6%	26.9%
			Intermediate					2	1							£0	£322,172	£1,886,341	£2,748,294	£3,405,933
	Urban	60	Private	2	3		5	3			20	0.33	0.82	1403	18342	£0	£0	£477,181	£759,580	£989,115
			Affordable Rent		3		1									0.0%	0.0%	12.4%	17.6%	21.2%
			Intermediate					3								£0	£0	£1,431,543	£2,278,739	£2,967,344
50	Rural	30	Private				2	5	20	5	50	1.67	4.12	5040	13178	£0	£47,880	£2,516,732	£4,230,576	£5,197,345
			Affordable Rent				8	3								0.0%	0.4%	16.8%	23.8%	26.9%
			Intermediate					2	5							£0	£28,728	£1,510,039	£2,538,346	£3,118,407
	Suburban	40	Private				9	18	5		50	1.25	3.09	4162	14510	£0	£125,220	£1,849,441	£2,790,978	£3,506,670
			Affordable Rent				9	2								0.0%	1.3%	15.3%	20.5%	23.7%
			Intermediate					4	3							£0	£100,176	£1,479,552	£2,232,782	£2,805,336
	Urban	60	Private	6	4	4	5	13			50	0.83	2.06	3505	18329	£0	£0	£1,072,594	£1,478,969	£2,363,055
			Affordable Rent		6		5									0.0%	0.0%	11.2%	13.7%	20.2%
			Intermediate				2	5								£0	£0	£1,287,113	£1,774,763	£2,835,665
100	Rural	30	Private				5	15	35	10	100	3.33	8.23	9910	12956	£0	£0	£4,344,923	£7,404,287	£9,174,450
			Affordable Rent				15	5								0.0%	0.0%	14.6%	21.1%	24.0%
			Intermediate					10	5							£0	£0	£1,303,477	£2,221,286	£2,752,335
	Suburban	40	Private		6		15	31	13		100	2.50	6.18	8175	14250	£0	£0	£3,111,464	£4,947,082	£6,285,234
			Affordable Rent		6		14									0.0%	0.0%	13.0%	18.2%	21.3%
			Intermediate				1	10	4							£0	£0	£1,244,585	£1,978,833	£2,514,093
	Urban	60	Private	6	20	20	19				100	1.67	4.12	7107	18583	£0	£0	£1,895,350	£3,224,395	£4,281,939
			Affordable Rent		10	10										0.0%	0.0%	9.6%	14.6%	17.9%
			Intermediate			5	10									£0	£0	£1,137,210	£1,934,637	£2,569,163

35% Affordable Contribution
Private/Social Rent and Intermediate
Infrastructure Cost £5,000 per unit

Land value
% GDV
Value per hectare

	Density	dph	Private/ Affordable	1 b flat 50/45	2 b flat 65/57	1 b house 55/52	2 b house 72/67	3 b house 88/82	4 b house 110/95	5 b house 167	Total Dwellings	ha	acre	sq ft	sq ft/acre	Value Points				
																1	2	3	4	5
7	Rural	25	Private				1	1	2	1	7	0.28	0.69	696	10832	£0	£7,521	£398,353	£655,572	£809,721
			Affordable Rent				1	1								0.0%	0.5%	19.0%	26.3%	29.7%
			Intermediate													£0	£26,860	£1,422,691	£2,341,330	£2,891,862
	Suburban	35	Private				2	3			7	0.20	0.49	557	12137	£0	£11,727	£275,423	£405,776	£512,077
			Affordable Rent				1	1								0.0%	0.9%	16.8%	22.1%	25.6%
			Intermediate													£0	£58,637	£1,377,117	£2,028,881	£2,560,387
	Urban	50	Private		2		2	1			7	0.14	0.35	511	15906	£0	£0	£180,901	£294,230	£389,153
			Affordable Rent				1	1								0.0%	0.0%	12.9%	18.6%	22.6%
			Intermediate													£0	£0	£1,292,149	£2,101,640	£2,779,665
20	Rural	30	Private				3	4	4	2	20	0.67	1.65	1912	12498	£0	£0	£887,796	£1,468,816	£1,831,475
			Affordable Rent				2	2								0.0%	0.0%	16.1%	22.9%	26.2%
			Intermediate					1	2							£0	£0	£1,331,694	£2,203,224	£2,747,213
	Suburban	40	Private				3	9	2		20	0.50	1.24	1688	14712	£0	£116,377	£900,250	£1,331,226	£1,660,046
			Affordable Rent				3									0.0%	3.0%	17.7%	23.1%	26.4%
			Intermediate					2	1							£0	£232,754	£1,800,499	£2,662,453	£3,320,091
	Urban	60	Private	2	3		5	3			20	0.33	0.82	1403	18342	£0	£0	£426,827	£709,745	£939,280
			Affordable Rent		3		1									0.0%	0.0%	11.3%	16.7%	20.4%
			Intermediate					3								£0	£0	£1,280,482	£2,129,235	£2,817,840
50	Rural	30	Private				2	5	20	5	50	1.67	4.12	5040	13178	£0	£0	£2,337,829	£4,051,673	£5,018,441
			Affordable Rent				8	3								0.0%	0.0%	15.9%	23.1%	26.3%
			Intermediate					2	5							£0	£0	£1,402,697	£2,431,004	£3,011,065
	Suburban	40	Private				9	18	5		50	1.25	3.09	4162	14510	£0	£0	£1,679,611	£2,621,149	£3,336,840
			Affordable Rent				9	2								0.0%	0.0%	14.2%	19.6%	22.9%
			Intermediate					4	3							£0	£0	£1,343,689	£2,096,919	£2,669,472
	Urban	60	Private	6	4	4	5	13			50	0.83	2.06	3505	18329	£0	£0	£935,163	£1,670,547	£2,225,624
			Affordable Rent		6		5									0.0%	0.0%	9.9%	15.8%	19.4%
			Intermediate				2	5								£0	£0	£1,122,196	£2,004,657	£2,670,748
100	Rural	30	Private				5	15	35	10	100	3.33	8.23	9910	12956	£0	£0	£4,047,880	£7,107,244	£8,877,406
			Affordable Rent				15	5								0.0%	0.0%	13.8%	20.5%	23.5%
			Intermediate					10	5							£0	£0	£1,214,364	£2,132,173	£2,663,222
	Suburban	40	Private		6		15	31	13		100	2.50	6.18	8175	14250	£0	£0	£2,869,564	£4,705,182	£6,043,334
			Affordable Rent		6		14									0.0%	0.0%	12.2%	17.5%	20.7%
			Intermediate				1	10	4							£0	£0	£1,147,826	£1,882,073	£2,417,334
	Urban	60	Private	6	20	20	19				100	1.67	4.12	7107	18583	£0	£0	£1,662,238	£2,991,282	£4,048,826
			Affordable Rent		10	10										0.0%	0.0%	8.6%	13.8%	17.2%
			Intermediate			5	10									£0	£0	£997,343	£1,794,769	£2,429,296

40% Affordable Contribution
Private/Affordable Rent and Intermediate
Affordable rent at 80% market rent
Infrastructure Cost £5,000 per unit

Land value
% GDV
Value per hectare

	Density	dph	Private/ Affordable	1 b flat 50/45	2 b flat 65/57	1 b house 55/52	2 b house 72/67	3 b house 88/82	4 b house 110/95	5 b house 167	Total Dwellings	ha	acre	sq ft	sq ft/acre	Value Points				
																1	2	3	4	5
7	Rural	25	Private					1	2	1	7	0.28	0.69	691	10755	£0	£1,793	£346,004	£583,915	£719,540
			Affordable Rent				2	1								0.0%	0.1%	17.4%	24.8%	28.1%
			Intermediate													£0	£6,404	£1,235,729	£2,085,412	£2,569,786
	Suburban	35	Private				1	3			7	0.20	0.49	552	12028	£0	£6,000	£227,674	£333,373	£426,291
			Affordable Rent				2	1								0.0%	0.5%	14.9%	19.7%	23.2%
			Intermediate													£0	£29,998	£1,138,368	£1,666,863	£2,131,454
	Urban	50	Private				2	2			7	0.14	0.35	501	15595	£0	£0	£193,205	£289,573	£376,475
			Affordable Rent		2		1									0.0%	0.0%	13.9%	18.8%	22.5%
			Intermediate													£0	£0	£1,380,036	£2,068,381	£2,689,108
20	Rural	30	Private				1	5	4	2	20	0.67	1.65	1908	12472	£0	£39,185	£902,764	£1,474,207	£1,824,735
			Affordable Rent				4									0.0%	0.9%	16.4%	23.0%	26.3%
			Intermediate					2	2							£0	£58,778	£1,354,145	£2,211,310	£2,737,102
	Suburban	40	Private				3	6	3		20	0.50	1.24	1640	14294	£0	£36,260	£743,527	£1,145,772	£1,435,005
			Affordable Rent				4									0.0%	1.0%	15.7%	21.4%	24.7%
			Intermediate				2	2								£0	£72,520	£1,487,054	£2,291,544	£2,870,010
	Urban	60	Private		3		4	5			20	0.33	0.82	1400	18303	£0	£0	£521,324	£808,642	£1,045,200
			Affordable Rent	2	2											0.0%	0.0%	13.2%	18.4%	22.0%
			Intermediate		1		2	1								£0	£0	£1,563,972	£2,425,925	£3,135,600
50	Rural	30	Private				2	3	20	5	50	1.67	4.12	5028	13147	£0	£0	£2,320,796	£3,979,256	£4,900,485
			Affordable Rent				8	2								0.0%	0.0%	15.9%	23.0%	26.1%
			Intermediate					5	5							£0	£0	£1,392,477	£2,387,553	£2,940,291
	Suburban	40	Private				9	15	6		50	1.25	3.09	4159	14500	£0	£31,914	£1,682,944	£2,596,789	£3,274,327
			Affordable Rent				9	1								0.0%	0.4%	14.3%	19.5%	22.8%
			Intermediate					8	2							£0	£25,531	£1,346,355	£2,077,431	£2,619,461
	Urban	60	Private		4	4	9	13			50	0.83	2.06	3495	18277	£0	£0	£1,182,699	£1,881,160	£2,440,544
			Affordable Rent	6	2											0.0%	0.0%	12.1%	17.3%	20.7%
			Intermediate		4		3	5								£0	£0	£1,419,239	£2,257,392	£2,928,653
100	Rural	30	Private				5	10	35	10	100	3.33	8.23	9880	12917	£0	£0	£3,881,291	£6,812,588	£8,477,451
			Affordable Rent				15	5								0.0%	0.0%	13.5%	20.1%	23.0%
			Intermediate					15	5							£0	£0	£1,164,387	£2,043,776	£2,543,235
	Suburban	40	Private		2		14	31	13		100	2.50	6.18	8138	14186	£0	£0	£2,817,123	£4,555,980	£5,822,415
			Affordable Rent		10		10									0.0%	0.0%	12.1%	17.3%	20.3%
			Intermediate				6	10	4							£0	£0	£1,126,849	£1,822,392	£2,328,966
	Urban	60	Private		16		25	19			100	1.67	4.12	7070	18486	£0	£0	£1,808,247	£3,040,531	£4,062,216
			Affordable Rent	6	14		6									0.0%	0.0%	9.3%	14.1%	17.3%
			Intermediate				4	10								£0	£0	£1,084,948	£1,824,318	£2,437,330

40% Affordable Contribution
Private/Social Rent and Intermediate
Infrastructure Cost £5,000 per unit

Land value
% GDV
Value per hectare

	Density	dph	Private/ Affordable	1 b flat 50/45	2 b flat 65/57	1 b house 55/52	2 b house 72/67	3 b house 88/82	4 b house 110/95	5 b house 167	Total Dwellings	ha	acre	sq ft	sq ft/acre	Value Points				
																1	2	3	4	5
7	Rural	25	Private					1	2	1						£0	£0	£291,211	£529,687	£665,312
			Affordable Rent				2	1			7	0.28	0.69	691	10755	0.0%	0.0%	15.2%	23.2%	26.7%
			Intermediate													£0	£0	£1,040,039	£1,891,739	£2,376,113
	Suburban	35	Private				1	3								£0	£0	£173,485	£278,579	£371,497
			Affordable Rent				2	1			7	0.20	0.49	552	12028	0.0%	0.0%	11.9%	17.2%	21.1%
			Intermediate													£0	£0	£867,427	£1,392,897	£1,857,487
	Urban	50	Private				2	2								£0	£0	£188,199	£284,668	£371,570
			Affordable Rent		2		1				7	0.14	0.35	501	15595	0.0%	0.0%	13.6%	18.5%	22.3%
			Intermediate													£0	£0	£1,344,279	£2,033,346	£2,654,073
20	Rural	30	Private				1	5	4	2						£0	£0	£845,536	£1,416,979	£1,767,507
			Affordable Rent				4				20	0.67	1.65	1908	12472	0.0%	0.0%	15.6%	22.4%	25.7%
			Intermediate					2	2							£0	£0	£1,268,304	£2,125,469	£2,651,261
	Suburban	40	Private				3	6	3							£0	£0	£686,299	£1,088,544	£1,377,777
			Affordable Rent				4				20	0.50	1.24	1640	14294	0.0%	0.0%	14.8%	20.6%	24.1%
			Intermediate				2	2								£0	£0	£1,372,599	£2,177,088	£2,755,555
	Urban	60	Private		3		4	5								£0	£0	£480,368	£767,686	£1,004,245
			Affordable Rent	2	2						20	0.33	0.82	1400	18303	0.0%	0.0%	12.4%	17.7%	21.4%
			Intermediate		1		2	1								£0	£0	£1,441,105	£2,303,059	£3,012,734
50	Rural	30	Private				2	3	20	5						£0	£0	£2,164,756	£3,823,215	£4,744,445
			Affordable Rent				8	2			50	1.67	4.12	5028	13147	0.0%	0.0%	15.0%	22.4%	25.5%
			Intermediate					5	5							£0	£0	£1,298,853	£2,293,929	£2,846,667
	Suburban	40	Private				9	15	6							£0	£0	£1,535,977	£2,449,823	£3,127,360
			Affordable Rent				9	1			50	1.25	3.09	4159	14500	0.0%	0.0%	13.3%	18.7%	22.1%
			Intermediate					8	2							£0	£0	£1,228,782	£1,959,858	£2,501,888
	Urban	60	Private		4	4	9	13								£0	£0	£1,109,934	£1,808,395	£2,367,779
			Affordable Rent	6	2						50	0.83	2.06	3495	18277	0.0%	0.0%	11.5%	16.8%	20.3%
			Intermediate		4		3	5								£0	£0	£1,331,921	£2,170,074	£2,841,335
100	Rural	30	Private				5	10	35	10						£0	£0	£3,584,247	£6,515,545	£8,180,408
			Affordable Rent				15	5			100	3.33	8.23	9880	12917	0.0%	0.0%	12.7%	19.5%	22.5%
			Intermediate					15	5							£0	£0	£1,075,274	£1,954,663	£2,454,122
	Suburban	40	Private		2		14	31	13							£0	£0	£2,584,011	£4,322,868	£5,589,302
			Affordable Rent		10		10				100	2.50	6.18	8138	14186	0.0%	0.0%	11.2%	16.6%	19.8%
			Intermediate				6	10	4							£0	£0	£1,033,604	£1,729,147	£2,235,721
	Urban	60	Private		16		25	19								£0	£0	£1,537,735	£2,770,018	£3,791,703
			Affordable Rent	6	14		6				100	1.67	4.12	7070	18486	0.0%	0.0%	8.1%	13.1%	16.5%
			Intermediate				4	10								£0	£0	£922,641	£1,662,011	£2,275,022

Appendix 4

Testing at 30%, 35% and 40% affordable housing -
affordable rent at 70% market rent

Appendix 4

30% Affordable Contribution
Private/Affordable Rent and Intermediate
Affordable rent 70% market rent
Infrastructure Cost £5,000 per unit

Land value
 % GDV
 Value per hectare

	Density	dph	Private/ Affordable	1 b flat	2 b flat	1 b house	2 b house	3 b house	4 b house	5 b house	Total Dwellings	ha	acre	sq ft	sq ft/acre	Value Points				
				50/45	65/57	55/52	72/67	88/82	110/95	167						1	2	3	4	5
7	Rural	25	Private				1	1	2	1	7	0.28	0.69	696	10832	£0	£27,654	£417,882	£674,900	£829,049
			Affordable Rent				1	1								0.0%	1.8%	19.7%	26.8%	30.1%
			Intermediate													£0	£98,763	£1,492,437	£2,410,357	£2,960,889
	Suburban	35	Private				2	3			7	0.20	0.49	557	12137	£0	£31,860	£294,952	£425,305	£531,405
			Affordable Rent				1	1								0.0%	2.5%	17.7%	22.9%	26.2%
			Intermediate													£0	£159,301	£1,474,761	£2,126,525	£2,657,025
	Urban	50	Private		2		2	1			7	0.14	0.35	511	15906	£0	£0	£200,832	£313,758	£408,682
			Affordable Rent				1	1								0.0%	0.0%	14.0%	19.5%	23.3%
			Intermediate													£0	£0	£1,434,517	£2,241,131	£2,919,156
20	Rural	30	Private				3	5	4	2	20	0.67	1.65	1918	12538	£0	£88,157	£1,039,164	£1,648,916	£2,035,199
			Affordable Rent				2	1	1							0.0%	2.1%	18.0%	24.5%	27.8%
			Intermediate					1	1							£0	£132,235	£1,558,746	£2,473,374	£3,052,799
	Suburban	40	Private				3	9	2		20	0.50	1.24	1688	14712	£0	£147,492	£930,120	£1,361,097	£1,689,916
			Affordable Rent				3									0.0%	3.8%	18.1%	23.4%	26.7%
			Intermediate					2	1							£0	£294,984	£1,860,240	£2,722,194	£3,379,832
	Urban	60	Private	2	3		6	3			20	0.33	0.82	1408	18408	£0	£3,320	£549,091	£855,564	£1,102,976
			Affordable Rent		3											0.0%	0.1%	13.7%	19.1%	22.6%
			Intermediate					3								£0	£9,961	£1,647,274	£2,566,691	£3,308,929
50	Rural	30	Private				5	5	20	5	50	1.67	4.12	5055	13217	£0	£110,727	£2,706,295	£4,475,524	£5,493,985
			Affordable Rent				5	3								0.0%	1.0%	17.6%	24.5%	27.6%
			Intermediate					2	5							£0	£66,436	£1,623,777	£2,685,315	£3,296,391
	Suburban	40	Private				12	18	5		50	1.25	3.09	4177	14562	£0	£196,797	£2,049,293	£3,046,215	£3,813,599
			Affordable Rent				6	2								0.0%	2.1%	16.4%	21.6%	24.8%
			Intermediate					4	3							£0	£157,438	£1,639,435	£2,436,972	£3,050,879
	Urban	60	Private	6	6	4	6	13			50	0.83	2.06	3526	18439	£0	£62,917	£1,275,783	£2,072,706	£2,675,167
			Affordable Rent		4		2									0.0%	0.8%	12.8%	18.3%	21.8%
			Intermediate				4	5								£0	£75,500	£1,530,940	£2,487,247	£3,210,200
100	Rural	30	Private				10	15	35	10	100	3.33	8.23	9935	12989	£0	£0	£4,629,818	£7,774,560	£9,624,408
			Affordable Rent				10	5								0.0%	0.0%	15.2%	21.7%	24.6%
			Intermediate					10	5							£0	£0	£1,388,945	£2,332,368	£2,887,322
	Suburban	40	Private		6		20	31	13		100	2.50	6.18	8200	14294	£0	£18,834	£3,447,414	£5,368,410	£6,786,248
			Affordable Rent		6		9									0.0%	0.1%	14.0%	19.1%	22.2%
			Intermediate				1	10	4							£0	£7,534	£1,378,966	£2,147,364	£2,714,499
	Urban	60	Private	6	20		25	19			100	1.67	4.12	7132	18648	£0	£0	£2,233,616	£3,648,038	£4,785,268
			Affordable Rent		10		5									0.0%	0.0%	10.9%	15.9%	19.2%
			Intermediate				5	10								£0	£0	£1,340,170	£2,188,823	£2,871,161

35% Affordable Contribution
Private/Affordable Rent and Intermediate
Affordable rent 70% market rent
Infrastructure Cost £5,000 per unit

Land value
% GDV
Value per hectare

	Density	dph	Private/ Affordable	1 b flat 50/45	2 b flat 65/57	1 b house 55/52	2 b house 72/67	3 b house 88/82	4 b house 110/95	5 b house 167	Total Dwellings	ha	acre	sq ft	sq ft/acre	Value Points				
																1	2	3	4	5
7	Rural	25	Private				1	1	2	1						£0	£27,654	£417,882	£674,900	£829,049
			Affordable Rent				1	1			7	0.28	0.69	696	10832	0.0%	1.8%	19.7%	26.8%	30.1%
			Intermediate													£0	£98,763	£1,492,437	£2,410,357	£2,960,889
	Suburban	35	Private				2	3								£0	£31,860	£294,952	£425,305	£531,405
			Affordable Rent				1	1			7	0.20	0.49	557	12137	0.0%	2.5%	17.7%	22.9%	26.2%
			Intermediate													£0	£159,301	£1,474,761	£2,126,525	£2,657,025
	Urban	50	Private		2		2	1								£0	£0	£200,832	£313,758	£408,682
			Affordable Rent				1	1			7	0.14	0.35	511	15906	0.0%	0.0%	14.0%	19.5%	23.3%
			Intermediate													£0	£0	£1,434,517	£2,241,131	£2,919,156
20	Rural	30	Private				3	5	4	2						£0	£25,873	£925,101	£1,506,121	£1,868,780
			Affordable Rent				2	1	1		20	0.67	1.65	1918	12538	0.0%	0.6%	16.6%	23.3%	26.6%
			Intermediate					1	1							£0	£38,810	£1,387,651	£2,259,182	£2,803,170
	Suburban	40	Private				3	9	2							£0	£147,492	£930,120	£1,361,097	£1,689,916
			Affordable Rent				3				20	0.50	1.24	1688	14712	0.0%	3.8%	18.1%	23.4%	26.7%
			Intermediate					2	1							£0	£294,984	£1,860,240	£2,722,194	£3,379,832
	Urban	60	Private	2	3		6	3								£0	£0	£461,568	£744,127	£973,662
			Affordable Rent		3						20	0.33	0.82	1408	18408	0.0%	0.0%	12.0%	17.3%	20.9%
			Intermediate					3								£0	£0	£1,384,703	£2,232,381	£2,920,986
50	Rural	30	Private				5	5	20	5						£0	£0	£2,439,745	£4,153,589	£5,120,358
			Affordable Rent				5	3			50	1.67	4.12	5055	13217	0.0%	0.0%	16.4%	23.5%	26.6%
			Intermediate					2	5							£0	£0	£1,463,847	£2,492,154	£3,072,215
	Suburban	40	Private				12	18	5							£0	£55,744	£1,782,743	£2,724,280	£3,439,972
			Affordable Rent				6	2			50	1.25	3.09	4177	14562	0.0%	0.6%	14.8%	20.1%	23.4%
			Intermediate					4	3							£0	£44,595	£1,426,194	£2,179,424	£2,751,978
	Urban	60	Private	6	6	4	6	13								£0	£0	£1,030,229	£1,765,613	£2,320,690
			Affordable Rent		4		2				50	0.83	2.06	3526	18439	0.0%	0.0%	10.8%	16.5%	20.0%
			Intermediate				4	5								£0	£0	£1,236,275	£2,118,736	£2,784,828
100	Rural	30	Private				10	15	35	10						£0	£0	£4,219,782	£7,279,146	£9,049,308
			Affordable Rent				10	5			100	3.33	8.23	9935	12989	0.0%	0.0%	14.3%	20.9%	23.8%
			Intermediate					10	5							£0	£0	£1,265,935	£2,183,744	£2,714,792
	Suburban	40	Private		6		20	31	13							£0	£0	£3,037,378	£4,872,996	£6,211,148
			Affordable Rent		6		9				100	2.50	6.18	8200	14294	0.0%	0.0%	12.7%	18.0%	21.1%
			Intermediate				1	10	4							£0	£0	£1,214,951	£1,949,199	£2,484,459
	Urban	60	Private	6	20		25	19								£0	£0	£1,823,580	£3,152,624	£4,210,168
			Affordable Rent		10		5				100	1.67	4.12	7132	18648	0.0%	0.0%	9.3%	14.4%	17.7%
			Intermediate				5	10								£0	£0	£1,094,148	£1,891,575	£2,526,101

40% Affordable Contribution
Private/Affordable Rent and Intermediate
Affordable rent 70% market rent
Infrastructure Cost £5,000 per unit

Land value
% GDV
Value per hectare

	Density	dph	Private/ Affordable	1 b flat 50/45	2 b flat 65/57	1 b house 55/52	2 b house 72/67	3 b house 88/82	4 b house 110/95	5 b house 167	Total Dwellings	ha	acre	sq ft	sq ft/acre	Value Points				
																1	2	3	4	5
7	Rural	25	Private				1	1	2	1						£0	£0	£321,164	£559,331	£694,956
			Affordable Rent				1	1			7	0.28	0.69	696	10832	0.0%	0.0%	16.4%	24.1%	27.5%
			Intermediate													£0	£0	£1,147,015	£1,997,612	£2,481,986
	Suburban	35	Private				2	3								£0	£0	£202,322	£308,533	£401,451
			Affordable Rent				1	1			7	0.20	0.49	557	12137	0.0%	0.0%	13.5%	18.6%	22.3%
			Intermediate													£0	£0	£1,011,608	£1,542,663	£2,007,254
	Urban	50	Private		2		2	1								£0	£0	£180,648	£277,270	£364,171
			Affordable Rent				1	1			7	0.14	0.35	511	15906	0.0%	0.0%	13.1%	18.1%	22.0%
			Intermediate													£0	£0	£1,290,341	£1,980,497	£2,601,224
20	Rural	30	Private				3	5	4	2						£0	£21,060	£885,363	£1,456,807	£1,807,334
			Affordable Rent				2	1	1		20	0.67	1.65	1918	12538	0.0%	0.5%	16.2%	22.9%	26.1%
			Intermediate					1	1							£0	£31,590	£1,328,045	£2,185,210	£2,711,001
	Suburban	40	Private				3	9	2							£0	£18,135	£726,127	£1,128,371	£1,417,605
			Affordable Rent				3				20	0.50	1.24	1688	14712	0.0%	0.5%	15.5%	21.2%	24.5%
			Intermediate					2	1							£0	£36,269	£1,452,253	£2,256,743	£2,835,209
	Urban	60	Private	2	3		6	3								£0	£0	£503,859	£791,177	£1,027,735
			Affordable Rent		3						20	0.33	0.82	1408	18408	0.0%	0.0%	12.9%	18.1%	21.7%
			Intermediate					3								£0	£0	£1,511,576	£2,373,530	£3,083,205
50	Rural	30	Private				5	5	20	5						£0	£0	£2,258,291	£3,916,750	£4,837,980
			Affordable Rent				5	3			50	1.67	4.12	5055	13217	0.0%	0.0%	15.6%	22.8%	25.9%
			Intermediate					2	5							£0	£0	£1,354,974	£2,350,050	£2,902,788
	Suburban	40	Private				12	18	5							£0	£0	£1,630,728	£2,544,573	£3,222,111
			Affordable Rent				6	2			50	1.25	3.09	4177	14562	0.0%	0.0%	13.9%	19.3%	22.5%
			Intermediate					4	3							£0	£0	£1,304,582	£2,035,658	£2,577,689
	Urban	60	Private	6	6	4	6	13								£0	£0	£1,146,467	£1,844,928	£2,404,312
			Affordable Rent		4		2				50	0.83	2.06	3526	18439	0.0%	0.0%	11.8%	17.0%	20.5%
			Intermediate				4	5								£0	£0	£1,375,761	£2,213,914	£2,885,174
100	Rural	30	Private				10	15	35	10						£0	£0	£3,756,149	£6,687,447	£8,352,310
			Affordable Rent				10	5			100	3.33	8.23	9935	12989	0.0%	0.0%	13.1%	19.8%	22.8%
			Intermediate					10	5							£0	£0	£1,126,845	£2,006,234	£2,505,693
	Suburban	40	Private		6		20	31	13							£0	£0	£2,745,353	£4,484,210	£5,750,644
			Affordable Rent		6		9				100	2.50	6.18	8200	14294	0.0%	0.0%	11.8%	17.1%	20.2%
			Intermediate				1	10	4							£0	£0	£1,098,141	£1,793,684	£2,300,258
	Urban	60	Private	6	20		25	19								£0	£0	£1,711,878	£2,944,161	£3,965,847
			Affordable Rent		10		5				100	1.67	4.12	7132	18648	0.0%	0.0%	8.9%	13.7%	17.0%
			Intermediate				5	10								£0	£0	£1,027,127	£1,766,497	£2,379,508

Appendix 5

Testing at 30%, 35% and 40% affordable housing -
affordable rent at 60% market rent

30% Affordable Contribution
Private/Affordable Rent and Intermediate
60% Affordable Rent Revenue
Infrastructure Cost £5,000 per unit

Land value
% GDV
Value per hectare

	Density	dph	Private/ Affordable	1 b flat 50/45	2 b flat 65/57	1 b house 55/52	2 b house 72/67	3 b house 88/82	4 b house 110/95	5 b house 167	Total Dwellings	ha	acre	sq ft	sq ft/acre	Value Points				
																1	2	3	4	5
7	Rural	25	Private				1	1	2	1	7	0.28	0.69	696	10832	£0	£11,347	£402,065	£659,246	£813,395
			Affordable Rent				1	1								0.0%	0.7%	19.1%	26.4%	29.8%
			Intermediate													£0	£40,526	£1,435,946	£2,354,449	£2,904,981
	Suburban	35	Private				2	3			7	0.20	0.49	557	12137	£0	£15,554	£279,135	£409,488	£515,751
			Affordable Rent				1	1								0.0%	1.2%	17.0%	22.3%	25.7%
			Intermediate													£0	£77,769	£1,395,675	£2,047,439	£2,578,754
	Urban	50	Private		2		2	1			7	0.14	0.35	511	15906	£0	£0	£184,689	£297,941	£392,865
			Affordable Rent				1	1								0.0%	0.0%	13.1%	18.8%	22.7%
			Intermediate													£0	£0	£1,319,207	£2,128,150	£2,806,176
20	Rural	30	Private				3	5	4	2	20	0.67	1.65	1918	12538	£0	£63,086	£1,015,096	£1,624,849	£2,011,132
			Affordable Rent				2	1	1							0.0%	1.5%	17.7%	24.3%	27.6%
			Intermediate					1	1							£0	£94,630	£1,522,645	£2,437,273	£3,016,697
	Suburban	40	Private				3	9	2		20	0.50	1.24	1688	14712	£0	£126,346	£909,820	£1,340,797	£1,669,616
			Affordable Rent				3									0.0%	3.3%	17.8%	23.2%	26.5%
			Intermediate					2	1							£0	£252,692	£1,819,640	£2,681,593	£3,339,232
	Urban	60	Private	2	3		6	3			20	0.33	0.82	1408	18408	£0	£0	£531,821	£838,293	£1,085,706
			Affordable Rent		3											0.0%	0.0%	13.4%	18.8%	22.4%
			Intermediate					3								£0	£0	£1,595,463	£2,514,880	£3,257,117
50	Rural	30	Private				5	5	20	5	50	1.67	4.12	5055	13217	£0	£51,636	£2,649,568	£4,418,797	£5,437,258
			Affordable Rent				5	3								0.0%	0.5%	17.3%	24.3%	27.4%
			Intermediate					2	5							£0	£30,982	£1,589,741	£2,651,278	£3,262,355
	Suburban	40	Private				12	18	5		50	1.25	3.09	4177	14562	£0	£141,275	£1,994,083	£2,991,005	£3,758,389
			Affordable Rent				6	2								0.0%	1.5%	16.0%	21.3%	24.6%
			Intermediate					4	3							£0	£113,020	£1,595,267	£2,392,804	£3,006,711
	Urban	60	Private	6	6	4	6	13			50	0.83	2.06	3526	18439	£0	£26,210	£1,240,545	£2,037,468	£2,639,929
			Affordable Rent		4		2									0.0%	0.3%	12.5%	18.1%	21.6%
			Intermediate				4	5								£0	£31,452	£1,488,654	£2,444,961	£3,167,914
100	Rural	30	Private				10	15	35	10	100	3.33	8.23	9935	12989	£0	£0	£4,532,317	£7,677,059	£9,526,907
			Affordable Rent				10	5								0.0%	0.0%	15.0%	21.5%	24.4%
			Intermediate					10	5							£0	£0	£1,359,695	£2,303,118	£2,858,072
	Suburban	40	Private		6		20	31	13		100	2.50	6.18	8200	14294	£0	£0	£3,362,332	£5,283,328	£6,701,165
			Affordable Rent		6		9									0.0%	0.0%	13.7%	18.9%	22.0%
			Intermediate				1	10	4							£0	£0	£1,344,933	£2,113,331	£2,680,466
	Urban	60	Private	6	20		25	19			100	1.67	4.12	7132	18648	£0	£0	£2,152,135	£3,566,557	£4,703,787
			Affordable Rent		10		5									0.0%	0.0%	10.6%	15.6%	19.0%
			Intermediate				5	10								£0	£0	£1,291,281	£2,139,934	£2,822,272

35% Affordable Contribution
Private/Affordable Rent and Intermediate
60% Affordable Rent Revenue
Infrastructure Cost £5,000 per unit

Land value
% GDV
Value per hectare

	Density	dph	Private/ Affordable	1 b flat 50/45	2 b flat 65/57	1 b house 55/52	2 b house 72/67	3 b house 88/82	4 b house 110/95	5 b house 167	Total Dwellings	ha	acre	sq ft	sq ft/acre	Value Points				
																1	2	3	4	5
7	Rural	25	Private				1	1	2	1						£0	£11,347	£402,065	£659,246	£813,395
			Affordable Rent				1	1			7	0.28	0.69	696	10832	0.0%	0.7%	19.1%	26.4%	29.8%
			Intermediate													£0	£40,526	£1,435,946	£2,354,449	£2,904,981
	Suburban	35	Private				2	3								£0	£15,554	£279,135	£409,488	£515,751
			Affordable Rent				1	1			7	0.20	0.49	557	12137	0.0%	1.2%	17.0%	22.3%	25.7%
			Intermediate													£0	£77,769	£1,395,675	£2,047,439	£2,578,754
	Urban	50	Private		2		2	1								£0	£0	£184,689	£297,941	£392,865
			Affordable Rent				1	1			7	0.14	0.35	511	15906	0.0%	0.0%	13.1%	18.8%	22.7%
			Intermediate													£0	£0	£1,319,207	£2,128,150	£2,806,176
20	Rural	30	Private				3	5	4	2						£0	£0	£894,886	£1,475,906	£1,838,565
			Affordable Rent				2	1	1		20	0.67	1.65	1918	12538	0.0%	0.0%	16.2%	23.0%	26.3%
			Intermediate					1	1							£0	£0	£1,342,329	£2,213,859	£2,757,848
	Suburban	40	Private				3	9	2							£0	£126,346	£909,820	£1,340,797	£1,669,616
			Affordable Rent				3				20	0.50	1.24	1688	14712	0.0%	3.3%	17.8%	23.2%	26.5%
			Intermediate					2	1							£0	£252,692	£1,819,640	£2,681,593	£3,339,232
	Urban	60	Private	2	3		6	3								£0	£0	£437,280	£720,090	£949,625
			Affordable Rent		3						20	0.33	0.82	1408	18408	0.0%	0.0%	11.5%	16.9%	20.6%
			Intermediate					3								£0	£0	£1,311,840	£2,160,270	£2,848,875
50	Rural	30	Private				5	5	20	5						£0	£0	£2,363,452	£4,077,297	£5,044,065
			Affordable Rent				5	3			50	1.67	4.12	5055	13217	0.0%	0.0%	16.0%	23.2%	26.4%
			Intermediate					2	5							£0	£0	£1,418,071	£2,446,378	£3,026,439
	Suburban	40	Private				12	18	5							£0	£0	£1,707,967	£2,649,505	£3,365,196
			Affordable Rent				6	2			50	1.25	3.09	4177	14562	0.0%	0.0%	14.3%	19.7%	23.0%
			Intermediate					4	3							£0	£0	£1,366,374	£2,119,604	£2,692,157
	Urban	60	Private	6	6	4	6	13								£0	£0	£964,329	£1,699,712	£2,254,789
			Affordable Rent		4		2				50	0.83	2.06	3526	18439	0.0%	0.0%	10.2%	16.0%	19.5%
			Intermediate				4	5								£0	£0	£1,157,194	£2,039,655	£2,705,747
100	Rural	30	Private				10	15	35	10						£0	£0	£4,092,119	£7,151,483	£8,921,645
			Affordable Rent				10	5			100	3.33	8.23	9935	12989	0.0%	0.0%	13.9%	20.6%	23.6%
			Intermediate					10	5							£0	£0	£1,227,636	£2,145,445	£2,676,494
	Suburban	40	Private		6		20	31	13							£0	£0	£2,922,134	£4,757,752	£6,095,904
			Affordable Rent		6		9				100	2.50	6.18	8200	14294	0.0%	0.0%	12.3%	17.7%	20.8%
			Intermediate				1	10	4							£0	£0	£1,168,854	£1,903,101	£2,438,362
	Urban	60	Private	6	20		25	19								£0	£0	£1,711,937	£3,040,982	£4,098,525
			Affordable Rent		10		5				100	1.67	4.12	7132	18648	0.0%	0.0%	8.8%	14.0%	17.3%
			Intermediate				5	10								£0	£0	£1,027,162	£1,824,589	£2,459,115

40% Affordable Contribution
Private/Affordable Rent and Intermediate
60% Affordable Rent Revenue
Infrastructure Cost £5,000 per unit

Land value
% GDV
Value per hectare

	Density	dph	Private/ Affordable	1 b flat 50/45	2 b flat 65/57	1 b house 55/52	2 b house 72/67	3 b house 88/82	4 b house 110/95	5 b house 167	Total Dwellings	ha	acre	sq ft	sq ft/acre	Value Points				
																1	2	3	4	5
7	Rural	25	Private				1	1	2	1						£0	£0	£298,262	£536,666	£672,290
			Affordable Rent				1	1			7	0.28	0.69	696	10832	0.0%	0.0%	15.5%	23.4%	26.9%
			Intermediate													£0	£0	£1,065,222	£1,916,663	£2,401,037
	Suburban	35	Private				2	3								£0	£0	£178,947	£285,631	£378,549
			Affordable Rent				1	1			7	0.20	0.49	557	12137	0.0%	0.0%	12.2%	17.5%	21.4%
			Intermediate													£0	£0	£894,737	£1,428,154	£1,892,744
	Urban	50	Private		2		2	1								£0	£0	£162,741	£258,131	£345,032
			Affordable Rent				1	1			7	0.14	0.35	511	15906	0.0%	0.0%	12.0%	17.2%	21.1%
			Intermediate													£0	£0	£1,162,439	£1,843,789	£2,464,517
20	Rural	30	Private				3	5	4	2						£0	£0	£858,296	£1,429,739	£1,780,267
			Affordable Rent				2	1	1		20	0.67	1.65	1918	12538	0.0%	0.0%	15.8%	22.6%	25.9%
			Intermediate					1	1							£0	£0	£1,287,444	£2,144,609	£2,670,401
	Suburban	40	Private				3	9	2							£0	£0	£699,059	£1,101,304	£1,390,538
			Affordable Rent				3				20	0.50	1.24	1688	14712	0.0%	0.0%	15.0%	20.8%	24.2%
			Intermediate					2	1							£0	£0	£1,398,119	£2,202,609	£2,781,075
	Urban	60	Private	2	3		6	3								£0	£0	£484,100	£771,417	£1,007,976
			Affordable Rent		3						20	0.33	0.82	1408	18408	0.0%	0.0%	12.5%	17.8%	21.4%
			Intermediate					3								£0	£0	£1,452,299	£2,314,252	£3,023,927
50	Rural	30	Private				5	5	20	5						£0	£0	£2,190,037	£3,848,497	£4,769,726
			Affordable Rent				5	3			50	1.67	4.12	5055	13217	0.0%	0.0%	15.2%	22.5%	25.6%
			Intermediate					2	5							£0	£0	£1,314,022	£2,309,098	£2,861,836
	Suburban	40	Private				12	18	5							£0	£0	£1,563,991	£2,477,836	£3,155,374
			Affordable Rent				6	2			50	1.25	3.09	4177	14562	0.0%	0.0%	13.4%	18.9%	22.2%
			Intermediate					4	3							£0	£0	£1,251,193	£1,982,269	£2,524,299
	Urban	60	Private	6	6	4	6	13								£0	£0	£1,111,528	£1,809,989	£2,369,373
			Affordable Rent		4		2				50	0.83	2.06	3526	18439	0.0%	0.0%	11.5%	16.8%	20.3%
			Intermediate				4	5								£0	£0	£1,333,834	£2,171,987	£2,843,248
100	Rural	30	Private				10	15	35	10						£0	£0	£3,628,487	£6,559,784	£8,224,647
			Affordable Rent				10	5			100	3.33	8.23	9935	12989	0.0%	0.0%	12.8%	19.6%	22.6%
			Intermediate					10	5							£0	£0	£1,088,546	£1,967,935	£2,467,394
	Suburban	40	Private		6		20	31	13							£0	£0	£2,633,710	£4,372,567	£5,639,001
			Affordable Rent		6		9				100	2.50	6.18	8200	14294	0.0%	0.0%	11.4%	16.7%	19.9%
			Intermediate				1	10	4							£0	£0	£1,053,484	£1,749,027	£2,255,601
	Urban	60	Private	6	20		25	19								£0	£0	£1,581,785	£2,814,068	£3,835,753
			Affordable Rent		10		5				100	1.67	4.12	7132	18648	0.0%	0.0%	8.3%	13.2%	16.6%
			Intermediate				5	10								£0	£0	£949,071	£1,688,441	£2,301,452

Appendix 6

Looking at the impact of commuted sums on sites of 3 units

*(Commuted sums per unit are taken from the Council's Affordable Housing SPD
of February 2008)*

3 units

No on-site affordable

Commuted sum assuming a) 40% commuted units, i.e. 1.2 units and b) 30% i.e. 0.9 units

Rural density assumes 4 bed commuted unit at £215,635

Suburban density assumes 3 bed house at £192001

Urban density assumes 2 bed house at £149985

Commuted sums are taken from Affordable Housing SPD Febuary 2008 Appendix 2.

Assuming 40% commuted units or 1.2 units

	Density	dph	1 b flat	2 b flat	1 b house	2 b house	3 b house	4 b house	5 b house	Total	ha	acre	sq ft	sq m/ha	Value Points				
			50	65	55	72	88	110	167	Dwellings					1	2	3	4	5
3	Rural	25				1		1	1	3	0.12	0.30	349	2908.33	£0	£0	£98,000	£271,000	£371,000
															0.0%	0.0%	8.0%	19.0%	23.0%
															£0	£0	£817,000	£2,261,000	£3,092,000
	Suburban	30				1	1	1		3	0.10	0.25	270	2700.00	£0	£0	£69,000	£182,000	£256,000
															0.0%	0.0%	7.0%	16.0%	20.0%
															£0	£0	£686,000	£1,820,000	£2,556,000
	Urban	40				2	1			3	0.08	0.19	232	3093.33	£0	£0	£62,000	£135,000	£198,000
															0.0%	0.0%	8.0%	15.0%	19.0%
															£0	£0	£826,000	£1,804,000	£2,644,000

Assuming 30% commuted units or 0.9 units

	Density	dph	1 b flat	2 b flat	1 b house	2 b house	3 b house	4 b house	5 b house	Total	ha	acre	sq ft	sq m/ha	Value Points				
			50	65	55	72	88	110	167	Dwellings					1	2	3	4	5
3	Rural	25				1		1	1	3	0.12	0.30	349	2908.33	£0	£0	£157,000	£328,000	£428,000
															0.0%	0.0%	13.0%	22.0%	27.0%
															£0	£0	£1,306,000	£2,736,000	£3,566,000
	Suburban	30				1	1	1		3	0.10	0.25	270	2700.00	£0	£0	£121,000	£234,000	£306,000
															0.0%	0.0%	12.0%	21.0%	24.0%
															£0	£0	£1,209,000	£2,338,000	£3,063,000
	Urban	40				2	1			3	0.08	0.19	232	3093.33	£0	£0	£103,000	£174,000	£239,000
															0.0%	0.0%	13.0%	19.0%	23.0%
															£0	£0	£1,370,000	£2,325,000	£3,183,000

Appendix 7

Questionnaire issued to housebuilders

Appendix 7



Feedback from developers

Introduction

This form is intended to provide information that will be used in a new viability study, being carried out by Adams Integra on behalf of Winchester City Council. The information provided will remain confidential and will only be used by Adams Integra and Winchester City Council in connection with the study.

The purpose of the study is to recommend viable levels of affordable housing and Community Infrastructure Levy (CIL). It is possible that there will be different recommendations for different geographical locations.

The methodology will comprise a series of residual land values that test different housing numbers, mixes and densities, alongside varying CIL and affordable housing numbers.

It is proposed that we use notional sites, not site specific, although the valuation inputs will need to reflect the actuality of developing in the Winchester City Council area as much as possible.

We will be testing sites of different sizes. These are likely to be 5, 10, 20, 50 and 100 units.

A viability threshold would be established, against which the resultant land values would be assessed. From this, we can say that a particular form of development is/is not viable, based on assumed CIL and affordable housing levels.

The most critical issue for the study, therefore, will be the inputs into the valuations and it is in this area that we are seeking your assistance. These inputs need to relate to the Winchester City Council area and will be specific to today's market conditions.

Questions

Is it possible to identify distinct sales market locations within the WCC area? If so, where would these be?

What would form an acceptable basis for assessing viability? For example, existing use value, alternative use value.

We will need to assume different mixes and densities. What number of units per acre would you assume for:

- Greenfield sites
- Urban sites

What floor area per acre (gross internal, excluding garages) would you assume for:

- Greenfield sites
- Urban sites

We would assume different profit levels (% of sales) for market housing and affordable housing. If we assume 6% for affordable housing, what profit level would you seek for the market housing, to include overheads, but excluding finance?

What build cost per sq ft (including prelims and assuming code 3) would you adopt for spec housing, excluding abnormalities, for:

- Houses
- Flats
- Mixed development

What would you estimate the extra cost per sq ft to achieve code 5?

- Flats
- Houses

What percentage of build cost would you assume for professional fees (architect, engineer, ecology etc), excluding marketing costs?

What percentage of GDV (market houses only) would you assume for sales costs, including agency and brochure costs?

What finance rate should we apply today?

What build period would you assume for:

- 5 units
- 20 units
- 50 units
- 100 units

Please add any further information that we ought to consider as part of this exercise.

Name

Position

Company

Email

Telephone

Appendix 8

Table of housing mixes

Winchester City Council

Table of housing mixes

Densities

3 units

Assume :	per ha	per acre
Rural	25	10.12
Suburban	30	12.15
Urban	40	16.19

7 units

Assume :	per ha	per acre
Rural	25	10.12
Suburban	35	14.17
Urban	50	20.24

20, 50, 100 units

Assume :	per ha	per acre
Rural	30	12.15
Suburban	40	16.19
Urban	60	24.29

Resultant mixes could be based on market units

No units	Density	Land area ha	land area ac	1 b flat number	Area sqm	1 b hse number	Area sqm	2 b flat number	Area sqm	2 b hse number	Area sqm	3 b hse number	Area sqm	4 b hse number	Area sqm	5 b hse number	Area sqm	Total No	Total Area	Area/ha sq m	Area/acre sq m	Area/acre sq ft
3	rural	0.12	0.30		50		55		65	1	72		88	1	110	1	167	3	349	2908.33	1177	12674
	suburban	0.10	0.25		50		55		65	1	72	1	88	1	110		167	3	270	2700.00	1093	11766
	urban	0.08	0.19		50		55		65	2	72	1	88		110		167	3	232	3093.33	1252	13480
7	rural	0.28	0.69		50		55		65	2	72	2	88	2	110	1	167	7	707	2525.00	1022	11004
	suburban	0.20	0.49		50		55		65	3	72	4	88		110		167	7	568	2840.00	1150	12376
	urban	0.14	0.35		50		55	2	65	3	72	2	88		110		167	7	522	3728.57	1510	16249
20	rural	0.67	1.65		50		55		65	5	72	7	88	6	110	2	167	20	1970	2955.00	1196	12878
	suburban	0.50	1.24		50		55		65	6	72	11	88	3	110		167	20	1730	3460.00	1401	15078
	urban	0.33	0.82	2	50		55	6	65	6	72	6	88		110		167	20	1450	4350.00	1761	18957
50	rural	1.67	4.12		50		55		65	10	72	10	88	25	110	5	167	50	5185	3111.00	1260	13557
	suburban	1.25	3.09		50		55		65	18	72	24	88	8	110		167	50	4288	3430.40	1389	14949
	urban	0.83	2.06	6	50	4	55	10	65	12	72	18	88		110		167	50	3618	4341.60	1758	18920
100	rural	3.33	8.23		50		55		65	20	72	30	88	40	110	10	167	100	10150	3045.00	1233	13270
	suburban	2.50	6.18		50		55	12	65	30	72	41	88	17	110		167	100	8418	3367.20	1363	14674
	urban	1.67	4.12	6	50		55	30	65	35	72	29	88		110		167	100	7322	4393.20	1779	19145

Summary mixes at 30% affordable.

		1 b flat				1 b hse				2 b flat				2 b hse				3 b hse				4 b hse				5 b hse						
No units	Density	market	Rent aff	interm aff	market	Rent aff	interm aff	market	Rent aff	interm aff	market	Rent aff	interm aff	market	Rent aff	interm aff	market	Rent aff	interm aff	market	Rent aff	interm aff	market	Rent aff	interm aff	market	Rent aff	interm aff	market	Rent aff	interm aff	
3	rural													1																1		3
	suburban													1			1						1									3
	urban															1																3
7	rural													1	1				1	1					2				1		7	
	suburban													2	1				3	1											7	
	urban									2				2	1				1	1											7	
20	rural													3	2				5	1	1		4		1		1		2		20	
	suburban													3	3				9		2	2			1						20	
	urban	2									3	3		6					3												20	
50	rural													5	5				5	3		2	20						5	5	50	
	suburban													12	6				18	2	4	5			3						50	
	urban	6									6	4		6	2		4	13				5									50	
100	rural													10	10				15		5	10	35					5	10		100	
	suburban													6	6				20	9	1	31			10			4			100	
	urban	6									20	10		25	5				5	19					10						100	

Summary mixes at 35% affordable.

No units	Density	1 b flat			1 b hse			2 b flat			2 b hse			3 b hse			4 b hse			5 b hse		
		market	Rent aff	interm aff	market	Rent aff	interm aff	market	Rent aff	interm aff	market	Rent aff	interm aff	market	Rent aff	interm aff	market	Rent aff	interm aff	market	Rent aff	interm aff
3	rural										1						1					1
	suburban										1			1			1					3
	urban										2			1								3
7	rural										1	1		1	1		2					1
	suburban										2	1		3	1							7
	urban							2			2	1		1	1							7
20	rural										3	2		4	2	1	4			2	2	20
	suburban										3	3		9		2	2			1		20
	urban	2						3	3		5	1		3		3						20
50	rural										2	8		5	3	2	20			5	5	50
	suburban										9	9		18	2	4	5			3		50
	urban	6			4			4	6		5	5	2	13		5						50
100	rural										5	15		15	5	10	35			6	10	100
	suburban							6	6		15	14	1	31		10	13			4		100
	urban	6						20	10		20	10	5	19		10						100

Summary mixes at 40% affordable.

		1 b flat			1 b hse			2 b flat			2 b hse			3 b hse			4 b hse			5 b hse		
No units	Density	market	Rent aff	Interm aff	market	Rent aff	Interm aff	market	Rent aff	Interm aff	market	Rent aff	Interm aff	market	Rent aff	Interm aff	market	Rent aff	Interm aff			
3	rural											1								1	3	
	suburban											1		1			1				3	
	urban											2		1							3	
7	rural											0	2		1	1		2			7	
	suburban											1	2		3	1					7	
	urban							0	2			2	1		2	0					7	
20	rural																					
	suburban					0						1	4		5		2	4		2	20	
	urban	0	2					3	2	1		4	3	4	2	6		2	3		20	
50	rural													2	5		1				20	
	suburban											2	8		7	2	5	20		5	50	
	urban	0	6		4			4	2	4		9	9		15	1	8	6		2	50	
100	rural																				50	
	suburban							2	10			5	15		10	5	15	35		5	100	
	urban	0	6					16	14			14	10	6	31		10	13		4	100	
												25	6	4	19		10				100	

Appendix 9

Community Infrastructure Levy per square metre for different unit numbers, mixes and proportions of affordable housing

(Based on value points 3, 4 and 5)

CIL per square metre
Based on different affordable proportions and tenures

Social Rent

30% affordable proportion

		CIL per square metre		
		VP3	VP4	VP5
No units	Density/ha			
7	25	£133	£221	£402
	35	£118	£101	£255
	50	£85	£115	£272
20	30	£143	£217	£383
	40	£226	£275	£440
	60	£150	£204	£356
50	30	£164	£283	£451
	40	£161	£191	£344
	60	£122	£182	£330
100	30	£88	£170	£323
	40	£85	£105	£248
	60	£68	£102	£238

35% affordable proportion. Social Rent

7	25	£133	£221	£402
	35	£118	£101	£255
	50	£86	£115	£273
20	30	£87	£145	£299
	40	£227	£275	£440
	60	£76	£118	£257
50	30	£106	£213	£372
	40	£91	£107	£248
	60	£39	£83	£217
100	30	£42	£116	£260
	40	£29	£40	£172
	60	£4	£26	£151

40% affordable proportion. Social Rent

7	25	-£21	£40	£194
	35	-£67	-£127	£3
	50	£100	£96	£238
20	30	£65	£118	£266
	40	£100	£131	£273
	60	£119	£159	£303
50	30	£71	£168	£317
	40	£56	£66	£198
	60	£88	£122	£257
100	30	-£4	£56	£190
	40	-£6	-£7	£117
	60	-£14	-£5	£115

CIL per square metre
Based on different affordable proportions and tenures

Affordable rent at 60% market rent

30% affordable proportion

CIL per square metre

VP3 VP4 VP5

No units Density/ha

7	25	£139	£226	£407
	35	£125	£107	£261
	50	£93	£122	£280
20	30	£153	£226	£393
	40	£232	£280	£445
	60	£155	£208	£361
50	30	£167	£286	£454
	40	£166	£195	£349
	60	£126	£187	£334
100	30	£91	£173	£325
	40	£89	£110	£253
	60	£73	£107	£243

35% affordable proportion.

7	25	£139	£226	£407
	35	£125	£107	£261
	50	£93	£122	£280
20	30	£91	£149	£303
	40	£233	£281	£446
	60	£85	£125	£265
50	30	£111	£218	£377
	40	£98	£113	£254
	60	£47	£91	£225
100	30	£47	£120	£265
	40	£36	£46	£179
	60	£11	£33	£158

40% affordable proportion.

7	25	-£11	£50	£205
	35	-£54	-£115	£16
	50	£47	£44	£187
20	30	£72	£125	£273
	40	£107	£139	£280
	60	£121	£161	£306
50	30	£76	£173	£322
	40	£63	£72	£204
	60	£89	£123	£258
100	30	£0	£61	£195
	40	£0	-£1	£123
	60	-£7	£2	£121

CIL per square metre
Based on different affordable proportions and tenures

Affordable rent at 70% market rent

30% affordable proportion

No units	Density/ha	CIL per square metre		
		VP3	VP4	VP5

7	25	£161	£249	£430
	35	£153	£136	£290
	50	£125	£153	£311
20	30	£166	£239	£406
	40	£245	£293	£458
	60	£168	£221	£374
50	30	£178	£297	£466
	40	£179	£209	£362
	60	£136	£197	£345
100	30	£101	£183	£336
	40	£100	£120	£263
	60	£84	£118	£254

35% affordable proportion.

7	25	£161	£249	£430
	35	£153	£136	£290
	50	£125	£153	£311
20	30	£106	£165	£319
	40	£245	£293	£458
	60	£102	£142	£282
50	30	£126	£234	£392
	40	£116	£131	£273
	60	£66	£110	£244
100	30	£60	£133	£278
	40	£50	£60	£193
	60	£27	£49	£174

40% affordable proportion.

7	25	£22	£82	£237
	35	-£12	-£74	£57
	50	£85	£82	£224
20	30	£86	£139	£287
	40	£124	£155	£297
	60	£135	£175	£320
50	30	£90	£187	£336
	40	£79	£88	£221
	60	£99	£133	£268
100	30	£13	£73	£208
	40	£14	£13	£137
	60	£11	£20	£140

CIL per square metre
Based on different affordable proportions and tenures

Affordable rent at 80% market rent

30% affordable proportion

No units	Density/ha	CIL per square metre		
		VP3	VP4	VP5

7	25	£190	£277	£458
	35	£189	£172	£326
	50	£155	£192	£350
20	30	£181	£254	£420
	40	£252	£300	£465
	60	£175	£229	£381
50	30	£191	£310	£478
	40	£192	£221	£375
	60	£142	£203	£351
100	30	£112	£194	£346
	40	£106	£127	£270
	60	£91	£125	£261

35% affordable proportion.

7	25	£190	£277	£459
	35	£190	£172	£326
	50	£155	£193	£350
20	30	£127	£185	£339
	40	£252	£300	£465
	60	£113	£153	£292
50	30	£141	£249	£406
	40	£131	£147	£289
	60	£78	£122	£256
100	30	£72	£146	£290
	40	£59	£69	£202
	60	£36	£59	£184

40% affordable proportion.

7	25	£58	£118	£272
	35	£24	-£29	£101
	50	£110	£106	£248
20	30	£95	£148	£296
	40	£134	£165	£307
	60	£148	£188	£332
50	30	£102	£199	£348
	40	£92	£101	£233
	60	£110	£143	£278
100	30	£26	£86	£220
	40	£23	£21	£145
	60	£24	£33	£153