BNP PARIBAS REAL ESTATE | Real Estate for a changing world

North Northamptonshire Draft Joint Core Strategy - Viability Study

Prepared for

North Northamptonshire Joint Planning Unit

June 2014

Contents

1	Executive Summary	3
2	Introduction	7
3	Methodology and appraisal inputs	13
4	Development appraisals	16
5	Appraisal outputs	23
6	Assessment of the results	26
7	Conclusions and recommendations	43

Appendices

Appendix 1 - Policy sifting exercise and commentary
Appendix 2 - Sales values in NNJPU area and PDCS proposed CIL rates
Appendix 3 - Benchmark Land Values
Appendix 4 - Appraisal results (current costs and values)
Appendix 5 - Appraisal results (with 24.6% growth in values and 10% growth in costs)

Contact details:

Anthony Lee MRTPI MRICS
Senior Director – Development Consulting
BNP Paribas Real Estate
5 Aldermanbury Square
London EC2V 7BP

Tel: 020 7338 4061
Fax: 020 7404 2028
Email: anthony.lee@bnpparibas.com

1 Executive Summary

1.1 This report tests the ability of a range of development types throughout the North Northamptonshire Joint Planning Unit (NNJPU) area (formed of a partnership of the boroughs/districts of Corby, East Northamptonshire, Kettering and Wellingborough) to viably meet planning policy requirements of the emerging North Northamptonshire Joint Core Strategy (JCS). The study tests the cumulative impact of the emerging draft JCS policies, in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*' (June 2012).

Methodology

1.2 The study methodology compares the residual land values of a range of development typologies on sites throughout the area to their value in current use (plus a premium), herein after referred to as 'benchmark land value'. If a development incorporating the emerging JCS policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that these policy requirements will not adversely impact upon viability.

1.3 The study utilises the residual land value method of calculating the value of each development typology. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and Community Infrastructure Levy ('CIL')) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.

1.4 The housing and commercial property markets are inherently cyclical and the NNJPU authorities are looking to test their proposed rates of CIL and emerging policy at a time when the market is recovering after a severe recession. Residential land values in the NNJPU area have recovered to some degree from the lowest point in the cycle (June 2009), however, they remain circa 15.5% lower than the peak November 2007 level. Forecasts for the medium term predict growth in mainstream East Midlands markets. In this regard we have tested the impact of this by running a sensitivity analysis which varies the base sales values and build costs, with values increasing by 24.6% and costs by 10%[1]. This reflects the growth predicted by Savills[2] and an allowance considered to be appropriate for cost inflation. This analysis is indicative only, but is intended to assist the JPU in understanding the ability of developments to absorb its requirements both in today's terms but also in the future.

Key findings

1.5 The key findings of the study are as follows:

- The results of this study are reflective of current market conditions, which are likely to improve over the medium term[3]. It is therefore important that

[1] Given that the forecast for the medium term is for growth in the area, it has not been deemed necessary to test a fall in sales values.

[2] Savills Residential Property Focus Report Q4 2013 (November 2013)

[3] Long term in planning refers to ten years plus whilst a medium term reflects a five to ten year period. Current market forecasts cover a period of five years to 2018 and are predicting growth,

the NNJPU keeps the viability situation under review so that levels of CIL and other policy requirements can be adjusted to reflect any future changes.

- Some development typologies tested were unviable in certain circumstances due to market factors, rather than the impact of the JCS policy requirements and standards. These schemes are identified in the appraisals as being unviable at 0% affordable housing and base build costs. These schemes will not come forward until changes in market conditions and their current unviable status should not be taken as an indication that the JCS requirements cannot be accommodated. We are aware that the NNJPU planning authorities have seen developments, similar to those identified within the study as being unviable, come forward in the NNJPU area over the last five years. In this regard we would highlight that on a site specific level there will be a range of factors determining whether a developer brings the site forward or not. These include but are not limited to the developer accepting a lower profit level or achieving lower build costs or factoring in growth to revenue.

- It is noted that the purpose of this viability study is to support the JPU's emerging policies through Examination in Public by providing evidence to show that the requirements set out within the NPPF are met. That is, that the policy requirements for development set out within the plan do not threaten the ability of the sites and scale of that development to be developed viably. As an area wide study this assessment makes overall judgements as to viability in the NNJPU area and does not account for individual site circumstances and in this regard should not be relied upon for individual site applications. Section 2 of the Local Housing Delivery Group guidance, identifies that*: "The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."*

- In many cases, schemes can accommodate the proposed JCS affordable housing requirement at a level somewhere between 20% to 40% without cross subsidy through Homes and Communities Agency (HCA) grants. A flexible approach to affordable housing delivery including a pragmatic approach to the tenure split sought i.e. either seeking a minimum of 20% subject to feasibility and viability with a target of 40% over the lifetime of the Plan or seeking a maximum reasonable amount up to 40% subject to feasibility and viability, will help to ensure that most developments can come forward over the life of the Plan.

- When considering the threshold for affordable housing, we would recommend that the NNJPU takes into consideration the likely development that is expected to come forward in the NNJPU area alongside the viability results. It is expected that developments in the rural/village areas are likely to be smaller and infill development. In order to achieve the delivery of affordable housing in these areas, it is considered prudent for the NNJPU to consider a lower threshold of say 5 units. Whilst residential schemes in the urban areas are likely to take the

* which has been seen to continue to increase with each subsequent report update i.e. Q2 compared to Q3 and Q4.

form of larger developments, it is noted that viability in these areas is also identified as being more challenging. Due to the practicalities of developers having to undertake viability assessments and complete S106 legal agreements for such sites, we would recommend that the JPU considers adopting a higher threshold in these areas of say 15 units or more.

- The NNJPU's charging authorities have recently consulted on their CIL Preliminary Draft Charging Schedules and our appraisals incorporate these rates as part of the cumulative costs. The introduction of CIL should not adversely impact on viability, other than at the margins. These charges are identified as being no more than 5% of development costs and, in the areas where viability is challenging, nominal rates of less than 2% are proposed. It is acknowledged however, that these charges are still at an early stage of preparation and are yet to be examined. In this regard it is noted that the charges may change in future.

- When the cumulative effect of affordable housing, other policy requirements and CIL are tested on developments, some scenarios in this study are identified as viable only at lower percentages of affordable housing and other policy requirements. Given the fixed nature of CIL, it is to be expected that some sites will achieve lower levels of affordable housing and other policy requirements. However, it is generally noted that the amount of affordable housing in a scheme has a greater impact on viability than CIL. Further, in instances where a lower level of affordable housing and other policies is required to ensure the viability of a development, charging a nil rate of CIL would not allow the full level of affordable housing and other policy requirements to be delivered, given the marginal nature of the proposed CIL charges. A flexible approach in a changing market will mean that policies can be met alongside the proposed CIL rates that may be adopted by the charging authorities.

- The study identifies that achieving Code for Sustainable Homes ('CSH') level 6 by 2016 is very ambitious and will require a significant reduction in costs in comparison to today's estimates. Notwithstanding this position, it is acknowledged that the requirements for increased sustainability will be required by building regulations. Further, the extra over costs associated with building to higher standards of sustainability is expected to reduce in future by comparison to the current day estimates due to further research into technologies to deliver this. This trend is demonstrated by the reports produced for the CLG and the consortium of councils identified at para 4.14 of this report by Element Energy and David Langdon (2011) and previous studies undertaken by Cyril Sweet[4]. A flexible application of the requirement for CSH, i.e. subject to feasibility and viability, is recommended to allow the JPU planning authorities to holistically assess the merits of schemes when determining applications and strike an

[4] The trend of reduction in the extra over costs associated with the delivery of higher levels of CSH has been demonstrated in the CLG reports on the Cost of building housing to the CSH's standards:

- 'Costs of building to the code for sustainable homes (2013 Update)';
- 'Cost of building housing to the code for sustainable homes standard: updated cost review' prepared by Element Energy and Davis Langdon (August 2011);
- 'Code for Sustainable Homes: A Cost Review' prepared by Cyril Sweet (March 2010); and
- 'Cost Analysis of The Code for Sustainable Homes' by Cyril Sweet (July 2008)

appropriate balance between all of the JCS policies as required by the NPPF.

- With respect to commercial uses, the CIL viability testing provides reasonable evidence to demonstrate that the Council will need to apply policies which add to the cost of commercial development, such as BREEAM requirements, flexibly i.e. subject to feasibility and viability. This will help to ensure that commercial development can, wherever possible, come forward whilst still meeting the highest standard demonstrated to be viable for the scheme as required by the NPPF.

- This study demonstrates that a more flexible approach to applying sustainability and affordable housing requirements, including a pragmatic approach to the tenure split, will ensure an appropriate balance between delivering affordable housing, sustainability objectives and other policy requirements and the need for landowners and developers to achieve competitive returns, as required by the NPPF. This approach will lighten the 'scale of obligations and policy burdens' (para 174 of the NPPF) to ensure that sites are, as far as possible, able to be developed viably and thus facilitate the growth envisaged by the NNJPU plans throughout the economic cycle without jeopardising the delivery of the emerging JCS.

2 Introduction

2.1 This study has been commissioned to contribute towards an evidence base to inform the emerging JCS review. The aim of the study is to assess the viability of the emerging draft planning policies and standards, alongside the district/boroughs' proposed CILs.

2.2 In terms of methodology, we adopted standard residual valuation approaches to test the impact on viability of the emerging draft JCS policies and a range of levels of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. It is therefore essential that levels of CIL are set so as to allow a sufficient margin to allow for these site specific variations and that affordable housing requirements reflect site-specific viability.

2.3 In light of the above, we would highlight that the purpose of this viability study is to support the City Council's emerging policies through Examination in Public by providing evidence to show that the requirements set out within the NPPF are met. That is, that the policy requirements for development set out within the plan do not threaten the ability of the sites and scale of that development to be developed viably.

2.4 As an area wide study this assessment makes overall judgements as to viability in the NNJPU area and does not account for individual site circumstances and in this regard should not be relied upon for individual site applications.

2.5 This is recognised within Section 2 of the Local Housing Delivery Group guidance, which identifies the Purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."*

National Policy Context

The National Planning Policy Framework

2.6 Since the NNJPU adopted its previous Core Strategy in 2008, the old suite of national planning policies (Planning Policy Statements and Planning Policy Guidance) has been replaced by a single document – the National Planning Policy Framework ('NPPF') (March 2012).

2.7 The NPPF provides more in-depth guidance on viability of development than its predecessor, Planning Policy Statement 3, which limited its attention to requiring local planning authorities to test the viability of their affordable housing targets. The NPPF requires that local planning authorities have regard to the impact on viability of the *cumulative effect* of all their planning requirements on viability. Paragraph 173 of the NPPF requires that local planning authorities give careful attention "*to viability and costs in plan-making and decision-taking*". The NPPF requires that "*the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is*

threatened". After taking account of policy requirements, land values should be sufficient to "*provide competitive returns to a willing landowner and willing developer*".

2.8 The meaning of a "*competitive return*" has been the subject of considerable debate since adoption of the NPPF. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group[5] has concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS consider that a competitive return is determined by market value[6], although there is no consensus around this view.

S106 contributions and The Community Infrastructure Levy

2.9 Infrastructure investment is vital to the delivery of new development. Currently the NNJPU authorities require developments to pay Section 106 contributions for such infrastructure, however, from April 2015 or the adoption of a Community Infrastructure Levy Charging Schedule, whichever is the earliest, the NNJPU authorities will be required to scale back the amount of Section 106 contributions sought on sites to site specific mitigation measures only. The CIL regulations have three important repercussions for Section 106 obligations:

- making the test for the use of Section 106 obligations statutory (R122);
- ensuring that there is no overlap in the use of CIL and Section 106 (R123); and
- limiting the use of 'pooled' Section 106 obligations post April 2015 (R123).

2.10 The NNJPU authorities are currently preparing their charging schedules. The Preliminary Draft Charging Schedules were published for statutory consultation between November and December 2012. These charges have been accounted for in the viability testing in this document. Consultations on the next stage of preparation i.e. draft charging schedule stage, are expected in the first half of 2014. It is acknowledged however that these charges are still at an early stage of preparation and are yet to be Examined. In this regard it is noted that the charges may change in future.

Local Policy context

2.11 The study takes into account the proposed CIL charges for the NNJPU Charging Authorities, and other proposals, and policies and standards set out in the draft Core Strategy, which include *inter alia* an affordable housing requirement; sustainability and section 106 requirements addressing on-site issues. The emerging JCS predates the Government's review of Housing Standards and the NNJPU will wish to take account of the outcome of that work in finalising the JCS. At this stage, the final position of this consultation is unknown and as such it is difficult to model this into an area wide viability assessment. Notwithstanding this, BNP Paribas Real Estate and the JPU consider the majority of key issues to have been addressed in this study including testing of lifetime homes, security, sustainability, affordable housing etc. In particular it is noted that the Building Research Establishment Environmental Assessment Method ('BREEAM') and the Code for Sustainable

[5] Viability Testing Local Plans: Advice for planning practitioners, June 2012
[6] RICS Guidance Note: Financial Viability in Planning, August 2012

Homes ('CSH') are widely recognised, accredited, independent methods for assessing environmental performance of non-residential and residential buildings, respectively. It is likely that these tools are and will continue to be used to support policy decision making because they cover a wide range of sustainability issues allowing for flexibility with respect to viability and feasibility on a site by site basis in meeting standards set in the JPU's policy. Further, it is anticipated that successors to these tools and/or equivalent standards by nationally recognised certification bodies will be adopted into the NNJPU's policy as and when appropriate.

Draft Local Plan – policy sifting

2.12 The NNJPU and BNP Paribas Real Estate have undertaken an initial sifting exercise of the emerging JCS policies to identify which are considered to have cost implications for developments over and above the normal costs of good design and meeting building regulations. A full schedule of the policies reviewed with commentary is set out at **Appendix 1**. We set out in Table 2.12.1 a schedule of the policies identified as having potential cost implications over and above normal development costs.

Table 2.12.1: Initial sifting exercise: policies identified as having potential cost implications

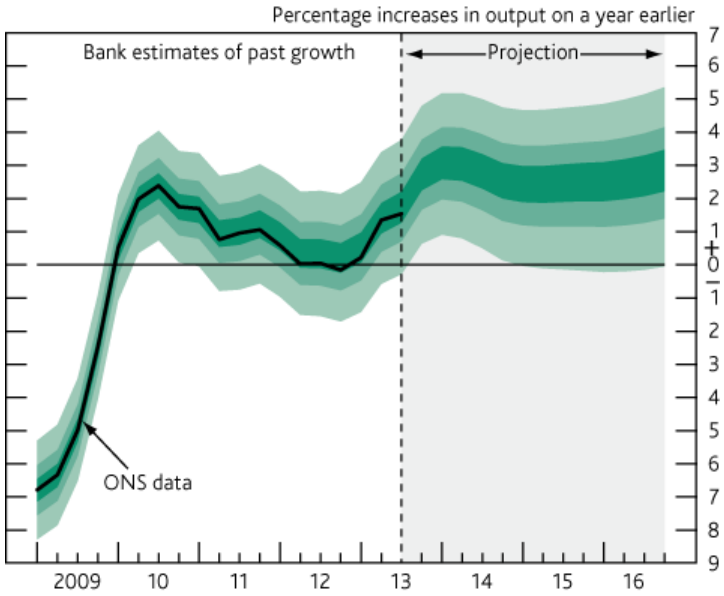
Policy No.	Policy
6	Designing Sustainable Places
7	Sustainable Buildings
13	Rural Exceptions
26	Renewable Energy
28	Housing Requirements & Strategic Opportunities
30	Housing Mix and Tenure

Economic and housing market context

2.13 The historic highs achieved in the UK housing market by mid-2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US sub-prime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.

2.14 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007, according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth early 2010 (see Fig 2.14.1, November 2013 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2016) has meant that consumer confidence has continued to improve.

Fig number 2.14.1 November 2013 Bank of England GDP fan chart



Source: Bank of England

2.15 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012, with The Halifax House Price Indices showing a fall of 0.6% in the year to March 2012. The Halifax attributed some of recovery during that period to first time buyers seeking to purchase prior to the reintroduction of Stamp Duty from 1 April 2012. The signs of improvement in the housing market towards the end of 2012 have continued through 2013 and both The Halifax and Nationwide continue to report positively in their November 2013 Housing Price Index updates.

2.16 Both reports refer to continued signs of an upturn in the housing market. In particular, Nationwide identifies that,

"Activity in the housing market has picked up strongly in recent months. The number of mortgage approvals for house purchase reached 66,735 in September, 34% higher than the same period of 2012. A large part of the improvement can be attributed to further improvements in the labour market and the brighter economic outlook, which has helped to bolster sentiment amongst potential buyers.'

2.17 The Nationwide report considers *'Policy measures aimed at keeping down the cost and improving the availability of credit'* to be *'playing an important role.'* They go on to highlight that, *'mortgage rates have declined significantly from the already low levels prevailing last year. For example, Bank of England data indicates that the interest rate on two year fixed rate mortgages for those with a 10% deposit has fallen from 5.6% to 4.4% over the past twelve months.'*

2.18 The Halifax identifies that housing demand has put *'upward pressure on house prices and increasing levels of activity.'* They similarly attribute the improvement to the availability to three areas in particular, firstly *'low interest rates'*; secondly, a *'higher consumer confidence supported by the increasing*

evidence that a sustainable economic recovery may now be underway'; and finally *'Schemes, such as Funding for Lending and Help to Buy'*.

2.19 The Halifax reports that**,** *'House prices in the three months to October were 1.6% higher than in the previous three months; this rate is below the increases of 2.0-2.1% recorded in each of the previous four months. Despite the slowdown in the quarterly rate, the annual rate continued to rise with prices in the three months to October 6.9% higher than in the same three months last year.'* Nationwide's report identifies that UK house prices have risen by 0.6%, **'***taking the annual rate of increase to 6.5% - the strongest pace since July 2010, though prices are still around 6% below the all-time high recorded in late 2007.'*

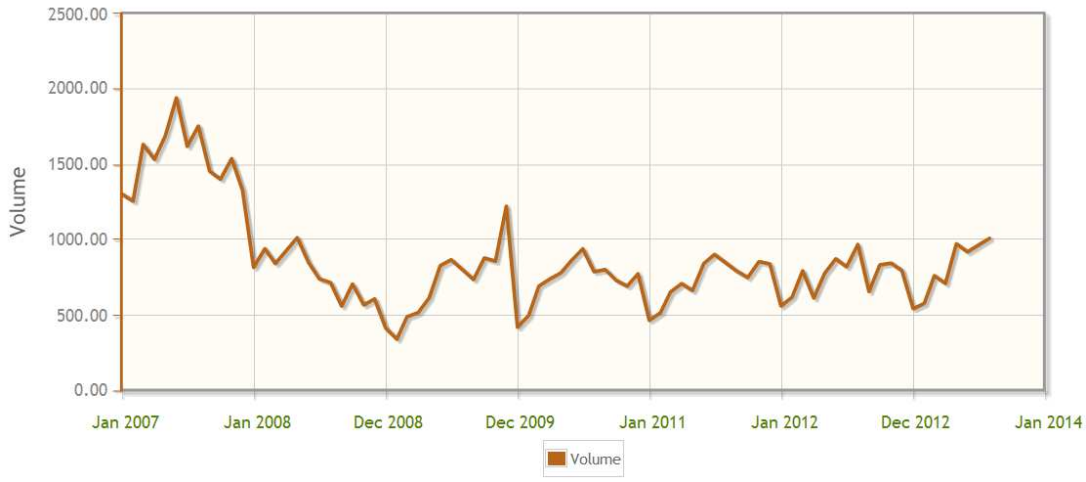
2.20 On this basis, the outlook for the UK economy and house prices would appear to be expected to continue to rise in 2014.

2.21 According to Land Registry residential sales values in Northamptonshire have recovered somewhat since the lowest point in the cycle in June 2009, however remain significantly lower than those achieved at the peak of the market in November 2007. Prices increased by 7% between June 2009 and October 2010 at which point prices fell by 2.67% to June 2011 and have been fluctuating by circa 1.5% to the current date. In October 2013, sales values were 15.15% lower than the November 2007 peak value. See tables 2.21.1 and 2.21.2 below which set out the Land Registry data on average house process and sales volumes between January 2007 and October 2013 respectively

Figure 2.21.1: House prices in Northamptonshire



Figure 2.21.2: Sales volumes in Northamptonshire



Source: Land Registry

2.22 The future trajectory of house prices is currently uncertain, although Savills' current prediction is that values are expected to increase over the next five years. Medium term predictions are that house prices for properties in the mainstream East Midlands markets will grow over the period between 2014 and 2018[7]. Savills predict that values in mainstream East Midlands markets (i.e. non-prime) will increase by 6% in 2014, 5% in 2015, 4.5% in 2016, 4% in 2017 and 3% in 2018. This equates to cumulative growth of 24.6% between 2014 and 2018 inclusive, compared to a UK average of 25.2% cumulative growth over the same period.

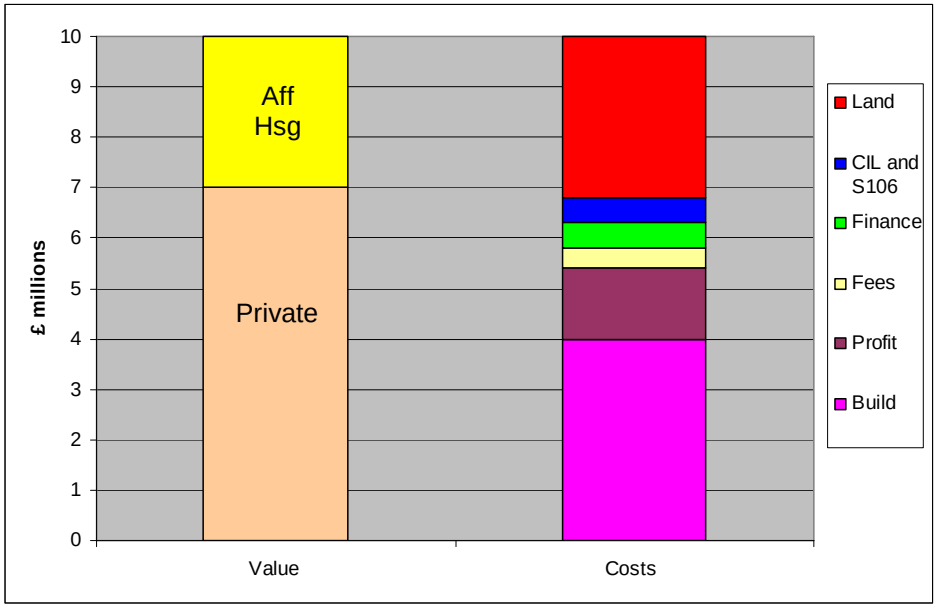
[7] Savills Research: Residential Property Focus,Q4 2013 (November 2013)

3 Methodology and appraisal inputs

3.1 Best practice identified in the Harman Group Guidance recommends that the methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market circumstances and emerging planning policy requirements. The study is therefore specific to the North Northamptonshire boroughs/districts and reflects the NNJPU's planning policy requirements.

Approach to testing development viability

3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing and the affordable housing. The model then deducts the build costs, fees, interest, CIL (at varying levels) and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the red portion of the right hand bar in the diagram.



3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.

3.4 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value[8]' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably

[8] For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.

3.5 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. CIL will be a cost to the scheme and will impact on the residual land value. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

3.6 The NPPF does not prescribe any particular methodology for assessing the viability of developments in their areas for testing Local Plan policies. The Local Housing Delivery Group published guidance in June 2012[9] which provides guidance on testing viability of Local Plan policies. The guidance notes that "*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*". The RICS Guidance Note 'Viability in Planning' (August 2012) which advocates market value as a benchmark for testing viability is therefore not applicable to a viability test of planning policy.

3.7 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value "*is based on a premium over current use values*" with the "*precise figure that should be used as an appropriate premium above current use value [being] determined locally*". The guidance considers that this approach "*is in line with reference in the NPPF to take account of a "competitive return" to a willing land owner*".

3.8 The examination on the Mayor of London's CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted current use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:

"The market value approach…. while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context." (para 8) and that "*I don't believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done*" (para 9).

3.9 In his concluding remark, the Examiner points out that

"the price paid for development land may be reduced [so that CIL may be accommodated]. *As with profit levels there may be cries that this is unrealistic, but* ***a reduction in development land value is an inherent part of the CIL concept****. It may be argued that such a reduction may be all very well in the*

[9] Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (para 32 – emphasis added).

Therefore this study for the NNJPU is assessing the JCS policies using the benchmark land value methodology that has been proven to be a sound basis for assessment.

4 Development appraisals

4.1 We have appraised seven development typologies, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the NNJPU area. Details of the schemes are provided in Table 4.1.1 below. A separate review of the Sustainable Urban Extensions and other strategic sites at Corby, Kettering, Wellingborough and East Northamptonshire is being undertaken to supplement this report.

Table 4.1.1: Development typologies

Site type	Number of units	Housing type	Development density units per ha	Net developable area (ha)
1	5	Houses	35	0.14
2	10	Houses	35	0.29
3	15	Houses	35	0.43
4	75	Houses	35	3.00
5	100	Houses	35	4.08
6	300	Houses	35	12.24
7	500	Houses	35	20.41

Housing mix

4.2 Table 4.2.1 summarises the housing mix used in our seven development typologies.

Table 4.2.1: Unit Mix (across all tenures taken together)

Site type	1-2 bed houses	3 bed house	4 bed house
Unit size	*75 sqm*	*95 sqm*	*115 sqm*
1	40%	60%	-
2	40%	60%	-
3	30%	40%	30%
4	33%	34%	33%
5	30%	40%	30%
6	33%	34%	33%
7	30%	40%	30%

Residential sales values

4.3 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. We have considered comparable evidence of transacted properties in the area and also properties on the market to establish appropriate values for testing purposes. This exercise indicates that developments in the NNJPU area attract average sales values ranging from circa £1,509 to £2,544 per square metre. Sales values vary

between different parts of the NNJPU area, with the rural areas and villages generally achieving the highest values. **Appendix 2** sets out the values identified for different towns and villages in the NNJPU area following our research. Table 4.3.1 sets out the average values in the NNJPU area, which we have adopted in our appraisals.

Table 4.3.1: Sales values adopted in appraisals

Price Bands	Average values £s per sq m
Price Band 1	£1,500
Price Band 2	£1,700
Price Band 3	£1,900
Price Band 4	£2,100
Price Band 5	£2,200
Price Band 6	£2,300
Price Band 7	£2,400
Price Band 8	£2,500

4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term, therefore no fall in values have been analysed. Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values of 10%, accompanied by cost inflation of 5% and a return to peak of the market values reflecting a growth in sales values of 16%, accompanied by cost inflation of 10%[10]. These sensitivity analyses provide the NNJPU with an indication of the impact of changes in values and costs on scheme viability.

Affordable housing tenure and values

4.5 The NNJPU's Strategic Housing Market Assessment Update 2012 (Table 11b)) identifies a need for 59% market housing, 37% social and affordable rented housing and 4% intermediate housing. In this regard we have tested 40% affordable housing with an 80:20 split in favour of social rented units on all the typologies. We have also sensitivity tested this level of affordable housing with a 50:50 tenure split.

4.6 The NNJPU is keen to understand the thresholds of viability for applying affordable housing criteria. As such we have also tested 30%, 20% 10%, 0% and 100% affordable housing on all the typologies.

4.7 The CLG/HCA '*2011-2015 Affordable Homes Programme – Framework'* (February 2011) document clearly states that RPs will not receive grant funding for any affordable housing provided through planning obligations (i.e. affordable housing delivered on the back of larger schemes). We have therefore assumed that schemes will not receive grant funding.

4.8 We have assumed that the rented element of schemes will be provided as social rent at target rents.

[10] Our appraisals do not, however, include any inflation on existing use values, as commercial floorspace is not expected to increase in value over the next four to five years. This is due to general weakness in the economy.

4.9 For shared ownership units, we have assumed that RSLs will sell 25% initial equity stakes and charge a rent of 2.75% on the retained equity. A 10% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 6%.

Build costs

4.10 We have applied residential build costs having regard to advice from active agents in the area following the CIL developer's workshop in 2012 and build costs for the residential schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. However, adjustments to the base costs are necessary to reflect the specification of development in North Northamptonshire. Our approach is set out below.

4.11 The mean BCIS base cost for houses in the four local authority areas ranges between £821 and £873[11] per square metre, excluding external works and fees. Given the average of the four local authority values is £847 per square m and that this is the value for two of the four areas we have adopted this average build cost per square metre in our assessment. After a 15% allowance for external works has been added, the final build cost is £974 per square metre. We have assumed a gross to net ratio of 100% as the typologies tested are houses. A summary of residential build costs is provided in Table 4.11.1 (below).

Table 4.11.1: Build costs

Site type	Average BCIS base – quarter 1 2013	Base cost	Adopted cost	External works	All-in cost
1-7	Houses - generally	£821 - £873	£845	15%	£974

4.12 In addition to the build costs outlined below, our appraisals include a contingency of 5% of build costs.

4.13 On sites of 300 units or larger, we have included an allowance for infrastructure costs as these sites are likely to be green field developments which would require the development of such infrastructure to open up the site. We have tested these schemes with allowances of £10,000 per unit and £20,000 per unit.

4.14 With respect to the extra over costs associated with building to higher standards of sustainability, these are expected to continue to reduce in future by comparison to the current day estimates due to further research into technologies to deliver this. This trend has been demonstrated by the reports produced for the CLG by Element Energy and David Langdon (2011) and previous studies undertaken by Cyril Sweet[12]. We are aware of a recent report

[11] Corby - £821 per square metre; East Northamptonshire DC – 873 per square metre; Kettering BC - £847 per square metre; and Wellingborough BC - £847 per per square metre.

[12] The trend of reduction in the extra over costs associated with the delivery of higher levels of CSH has been demonstrated in the CLG reports on the Cost of building housing to the CSH's standards:

- 'Cost of building housing to the code for sustainable homes standard: updated cost review' prepared by Element Energy and Davis Langdon (August 2011);
- 'Code for Sustainable Homes: A Cost Review' prepared by Cyril Sweet (March 2010); and
- 'Cost Analysis of The Code for Sustainable Homes' by Cyril Sweet (July 2008)

published (September 2013) reviewing the costs associated with building to higher standard of sustainability produced by Element Energy and David Langdon on behalf of a number of local authorities including, Bath and North East Sommerset Council, Brighton and Hove City Council, Bristol City Council, Swindon Borough Council and Wiltshire Council[13]. This has identified a further significant reduction in the extra over costs associated with building to CSH levels 5 and 6. As a result of this study BNP Paribas Real Estate consider it appropriate to allow for an additional 4% of base build costs across all housing tenures for meeting Code for Sustainable Homes level 4 and 28% for CSH level 6 within this study.

4.15 Our appraisals incorporate an allowance of 1% on top of base build costs reflecting the HCA 'Design for Manufacture Lessons Learnt 2' (2010) research on the costs of meeting Lifetime Homes standards.

4.16 To allow for the application of the 'Secured by Design' security standards we have adopted £200 for each 4 bed house and £170 for 2 and 3 bed houses as recommended by Davis Langdon (2010) ACPO Crime Prevention Initiatives Ltd – Capital Costs of Secured by Design Accreditation. This was an unpublished report for ACPO SBD.

4.17 To test the requirement for renewable energy for developments of 100 units and larger we have included an allowance of £3,500 per dwelling over and above CSH level 4, in line with a report produced for the Energy Saving Trust and Carbon Trust (2004). We note that the Housing Standards Review Impact assessment produced by EC Harris on behalf of the CLG in August 2013 identifies the extra over costs over and above Building regulations Part L requirements per dwelling of delivering on-site renewable energy requirements at 10% and 20%. The average extra over cost identified for 2-4 bed houses range between £1,400 and £2,400 for 10% renewable energy and £2,800 to £4,600 per unit for 20% renewable energy. This equates to an average of between £1,883 and £3,669 per unit. On this basis we consider the figure of 3,500 per unit to be a reasonable assumption for the maximum extra over costs to deliver on site renewable energy in schemes over 100 units in the JPU area.

Professional fees

4.18 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants, planning, EPCs, NHBC and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

4.19 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of current funding conditions.

13
- http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/EP059a%20Costs%20of%20building%20to%20the%20CSH%20data%20%28Sept%202013%29%20%28draft%29.xlsx
- http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/EP059%20Costs%20of%20building%20to%20the%20Code%20for%20Sustainable%20Homes%20%28Sept%202013%29%20%28draft%29.pdf

Marketing costs

4.20 Our appraisals incorporate an allowance of 3% for marketing costs, which we consider to be an appropriate allowance for this area.

CIL

4.21 The four Charging Authorities have recently consulted on their Preliminary Draft Charging Schedules, with CIL rates on residential ranging from £50 to £150 per square metre. We have factored these rates into our appraisals as follows:

Table 4.21.1: Maximum CIL rates proposed in appraisals

Price Bands	Average values £s per sq m	CIL Rate £ per sq m
Price Band 1	£1,500	£50
Price Band 2	£1,700	£50
Price Band 3	£1,900	£50
Price Band 4	£2,100	£100
Price Band 5	£2,200	£100
Price Band 6	£2,300	£150
Price Band 7	£2,400	£150
Price Band 8	£2,500	£150

4.22 The CIL Regulations 2010 (as amended) specify that if any part of an existing building is in lawful use for sixth months within the three years prior to the time at which planning permission first permits development, parts of the building that are to be demolished or retained can be taken into account in the levy calculations in accordance with the formulae in Regulation 40(7) (as amended by the 2014 Regulations).Where there is no change of use, these buildings are also intended to be exempt from the levy, other than where there is an increase in floor space, or where the building has been abandoned. It is considered by the Government that that his will help to facilitate empty buildings being brought back into use. The allowance of a discount for existing floor space will be the case for many development sites in North Northamptonshire. However, it cannot be automatically assumed that the existing floor space will qualify for these purposes, so our appraisals assume that CIL is levied across the entire new floor space.

Residual Section 106 costs

4.23 After CIL has been adopted, the bulk of contributions for infrastructure to support development will be secured through CIL. However, there will be residual on-site mitigation required, which will differ from site to site and scheme to scheme. In this regard we have incorporated an allowance of £1,000 per unit for site types 2 - 5 and £2,000 for site types 6 and7 to account for these costs. Based on BNP Paribas Real Estate and the Council's experience of such schemes, an allowance of £10,000/£20,000 per unit for site types 6 and 7 has been included in our assessment, taking into consideration the likely existing use of such sites being greenfield for these development types.

Development and sales periods

4.24 Development and sales periods vary between types of schemes. However, our sales periods are based on an assumption of a sales rate of circa 3[14] units per month. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 5 units per month might be expected.

Developer's profit

4.25 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 13 – 15% of development value. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, the required profit margins for a developer to implement a scheme have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view). Generally, the Boards of the major house builders will set targets for minimum profit.

4.26 The views of the banks which fund development are more important. If the banks decline an application by a developer to borrow to fund a development, the development will most certainly be unable to proceed, since developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.

4.27 The near collapse of the global banking system in the final quarter of 2008 has resulted in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks may not allow profit levels to decrease much lower than their current level of 20% of scheme value.

4.28 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance and Homes and Communities Agency's guidelines in its Economic Appraisal Tool.

Exceptional costs

4.29 Exceptional costs can be an issue for development viability on previously developed land. Exceptional costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, for the purposes of this exercise, it is not possible to provide a reliable estimate of what exceptional costs would be, in the absence of detailed site investigation. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of allowance for certain costs (e.g. piling on sites with abnormal ground conditions) is already reflected in BCIS data, as such

[14] For the larger developments i.e. typologies 7 and 8 it is assumed that there is more than one developer on site or that the development is being undertaken in phases which run coterminously.

costs are frequently encountered on sites that form the basis of the BCIS data sample. In addition, our appraisals include a contingency which will mitigate the impact of exceptional costs.

Benchmark land values

4.30 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.

4.31 **Benchmark Land Value 1**: This benchmark is based on a 'residential land value' of £100,000 per gross acre, which was identified by developers who attended the CIL Stakeholders' Workshop in 2012 as the level below which they considered landowners would not sign up to an option agreement. The resulting land value benchmark is **£247,000** per gross Hectare.

4.32 **Benchmark Land Value 2**: This benchmark assumes the average value, including a 20% premium, for secondary office space on a hectare of land, with 40% site coverage and 4 storeys as calculated for the four charging authorities in their CIL viability studies[15]. This results in a benchmark of **£1,096,273** per gross Hectare.

4.33 **Benchmark Land Value 3**: This benchmark assumes the average value, including a 20% premium, for secondary industrial space on a hectare of land, with 60% site coverage and one storey as calculated for the four charging authorities in their CIL viability studies. This results in a benchmark of **£640,401** per gross Hectare.

4.34 **Benchmark Land Value 4**: This benchmark assumes the average value, including a 20% premium, for community buildings or a similar facility, which could include buildings owned by the Council and other public sector bodies, and community/charity groups. We have assumed site coverage of 50% across a hectare of land, with a single storey building as calculated for the four charging authorities in their CIL viability studies. This would result in a benchmark of **£347,127** per gross Hectare.

4.35 We would draw readers' attention to the comments on land values in Examiner's report on the Mayor of London's CIL[16], which indicates that owners will need to adjust their expectations to accommodate allowances for infrastructure.

[15] Please see Appendix 3 for details of the benchmarks for the four charging authorities.

[16] Para 32: *"the price paid for development land may be reduced…. a reduction in development land value is an inherent part of the CIL concept…. in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges."*

5 Appraisal outputs

5.1 The full outputs from our appraisals of various developments are attached as appendices 4 and 5. We have appraised seven development typologies, reflecting different densities and types of development that have historically and will in future come forward across North Northamptonshire. Each appraisal incorporates (where relevant) the NNJPU's requirement for affordable housing, tested at different levels.

5.2 With respect to commercial uses, the viability testing undertaken for the Community Infrastructure Levies for the four authorities that make up the NNJPU identified that the viability of speculative commercial floor-space, with the exception of some retail development, is challenging. As a result, the development of most commercial floor-space in mixed use developments will rely on cross subsidy from more viable uses. In this context, additional testing of commercial floor-space for the local plan has not been considered to be necessary, as the CIL viability testing provides suitable evidence to demonstrate that the Council will need to apply policies which add to the cost of commercial development flexibly. It is worth noting however, that although the results of the CIL viability testing which identify certain commercial development as unviable, do not mean that sites will not be developed within the NNJPU authorities' area for these uses as viability is only one of many factors which affect whether a site is developed. For example with regards to owner occupiers who may wish to locate within the NNJPU authorities' area for logistic reasons. Alternatively, an existing occupier looking to re-locate may wish to develop their own premises by reference to their own cost benefit analysis, which will bear little relationship to the residual land value calculations that a speculative landlord developer may undertake. Further, we consider that the viability of such schemes could be substantially improved through the careful consideration of the phasing of the development and securing pre-lets for commercial space in a phase prior to its delivery.

5.3 With respect to the issue of cross subsidy in mixed use schemes, this will differ from site to site and in this regard it is not possible to model this in a reasonably reliable way for a strategic study.

5.4 Within Appendices 4 and 5 all seven development typologies are appraised separately. For each site, where relevant, the results of the following analyses are provided:

- 100% private housing;
- 100% private housing; values +24.6% and cost +10%;
- 10% affordable housing (80:20 tenure split in favour of social rent);
- 10% affordable (80:20); values +24.6% and cost +10%;
- 20% affordable housing (80:20);
- 20% affordable (80:20); values +24.6% and cost +10%;
- 30% affordable housing (80:20);
- 30% affordable (80:20); values +24.6% and cost +10%;
- 40% affordable housing (50:50);
- 40% affordable (50:50); values +24.6% and cost +10%;

- 40% affordable housing (80:20);
- 40% affordable (80:20); values +24.6% and cost +10%.

5.5 Viability has been tested at these six levels of affordable housing, although it should be noted that if a scheme is shown to be viable, a greater level of affordable housing might be deliverable within the 'interval' that has been tested. For example, if a scheme is shown to be viable with 30% affordable housing, but not with 40% affordable housing the actual level of affordable housing that could be provided will fall between 30 and 39%.

5.6 Each page of the Appendix shows the residual land value generated by the scheme (based on the particular combination of affordable housing percentage, sales values and costs), in the grey boxes, and compares this to each of the four benchmark land values, in the yellow boxes.

- Green shading in the results indicates that scheme is viable (where the residual land value is higher than the benchmark land value),
- Orange shading indicates that the scheme generates a residual value less than the benchmark value incorporating a 20% premium but greater than or equal to the Existing Use Value[17]; and
- Red shading indicates that the scheme is unviable (where the residual land value is lower than the **Existing Use Value**).

5.7 The appendices test the cumulative impact of the NNJPU's requirements. The first set of results indicates the residual values of schemes with no CIL and no affordable housing or sustainability requirements. These policy requirements are added incrementally.

5.8 An example of the layout used to present the appraisal outputs is provided below. The underlying assumptions on value growth and cost growth (if any) and the level of allowance for greenfield infrastructure costs (if any) for each set of results are stated at the top of each page in the appendices.

5.9 In the example, this particular development typology (4) located in an area in Price Band 3 could viably absorb both CSH level 4 and the proposed CIL rate with residual S106, alongside lifetime homes, Secured by Design aspects and affordable housing between 20% and 30%. If CSH level 6 were required this development would be unviable even with 100% private housing.

[17] Whether the site comes forward for development would depend on whether the landowner would accept a lower or no premium on the existing use of the site

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 3

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,132,501	£2,028,195	£1,967,088	£1,601,673	£1,365,580	-£73,397
10% affordable housing (80:20)	£1,795,642	£1,697,131	£1,636,023	£1,310,410	£1,073,525	-£409,237
20% affordable housing (80:20)	£1,458,784	£1,366,066	£1,304,958	£1,019,145	£779,537	-£751,055
30% affordable housing (80:20)	£1,121,926	£1,034,990	£972,883	£725,505	£485,550	-£1,092,874
40% affordable housing (50:50)	£945,236	£860,918	£798,812	£586,049	£346,095	-£1,255,867
40% affordable housing (80:20)	£783,135	£700,931	£638,824	£431,517	£191,562	-£1,434,691
100% affordable housing (80:20)	-£1,278,284	-£1,326,236	-£1,389,430	-£1,403,592	-£1,656,367	-£3,173,011

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,391,501	£1,287,195	£1,226,088	£860,673	£624,580	-£814,397
10% affordable housing (80:20)	£1,054,642	£956,131	£895,023	£569,410	£332,525	-£1,150,237
20% affordable housing (80:20)	£717,784	£625,066	£563,958	£278,145	£38,537	-£1,492,055
30% affordable housing (80:20)	£380,926	£293,990	£231,883	-£15,495	-£255,450	-£1,833,874
40% affordable housing (50:50)	£204,236	£119,918	£57,812	-£154,951	-£394,905	-£1,996,867
40% affordable housing (80:20)	£42,135	-£40,069	-£102,176	-£309,483	-£549,438	-£2,175,691
100% affordable housing (80:20)	-£2,019,284	-£2,067,236	-£2,130,430	-£2,144,592	-£2,397,367	-£3,914,011

6 Assessment of the results

6.1 This section should be read in conjunction with the full results attached at appendices 4 and 5. In these results, the residual land values (RLV) are calculated for scenarios with sales values and capital values reflective of market conditions across North Northamptonshire. These RLVs are then compared to a range of benchmark land values.

6.2 Development value is finite and, particularly in urban areas, rarely enhanced through the adoption of new policy requirements. This is because existing use values for previously developed brownfield sites are not related in any way to new policy requirements sought from other types of development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure uplift in land value through the planning process.

6.3 In setting its policy requirements, the NNJPU will need to prioritise its requirements due to finite development value. With CIL intended to operate as a fixed charge, the NNJPU will need to consider the impact on two key factors. Firstly, the need to strike a balance between the achievement of policy objectives for sustainability and affordable housing and maximising revenue to invest in infrastructure which will help to support development and growth on the one hand and the need to *minimise* the impact upon development viability on the other. CLG guidance stresses the need to minimise the impact of CIL upon the delivery of the relevant development plan. Secondly, as CIL will effectively take a 'top-slice' of development value, there is a potential impact on the percentage or tenure mix of affordable housing that can be secured. This is a change from the current system of negotiated financial contributions on a case by case basis where the planning authority can weigh the need for contributions against the requirement that schemes need to contribute towards affordable housing provision.

6.4 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the NNJPU's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements and CIL at certain levels. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and planning requirements would not be a factor that comes into play in the developer's/landowner's decision making. In these cases, the unviable schemes will only become viable following an increase in values or a reduction in costs.

6.5 The first set of tables summarises the viability of a small scheme of 5 houses. As previously mentioned the NNJPU is keen to understand the thresholds for affordable housing viability. For smaller schemes in rural areas it is likely that the NNJPU would seek on-site affordable housing, particularly given the likelihood of smaller developments being the predominant form of development in these areas. In urban areas however, should it prove viable, the NNJPU may wish to consider financial contributions in lieu of onsite affordable housing for such sites.

Table 6.5.1: Viability of developments – development typology 1 (5 houses) – using residential land value benchmark

Value Band 1

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£12,191	-£17,194	-£21,205	-£42,348	-£58,649	-£156,456
10% affordable housing (80:20)	-£24,469	-£29,262	-£33,272	-£52,570	-£68,872	-£166,679
20% affordable housing (80:20)	-£36,784	-£41,441	-£45,516	-£62,794	-£79,095	-£176,902
30% affordable housing (80:20)	-£49,264	-£53,705	-£57,781	-£73,016	-£89,318	-£187,126
40% affordable housing (50:50)	-£62,825	-£67,034	-£71,109	-£84,303	-£100,604	-£198,412
40% affordable housing (80:20)	-£61,744	-£65,970	-£70,045	-£83,240	-£99,541	-£197,349
100% affordable housing (80:20)	-£136,622	-£139,561	-£143,636	-£144,578	-£160,880	-£258,687

Value Band 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£53,353	£47,222	£43,212	£22,194	£6,155	-£90,986
10% affordable housing (80:20)	£35,484	£29,661	£25,651	£6,642	-£9,398	-£106,793
20% affordable housing (80:20)	£17,615	£12,099	£8,090	-£8,910	-£24,950	-£122,600
30% affordable housing (80:20)	-£254	-£5,462	-£9,472	-£24,463	-£40,598	-£138,406
40% affordable housing (50:50)	-£13,399	-£18,382	-£22,391	-£35,386	-£51,688	-£149,496
40% affordable housing (80:20)	-£18,122	-£23,024	-£27,034	-£40,104	-£56,405	-£154,213
100% affordable housing (80:20)	-£126,819	-£129,926	-£134,001	-£134,944	-£151,246	-£249,053

Value Band 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£118,896	£111,638	£107,629	£86,610	£70,572	-£25,662
10% affordable housing (80:20)	£95,438	£88,584	£84,574	£65,565	£49,526	-£46,906
20% affordable housing (80:20)	£71,979	£65,528	£61,518	£44,519	£28,479	-£68,297
30% affordable housing (80:20)	£48,520	£42,473	£38,464	£23,473	£7,433	-£89,687
40% affordable housing (50:50)	£35,573	£29,747	£25,737	£12,755	-£3,283	-£100,579
40% affordable housing (80:20)	£25,063	£19,418	£15,408	£2,426	-£13,613	-£111,077
100% affordable housing (80:20)	-£117,016	-£120,293	-£124,368	-£125,310	-£141,611	-£239,419

Value Band 4

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£184,441	£176,055	£172,045	£130,936	£114,898	£18,664
10% affordable housing (80:20)	£155,392	£147,506	£143,497	£106,405	£90,367	-£5,867
20% affordable housing (80:20)	£126,344	£118,958	£114,947	£81,875	£65,836	-£30,398
30% affordable housing (80:20)	£97,295	£90,408	£86,398	£57,344	£41,306	-£55,262
40% affordable housing (50:50)	£84,543	£77,876	£73,867	£48,830	£32,792	-£63,915
40% affordable housing (80:20)	£68,247	£61,859	£57,850	£32,814	£16,775	-£80,194
100% affordable housing (80:20)	-£107,213	-£110,658	-£114,733	-£115,676	-£131,977	-£229,784

Value Band 5

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£217,213	£208,263	£204,254	£163,145	£147,105	£50,872
10% affordable housing (80:20)	£185,368	£176,968	£172,958	£135,867	£119,828	£23,594
20% affordable housing (80:20)	£153,525	£145,672	£141,662	£108,590	£92,550	-£3,683
30% affordable housing (80:20)	£121,682	£114,376	£110,366	£81,312	£65,273	-£30,961
40% affordable housing (50:50)	£109,030	£101,941	£97,931	£72,895	£56,856	-£39,456
40% affordable housing (80:20)	£89,838	£83,081	£79,070	£54,034	£37,995	-£58,626
100% affordable housing (80:20)	-£102,312	-£105,840	-£109,915	-£110,858	-£127,160	-£224,968

Value Band 6

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£249,984	£240,472	£236,462	£175,262	£159,223	£62,990
10% affordable housing (80:20)	£215,346	£206,429	£202,419	£147,247	£131,207	£34,974
20% affordable housing (80:20)	£180,707	£172,386	£168,377	£119,232	£103,192	£6,958
30% affordable housing (80:20)	£146,069	£138,344	£134,334	£91,216	£75,177	-£21,057
40% affordable housing (50:50)	£133,515	£126,006	£121,995	£84,905	£68,866	-£27,368
40% affordable housing (80:20)	£111,431	£104,301	£100,292	£63,201	£47,162	-£49,309
100% affordable housing (80:20)	-£97,409	-£101,023	-£105,099	-£106,041	-£122,342	-£220,150

Value Band 7

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£282,756	£272,680	£268,670	£207,471	£191,431	£95,197
10% affordable housing (80:20)	£245,323	£235,890	£231,881	£176,708	£160,669	£64,436
20% affordable housing (80:20)	£207,890	£199,101	£195,091	£145,946	£129,907	£33,674
30% affordable housing (80:20)	£170,457	£162,311	£158,302	£115,184	£99,144	£2,911
40% affordable housing (50:50)	£158,001	£150,070	£146,061	£108,969	£92,931	-£3,303
40% affordable housing (80:20)	£133,023	£125,522	£121,512	£84,422	£68,382	-£27,851
100% affordable housing (80:20)	-£92,508	-£96,207	-£100,282	-£101,224	-£117,525	-£215,333

Value Band 8

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£315,528	£304,888	£300,878	£239,679	£223,639	£127,406
10% affordable housing (80:20)	£275,300	£265,352	£261,342	£206,170	£190,130	£93,897
20% affordable housing (80:20)	£235,071	£225,815	£221,806	£172,660	£156,622	£60,388
30% affordable housing (80:20)	£194,843	£186,279	£182,269	£139,151	£123,113	£26,879
40% affordable housing (50:50)	£182,487	£174,135	£170,125	£133,034	£116,995	£20,762
40% affordable housing (80:20)	£154,615	£146,743	£142,733	£105,642	£89,603	-£6,630
100% affordable housing (80:20)	-£87,607	-£91,389	-£95,464	-£96,407	-£112,709	-£210,515

Table 6.5.2: Viability of developments – development typology 1 (5 houses) – using industrial/warehousing benchmark

Value Band 1

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£26,209	-£31,212	-£35,223	-£56,365	-£72,666	-£170,474
10% affordable housing (80:20)	-£38,487	-£43,280	-£47,290	-£66,588	-£82,890	-£180,697
20% affordable housing (80:20)	-£50,802	-£55,459	-£59,534	-£76,812	-£93,113	-£190,920
30% affordable housing (80:20)	-£63,282	-£67,723	-£71,799	-£87,034	-£103,336	-£201,144
40% affordable housing (50:50)	-£76,843	-£81,052	-£85,127	-£98,321	-£114,622	-£212,430
40% affordable housing (80:20)	-£75,762	-£79,988	-£84,063	-£97,258	-£113,559	-£211,366
100% affordable housing (80:20)	-£150,639	-£153,578	-£157,654	-£158,596	-£174,898	-£272,705

Value Band 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£39,335	£33,204	£29,194	£8,176	-£7,863	-£105,004
10% affordable housing (80:20)	£21,466	£15,643	£11,633	-£7,376	-£23,415	-£120,811
20% affordable housing (80:20)	£3,597	-£1,919	-£5,928	-£22,928	-£38,967	-£136,618
30% affordable housing (80:20)	-£14,272	-£19,480	-£23,490	-£38,481	-£54,616	-£152,424
40% affordable housing (50:50)	-£27,417	-£32,400	-£36,409	-£49,404	-£65,706	-£163,514
40% affordable housing (80:20)	-£32,140	-£37,042	-£41,052	-£54,122	-£70,423	-£168,231
100% affordable housing (80:20)	-£140,837	-£143,944	-£148,019	-£148,962	-£165,264	-£263,071

Value Band 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£104,879	£97,620	£93,611	£72,593	£56,554	-£39,680
10% affordable housing (80:20)	£81,421	£74,566	£70,556	£51,547	£35,508	-£60,924
20% affordable housing (80:20)	£57,962	£51,510	£47,501	£30,501	£14,461	-£82,314
30% affordable housing (80:20)	£34,503	£28,455	£24,446	£9,455	-£6,584	-£103,705
40% affordable housing (50:50)	£21,555	£15,729	£11,719	-£1,263	-£17,301	-£114,597
40% affordable housing (80:20)	£11,045	£5,400	£1,390	-£11,592	-£27,630	-£125,095
100% affordable housing (80:20)	-£131,033	-£134,310	-£138,386	-£139,328	-£155,629	-£253,437

Value Band 4

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£170,423	£162,037	£158,028	£116,919	£100,880	£4,646
10% affordable housing (80:20)	£141,374	£133,489	£129,479	£92,387	£76,349	-£19,885
20% affordable housing (80:20)	£112,326	£104,940	£100,929	£67,857	£51,818	-£44,416
30% affordable housing (80:20)	£83,277	£76,390	£72,381	£43,326	£27,288	-£69,279
40% affordable housing (50:50)	£70,525	£63,859	£59,849	£34,812	£18,774	-£77,932
40% affordable housing (80:20)	£54,229	£47,842	£43,832	£18,796	£2,757	-£94,211
100% affordable housing (80:20)	-£121,231	-£124,676	-£128,751	-£129,693	-£145,994	-£243,802

Value Band 5

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£171,351	£162,950	£158,940	£121,849	£105,810	£9,576
20% affordable housing (80:20)	£139,508	£131,654	£127,645	£94,572	£78,532	-£17,701
30% affordable housing (80:20)	£107,665	£100,359	£96,348	£67,294	£51,255	-£44,979
40% affordable housing (50:50)	£95,012	£87,923	£83,913	£58,877	£42,838	-£53,474
40% affordable housing (80:20)	£75,821	£69,063	£65,052	£40,017	£23,977	-£72,644
100% affordable housing (80:20)	-£116,330	-£119,858	-£123,933	-£124,876	-£141,178	-£238,985

Value Band 6

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£235,966	£226,454	£222,444	£161,244	£145,205	£48,972
10% affordable housing (80:20)	£201,328	£192,411	£188,402	£133,229	£117,190	£20,956
20% affordable housing (80:20)	£166,689	£158,369	£154,359	£105,214	£89,174	-£7,060
30% affordable housing (80:20)	£132,051	£124,326	£120,316	£77,199	£61,159	-£35,075
40% affordable housing (50:50)	£119,497	£111,988	£107,977	£70,887	£54,849	-£41,385
40% affordable housing (80:20)	£97,413	£90,283	£86,274	£49,183	£33,144	-£63,327
100% affordable housing (80:20)	-£111,427	-£115,041	-£119,117	-£120,059	-£136,360	-£234,168

Value Band 7

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£268,738	£258,662	£254,653	£193,453	£177,413	£81,179
10% affordable housing (80:20)	£231,305	£221,873	£217,863	£162,691	£146,651	£50,418
20% affordable housing (80:20)	£193,872	£185,083	£181,073	£131,928	£115,889	£19,656
30% affordable housing (80:20)	£156,439	£148,293	£144,284	£101,166	£85,127	-£11,106
40% affordable housing (50:50)	£143,983	£136,052	£132,043	£94,951	£78,913	-£17,321
40% affordable housing (80:20)	£119,005	£111,504	£107,494	£70,404	£54,364	-£41,869
100% affordable housing (80:20)	-£106,526	-£110,225	-£114,300	-£115,242	-£131,543	-£229,351

Value Band 8

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£301,510	£290,871	£286,860	£225,661	£209,622	£113,388
10% affordable housing (80:20)	£261,282	£251,334	£247,324	£192,152	£176,112	£79,879
20% affordable housing (80:20)	£221,054	£211,797	£207,788	£158,643	£142,604	£46,370
30% affordable housing (80:20)	£180,826	£172,261	£168,251	£125,133	£109,095	£12,861
40% affordable housing (50:50)	£168,469	£160,117	£156,107	£119,017	£102,977	£6,744
40% affordable housing (80:20)	£140,598	£132,725	£128,716	£91,624	£75,586	-£20,648
100% affordable housing (80:20)	-£101,625	-£105,407	-£109,482	-£110,424	-£126,726	-£224,533

6.6 The results show marked differences in viability between the lower value parts of North Northamptonshire (Value Bands 1, 2 and to a lesser extent 3, which are all predominantly urban) and the higher (Value Bands 4 – 8 predominantly rural). However, the results indicate that in most rural areas small schemes would be able to viably absorb either onsite affordable housing or a financial contribution in lieu of on-site affordable housing of at least 20% and up to 40% in some cases. Clearly this requirement can be applied flexibly, having regard to individual site circumstances and viability of the proposed development. For sites in the lower value urban areas however, viability is identified as being more challenging.

6.7 Development typology 2 and 3 are schemes including 10 and 15 units respectively. The results from each sub-market area for these typologies are provided in Table 6.7.1 and 6.7.2.

Table 6.7.1: Viability of developments – development typologies 2 and 3 (10 and 15 units respectively) – using residential land value benchmark

Value Band 1

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£43,324	-£53,027	-£60,901	-£103,323	-£135,333	-£327,392
10% affordable housing (80:20)	-£65,870	-£75,244	-£83,246	-£121,769	-£153,779	-£345,839
20% affordable housing (80:20)	-£88,690	-£97,764	-£105,766	-£140,214	-£172,224	-£364,284
30% affordable housing (80:20)	-£111,604	-£120,283	-£128,287	-£158,659	-£190,670	-£382,729
40% affordable housing (50:50)	-£136,642	-£144,891	-£152,893	-£179,192	-£211,202	-£403,262
40% affordable housing (80:20)	-£134,518	-£142,804	-£150,806	-£177,105	-£209,115	-£401,175
100% affordable housing (80:20)	-£272,004	-£277,925	-£285,927	-£287,778	-£319,788	-£511,847

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£72,400	-£86,791	-£99,673	-£169,151	-£221,522	-£535,749
10% affordable housing (80:20)	-£108,066	-£122,070	-£135,162	-£198,080	-£250,452	-£564,679
20% affordable housing (80:20)	-£144,286	-£157,666	-£170,759	-£227,010	-£279,382	-£593,608
30% affordable housing (80:20)	-£180,505	-£193,262	-£206,355	-£255,940	-£308,311	-£622,538
40% affordable housing (50:50)	-£220,200	-£232,273	-£245,366	-£288,285	-£340,656	-£654,884
40% affordable housing (80:20)	-£216,724	-£228,858	-£241,951	-£284,870	-£337,241	-£651,468
100% affordable housing (80:20)	-£434,408	-£442,815	-£455,923	-£458,845	-£511,276	-£825,856

Value Band 2

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£83,293	£71,413	£63,539	£21,626	-£9,869	-£200,919
10% affordable housing (80:20)	£49,979	£38,672	£30,798	-£7,105	-£38,600	-£230,120
20% affordable housing (80:20)	£16,666	£5,931	-£1,942	-£35,836	-£67,331	-£259,321
30% affordable housing (80:20)	-£16,646	-£26,809	-£34,683	-£64,567	-£96,462	-£288,522
40% affordable housing (50:50)	-£40,686	-£50,435	-£58,308	-£84,389	-£116,400	-£308,459
40% affordable housing (80:20)	-£49,960	-£59,549	-£67,423	-£93,653	-£125,663	-£317,723
100% affordable housing (80:20)	-£252,755	-£259,006	-£267,009	-£268,859	-£300,869	-£492,929

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£133,090	£115,166	£102,284	£33,818	-£17,710	-£330,490
10% affordable housing (80:20)	£80,004	£62,992	£50,110	-£11,796	-£63,324	-£376,850
20% affordable housing (80:20)	£26,917	£10,818	-£2,064	-£57,411	-£108,984	-£423,211
30% affordable housing (80:20)	-£26,170	-£41,355	-£54,238	-£103,025	-£155,344	-£469,571
40% affordable housing (50:50)	-£64,084	-£78,617	-£91,500	-£134,178	-£186,548	-£500,775
40% affordable housing (80:20)	-£79,257	-£93,530	-£106,414	-£149,334	-£201,704	-£515,931
100% affordable housing (80:20)	-£402,880	-£411,828	-£424,936	-£427,858	-£480,289	-£794,868

Value Band 3

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£209,910	£195,852	£187,978	£146,066	£114,571	-£74,444
10% affordable housing (80:20)	£165,829	£152,529	£144,655	£106,752	£75,257	-£114,401
20% affordable housing (80:20)	£121,748	£109,206	£101,333	£67,438	£35,944	-£154,356
30% affordable housing (80:20)	£77,668	£65,883	£58,009	£28,125	-£3,370	-£194,313
40% affordable housing (50:50)	£54,224	£42,843	£34,970	£9,094	-£22,401	-£213,655
40% affordable housing (80:20)	£33,586	£22,561	£14,686	-£11,189	-£42,684	-£234,270
100% affordable housing (80:20)	-£233,505	-£240,088	-£248,090	-£249,941	-£281,951	-£474,011

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£338,581	£317,121	£304,239	£235,774	£184,245	-£125,231
10% affordable housing (80:20)	£268,044	£247,797	£234,916	£173,009	£121,481	-£189,022
20% affordable housing (80:20)	£197,507	£178,474	£165,592	£110,245	£58,716	-£252,812
30% affordable housing (80:20)	£126,969	£109,150	£96,268	£47,480	-£4,048	-£316,604
40% affordable housing (50:50)	£90,198	£73,010	£60,128	£17,900	-£33,628	-£346,668
40% affordable housing (80:20)	£56,432	£39,826	£26,944	-£15,284	-£66,813	-£380,395
100% affordable housing (80:20)	-£371,350	-£380,841	-£393,949	-£396,871	-£449,301	-£763,881

Value Band 4

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£336,527	£320,291	£312,418	£230,414	£198,919	£9,950
10% affordable housing (80:20)	£281,678	£266,386	£258,512	£184,527	£153,032	-£35,937
20% affordable housing (80:20)	£226,830	£212,480	£204,607	£138,639	£107,145	-£81,991
30% affordable housing (80:20)	£171,982	£158,575	£150,701	£92,753	£61,258	-£128,629
40% affordable housing (50:50)	£149,134	£136,121	£128,247	£78,317	£46,822	-£143,301
40% affordable housing (80:20)	£117,133	£104,669	£96,796	£46,865	£15,370	-£175,266
100% affordable housing (80:20)	-£214,255	-£221,170	-£229,172	-£231,023	-£263,032	-£455,093

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£544,070	£519,077	£506,196	£372,137	£320,608	£11,438
10% affordable housing (80:20)	£456,083	£432,604	£419,721	£298,781	£247,253	-£61,917
20% affordable housing (80:20)	£368,095	£346,129	£333,247	£225,426	£173,897	-£135,748
30% affordable housing (80:20)	£280,109	£259,655	£246,773	£152,070	£100,542	-£210,303
40% affordable housing (50:50)	£244,479	£224,638	£211,756	£130,173	£78,643	-£232,560
40% affordable housing (80:20)	£192,121	£173,182	£160,299	£78,715	£27,187	-£284,858
100% affordable housing (80:20)	-£339,820	-£349,854	-£362,962	-£365,884	-£418,314	-£732,894

Value Band 5

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£399,836	£382,511	£374,638	£292,634	£261,139	£72,170
10% affordable housing (80:20)	£339,604	£323,315	£315,441	£241,456	£209,961	£20,991
20% affordable housing (80:20)	£279,370	£264,118	£256,243	£190,277	£158,782	-£30,187
30% affordable housing (80:20)	£219,138	£204,920	£197,047	£139,098	£107,603	-£81,525
40% affordable housing (50:50)	£196,589	£182,760	£174,886	£124,956	£93,461	-£95,899
40% affordable housing (80:20)	£158,906	£145,724	£137,850	£87,920	£56,425	-£133,540
100% affordable housing (80:20)	-£204,631	-£211,710	-£219,713	-£221,563	-£253,574	-£445,633

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£646,815	£620,055	£607,173	£473,115	£421,587	£112,416
10% affordable housing (80:20)	£550,103	£525,006	£512,124	£391,185	£339,657	£30,485
20% affordable housing (80:20)	£453,391	£429,957	£417,075	£309,253	£257,725	-£51,445
30% affordable housing (80:20)	£356,678	£334,908	£322,026	£227,323	£175,795	-£133,820
40% affordable housing (50:50)	£321,619	£300,452	£287,570	£205,986	£154,457	-£155,506
40% affordable housing (80:20)	£259,966	£239,859	£226,976	£145,393	£93,864	-£217,090
100% affordable housing (80:20)	-£324,056	-£334,360	-£347,468	-£350,391	-£402,820	-£717,401

Value Band 6

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£463,145	£444,731	£436,857	£314,762	£283,268	£94,299
10% affordable housing (80:20)	£397,528	£380,243	£372,369	£262,301	£230,807	£41,838
20% affordable housing (80:20)	£331,911	£315,755	£307,881	£209,841	£178,347	-£10,623
30% affordable housing (80:20)	£266,296	£251,267	£243,393	£157,381	£125,886	-£63,083
40% affordable housing (50:50)	£244,045	£229,398	£221,525	£147,539	£116,045	-£72,946
40% affordable housing (80:20)	£200,679	£186,778	£178,905	£104,920	£73,425	-£116,262
100% affordable housing (80:20)	-£195,006	-£202,252	-£210,254	-£212,104	-£244,114	-£436,174

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£749,561	£721,034	£708,151	£508,500	£456,971	£147,801
10% affordable housing (80:20)	£644,123	£617,409	£604,527	£424,553	£373,025	£63,855
20% affordable housing (80:20)	£538,685	£513,785	£500,902	£340,607	£289,079	-£20,091
30% affordable housing (80:20)	£433,248	£410,160	£397,279	£256,661	£205,132	-£104,038
40% affordable housing (50:50)	£398,760	£376,266	£363,384	£242,444	£190,916	-£118,451
40% affordable housing (80:20)	£327,810	£306,537	£293,654	£172,714	£121,186	-£189,322
100% affordable housing (80:20)	-£308,292	-£318,867	-£331,974	-£334,897	-£387,327	-£701,907

Value Band 7

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£526,453	£506,950	£499,077	£376,982	£345,488	£156,519
10% affordable housing (80:20)	£455,453	£437,172	£429,297	£319,230	£287,735	£98,767
20% affordable housing (80:20)	£384,452	£367,392	£359,519	£261,478	£229,983	£41,014
30% affordable housing (80:20)	£313,452	£297,612	£289,739	£203,727	£172,232	-£16,738
40% affordable housing (50:50)	£291,500	£276,038	£268,164	£194,179	£162,684	-£26,286
40% affordable housing (80:20)	£242,452	£227,834	£219,959	£145,975	£114,480	-£74,536
100% affordable housing (80:20)	-£185,381	-£192,792	-£200,794	-£202,645	-£234,655	-£426,715

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£852,306	£822,011	£809,130	£609,478	£557,950	£248,780
10% affordable housing (80:20)	£738,143	£709,812	£696,930	£516,957	£465,429	£156,258
20% affordable housing (80:20)	£623,980	£597,613	£584,731	£424,436	£372,907	£63,736
30% affordable housing (80:20)	£509,817	£485,413	£472,531	£331,913	£280,385	-£28,785
40% affordable housing (50:50)	£475,901	£452,079	£439,198	£318,258	£266,730	-£42,440
40% affordable housing (80:20)	£395,655	£373,214	£360,331	£239,392	£187,864	-£121,553
100% affordable housing (80:20)	-£292,526	-£303,372	-£316,480	-£319,403	-£371,833	-£686,414

Value Band 8

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£589,762	£569,170	£561,297	£439,202	£407,708	£218,738
10% affordable housing (80:20)	£513,377	£494,099	£486,226	£376,159	£344,664	£155,694
20% affordable housing (80:20)	£436,993	£419,030	£411,155	£313,116	£281,621	£92,652
30% affordable housing (80:20)	£360,610	£343,959	£336,085	£250,072	£218,578	£29,609
40% affordable housing (50:50)	£338,954	£322,676	£314,803	£240,817	£209,322	£20,353
40% affordable housing (80:20)	£284,225	£268,888	£261,015	£187,029	£155,534	-£33,435
100% affordable housing (80:20)	-£175,757	-£183,332	-£191,336	-£193,186	-£225,196	-£417,255

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£955,051	£922,989	£910,107	£710,456	£658,928	£349,758
10% affordable housing (80:20)	£832,163	£802,215	£789,332	£609,360	£557,831	£248,661
20% affordable housing (80:20)	£709,275	£681,440	£668,559	£508,263	£456,735	£147,564
30% affordable housing (80:20)	£586,387	£560,666	£547,784	£407,167	£355,638	£46,467
40% affordable housing (50:50)	£553,041	£527,894	£515,012	£394,072	£342,544	£33,374
40% affordable housing (80:20)	£463,499	£439,892	£427,009	£306,069	£254,541	-£54,629
100% affordable housing (80:20)	-£276,762	-£287,879	-£300,986	-£303,909	-£356,340	-£670,920

Table 6.7.2: development typologies 2 and 3 (10 and 15 units respectively) – using industrial/warehousing benchmark land value

Value Band 1

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£72,361	-£82,064	-£89,938	-£132,360	-£164,370	-£356,429
10% affordable housing (80:20)	-£94,907	-£104,281	-£112,283	-£150,806	-£182,815	-£374,876
20% affordable housing (80:20)	-£117,727	-£126,800	-£134,803	-£169,251	-£201,261	-£393,321
30% affordable housing (80:20)	-£140,641	-£149,320	-£157,323	-£187,696	-£219,707	-£411,766
40% affordable housing (50:50)	-£165,679	-£173,928	-£181,930	-£208,229	-£240,239	-£432,299
40% affordable housing (80:20)	-£163,555	-£171,841	-£179,843	-£206,142	-£238,152	-£430,212
100% affordable housing (80:20)	-£301,041	-£306,962	-£314,964	-£316,815	-£348,825	-£540,884

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£115,455	-£129,845	-£142,728	-£212,206	-£264,576	-£578,804
10% affordable housing (80:20)	-£151,121	-£165,124	-£178,216	-£241,135	-£293,506	-£607,734
20% affordable housing (80:20)	-£187,341	-£200,720	-£213,813	-£270,065	-£322,436	-£636,663
30% affordable housing (80:20)	-£223,560	-£236,316	-£249,409	-£298,995	-£351,365	-£665,593
40% affordable housing (50:50)	-£263,254	-£275,328	-£288,421	-£331,340	-£383,711	-£697,938
40% affordable housing (80:20)	-£259,779	-£271,912	-£285,005	-£327,925	-£380,295	-£694,523
100% affordable housing (80:20)	-£477,463	-£485,870	-£498,977	-£501,900	-£554,330	-£868,911

Value Band 2

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£54,256	£42,376	£34,502	-£7,411	-£38,906	-£229,955
10% affordable housing (80:20)	£20,943	£9,635	£1,761	-£36,142	-£67,637	-£259,157
20% affordable housing (80:20)	-£12,371	-£23,106	-£30,979	-£64,873	-£96,368	-£288,358
30% affordable housing (80:20)	-£45,683	-£55,846	-£63,720	-£93,604	-£125,498	-£317,559
40% affordable housing (50:50)	-£69,723	-£79,472	-£87,345	-£113,426	-£145,437	-£337,496
40% affordable housing (80:20)	-£78,997	-£88,586	-£96,460	-£122,690	-£154,700	-£346,760
100% affordable housing (80:20)	-£281,792	-£288,043	-£296,046	-£297,896	-£329,906	-£521,966

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£90,036	£72,111	£59,229	-£9,237	-£60,765	-£373,545
10% affordable housing (80:20)	£36,949	£19,937	£7,055	-£54,851	-£106,379	-£419,904
20% affordable housing (80:20)	-£16,138	-£32,237	-£45,118	-£100,466	-£152,038	-£466,265
30% affordable housing (80:20)	-£69,225	-£84,410	-£97,292	-£146,080	-£198,399	-£512,625
40% affordable housing (50:50)	-£107,139	-£121,672	-£134,554	-£177,232	-£229,603	-£543,830
40% affordable housing (80:20)	-£122,312	-£136,584	-£149,469	-£192,388	-£244,759	-£558,986
100% affordable housing (80:20)	-£445,935	-£454,883	-£467,990	-£470,913	-£523,343	-£837,923

Value Band 3

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£180,873	£166,815	£158,942	£117,029	£85,534	-£103,480
10% affordable housing (80:20)	£136,792	£123,492	£115,618	£77,716	£46,220	-£143,437
20% affordable housing (80:20)	£92,711	£80,169	£72,296	£38,401	£6,907	-£183,393
30% affordable housing (80:20)	£48,631	£36,846	£28,972	-£912	-£32,407	-£223,350
40% affordable housing (50:50)	£25,187	£13,806	£5,933	-£19,943	-£51,438	-£242,692
40% affordable housing (80:20)	£4,550	-£6,476	-£14,351	-£40,226	-£71,721	-£263,307
100% affordable housing (80:20)	-£262,542	-£269,125	-£277,127	-£278,978	-£310,988	-£503,048

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£295,526	£274,067	£261,184	£192,720	£141,191	-£168,286
10% affordable housing (80:20)	£224,989	£204,743	£191,861	£129,955	£78,426	-£232,076
20% affordable housing (80:20)	£154,452	£135,419	£122,537	£67,190	£15,661	-£295,867
30% affordable housing (80:20)	£83,915	£66,095	£53,213	£4,425	-£47,103	-£359,659
40% affordable housing (50:50)	£47,143	£29,956	£17,073	-£25,155	-£76,683	-£389,723
40% affordable housing (80:20)	£13,378	-£3,229	-£16,110	-£58,339	-£109,868	-£423,450
100% affordable housing (80:20)	-£414,405	-£423,896	-£437,003	-£439,926	-£492,355	-£806,936

Value Band 4

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£307,490	£291,254	£283,381	£201,378	£169,883	-£19,087
10% affordable housing (80:20)	£252,642	£237,349	£229,475	£155,490	£123,995	-£64,974
20% affordable housing (80:20)	£197,793	£183,443	£175,570	£109,603	£78,108	-£111,028
30% affordable housing (80:20)	£142,945	£129,538	£121,665	£63,716	£32,221	-£157,666
40% affordable housing (50:50)	£120,097	£107,084	£99,210	£49,280	£17,785	-£172,337
40% affordable housing (80:20)	£88,096	£75,633	£67,759	£17,828	-£13,667	-£204,303
100% affordable housing (80:20)	-£243,292	-£250,207	-£258,209	-£260,060	-£292,069	-£484,130

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£501,015	£476,022	£463,141	£329,083	£277,554	-£31,617
10% affordable housing (80:20)	£413,029	£389,549	£376,667	£255,727	£204,199	-£104,972
20% affordable housing (80:20)	£325,041	£303,075	£290,192	£182,372	£130,843	-£178,802
30% affordable housing (80:20)	£237,054	£216,600	£203,718	£109,016	£57,487	-£253,358
40% affordable housing (50:50)	£201,424	£181,583	£168,701	£87,118	£35,589	-£275,615
40% affordable housing (80:20)	£149,066	£130,127	£117,245	£35,660	-£15,868	-£327,913
100% affordable housing (80:20)	-£382,875	-£392,909	-£406,016	-£408,939	-£461,368	-£775,949

Value Band 5

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£310,567	£294,278	£286,404	£212,419	£180,924	-£8,046
20% affordable housing (80:20)	£250,333	£235,081	£227,207	£161,240	£129,745	-£59,224
30% affordable housing (80:20)	£190,101	£175,884	£168,010	£110,061	£78,566	-£110,562
40% affordable housing (50:50)	£167,552	£153,723	£145,849	£95,919	£64,424	-£124,936
40% affordable housing (80:20)	£129,869	£116,687	£108,813	£58,883	£27,388	-£162,577
100% affordable housing (80:20)	-£233,668	-£240,747	-£248,749	-£250,600	-£282,611	-£474,670

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£507,048	£481,951	£469,069	£348,130	£296,602	-£12,569
20% affordable housing (80:20)	£410,336	£386,903	£374,021	£266,199	£214,671	-£94,500
30% affordable housing (80:20)	£313,623	£291,853	£278,971	£184,269	£132,741	-£176,874
40% affordable housing (50:50)	£278,565	£257,397	£244,516	£162,932	£111,403	-£198,561
40% affordable housing (80:20)	£216,911	£196,804	£183,922	£102,338	£50,809	-£260,145
100% affordable housing (80:20)	-£367,111	-£377,415	-£390,523	-£393,445	-£445,875	-£760,456

Value Band 6

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£434,108	£415,694	£407,820	£285,725	£254,231	£65,262
10% affordable housing (80:20)	£368,491	£351,206	£343,332	£233,265	£201,770	£12,801
20% affordable housing (80:20)	£302,874	£286,718	£278,844	£180,804	£149,310	-£39,659
30% affordable housing (80:20)	£237,259	£222,230	£214,357	£128,344	£96,849	-£92,120
40% affordable housing (50:50)	£215,008	£200,361	£192,488	£118,502	£87,008	-£101,982
40% affordable housing (80:20)	£171,642	£157,741	£149,868	£75,884	£44,388	-£145,299
100% affordable housing (80:20)	-£224,043	-£231,289	-£239,291	-£241,141	-£273,151	-£465,211

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£706,506	£677,979	£665,097	£465,446	£413,917	£104,746
10% affordable housing (80:20)	£601,068	£574,354	£561,472	£381,499	£329,971	£20,800
20% affordable housing (80:20)	£495,631	£470,730	£457,848	£297,553	£246,025	-£63,146
30% affordable housing (80:20)	£390,193	£367,105	£354,224	£213,607	£162,078	-£147,093
40% affordable housing (50:50)	£355,705	£333,211	£320,330	£199,389	£147,861	-£161,506
40% affordable housing (80:20)	£284,756	£263,482	£250,600	£129,660	£78,132	-£232,376
100% affordable housing (80:20)	-£351,346	-£361,922	-£375,028	-£377,952	-£430,381	-£744,962

Value Band 7

Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£497,416	£477,914	£470,040	£347,945	£316,451	£127,482
10% affordable housing (80:20)	£426,416	£408,135	£400,260	£290,193	£258,698	£69,730
20% affordable housing (80:20)	£355,415	£338,355	£330,482	£232,441	£200,946	£11,977
30% affordable housing (80:20)	£284,415	£268,576	£260,702	£174,690	£143,195	-£45,775
40% affordable housing (50:50)	£262,463	£247,001	£239,127	£165,142	£133,647	-£55,323
40% affordable housing (80:20)	£213,415	£198,797	£190,922	£116,938	£85,443	-£103,573
100% affordable housing (80:20)	-£214,418	-£221,829	-£229,831	-£231,682	-£263,691	-£455,752

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£809,251	£778,956	£766,075	£566,423	£514,895	£205,725
10% affordable housing (80:20)	£695,088	£666,758	£653,875	£473,902	£422,374	£113,204
20% affordable housing (80:20)	£580,925	£554,558	£541,676	£381,381	£329,852	£20,682
30% affordable housing (80:20)	£466,762	£442,359	£429,476	£288,859	£237,331	-£71,840
40% affordable housing (50:50)	£432,846	£409,025	£396,143	£275,203	£223,675	-£85,495
40% affordable housing (80:20)	£352,600	£330,159	£317,277	£196,338	£144,810	-£164,608
100% affordable housing (80:20)	-£335,581	-£346,427	-£359,535	-£362,457	-£414,888	-£729,469

Value Band 8
Typology 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£560,725	£540,133	£532,260	£410,165	£378,671	£189,701
10% affordable housing (80:20)	£484,340	£465,063	£457,189	£347,122	£315,627	£126,658
20% affordable housing (80:20)	£407,956	£389,993	£382,118	£284,079	£252,584	£63,615
30% affordable housing (80:20)	£331,573	£314,922	£307,049	£221,035	£189,541	£572
40% affordable housing (50:50)	£309,918	£293,639	£285,766	£211,780	£180,285	-£8,684
40% affordable housing (80:20)	£255,188	£239,851	£231,978	£157,992	£126,497	-£62,472
100% affordable housing (80:20)	-£204,794	-£212,369	-£220,372	-£222,223	-£254,233	-£446,292

Typology 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£911,996	£879,934	£867,052	£667,401	£615,873	£306,703
10% affordable housing (80:20)	£789,108	£759,160	£746,278	£566,305	£514,776	£205,606
20% affordable housing (80:20)	£666,221	£638,385	£625,504	£465,208	£413,680	£104,510
30% affordable housing (80:20)	£543,332	£517,612	£504,729	£364,112	£312,583	£3,413
40% affordable housing (50:50)	£509,986	£484,839	£471,957	£351,017	£299,489	-£9,681
40% affordable housing (80:20)	£420,444	£396,837	£383,955	£263,015	£211,487	-£97,684
100% affordable housing (80:20)	-£319,817	-£330,934	-£344,041	-£346,964	-£399,394	-£713,975

6.8 It is evident that the 15 unit development typology is slightly more viable than the 10 unit typology. Once again viability in the lower value urban areas (Value Bands 1-2) is identified as being more challenging, with the picture improving for Value Band 3 and the rural areas.

6.9 Site type 4 and above are large developments of 75 units and above. Subsequently these sites are most likely to come forward on greenfield land hence the residential development land benchmark is the most appropriate to consider.

Table 6.9.1: Viability of developments – development typology 4 (75 houses) – using residential land value

Value Band 1

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£579,299	-£650,815	-£712,922	-£1,040,905	-£1,318,581	-£2,984,639
10% affordable housing (80:20)	-£751,141	-£820,826	-£883,949	-£1,197,923	-£1,475,599	-£3,141,658
20% affordable housing (80:20)	-£925,627	-£992,311	-£1,055,434	-£1,354,942	-£1,632,618	-£3,298,676
30% affordable housing (80:20)	-£1,100,114	-£1,163,797	-£1,226,919	-£1,511,960	-£1,789,636	-£3,455,694
40% affordable housing (50:50)	-£1,291,355	-£1,351,749	-£1,414,871	-£1,687,087	-£1,964,763	-£3,630,822
40% affordable housing (80:20)	-£1,274,601	-£1,335,282	-£1,398,405	-£1,668,978	-£1,946,655	-£3,612,713
100% affordable housing (80:20)	-£2,323,301	-£2,366,024	-£2,429,218	-£2,443,380	-£2,696,154	-£4,212,799

Value Band 2

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£411,229	£322,677	£260,570	-£73,826	-£313,780	-£1,896,529
10% affordable housing (80:20)	£155,436	£71,284	£9,178	-£287,966	-£527,921	-£2,145,947
20% affordable housing (80:20)	-£100,355	-£180,109	-£242,216	-£502,106	-£742,079	-£2,395,366
30% affordable housing (80:20)	-£356,148	-£431,501	-£493,608	-£716,246	-£978,726	-£2,644,784
40% affordable housing (50:50)	-£538,788	-£611,001	-£673,107	-£870,110	-£1,147,787	-£2,813,845
40% affordable housing (80:20)	-£611,939	-£682,895	-£745,067	-£950,468	-£1,228,144	-£2,894,203
100% affordable housing (80:20)	-£2,171,292	-£2,216,631	-£2,279,824	-£2,293,986	-£2,546,760	-£4,063,406

Value Band 3

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,391,501	£1,287,195	£1,226,088	£860,673	£624,580	-£814,397
10% affordable housing (80:20)	£1,054,642	£956,131	£895,023	£569,410	£332,525	-£1,150,237
20% affordable housing (80:20)	£717,784	£625,066	£563,958	£278,145	£38,537	-£1,492,055
30% affordable housing (80:20)	£380,926	£293,990	£231,883	-£15,495	-£255,450	-£1,833,874
40% affordable housing (50:50)	£204,236	£119,918	£57,812	-£154,951	-£394,905	-£1,996,867
40% affordable housing (80:20)	£42,135	-£40,069	-£102,176	-£309,483	-£549,438	-£2,175,691
100% affordable housing (80:20)	-£2,019,284	-£2,067,236	-£2,130,430	-£2,144,592	-£2,397,367	-£3,914,011

Value Band 4

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,358,570	£2,238,720	£2,178,480	£1,498,999	£1,266,256	-£159,719
10% affordable housing (80:20)	£1,941,250	£1,828,577	£1,768,337	£1,159,530	£925,500	-£504,874
20% affordable housing (80:20)	£1,523,929	£1,418,434	£1,358,194	£820,034	£583,941	-£851,814
30% affordable housing (80:20)	£1,106,609	£1,008,291	£948,051	£478,476	£242,383	-£1,243,975
40% affordable housing (50:50)	£934,126	£838,775	£778,535	£372,684	£136,591	-£1,369,328
40% affordable housing (80:20)	£689,146	£596,921	£535,813	£136,918	-£100,612	-£1,646,620
100% affordable housing (80:20)	-£1,867,276	-£1,917,842	-£1,981,037	-£1,995,198	-£2,247,972	-£3,764,617

Value Band 5

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,841,164	£2,713,665	£2,653,425	£1,957,747	£1,725,004	£310,427
10% affordable housing (80:20)	£2,383,427	£2,263,148	£2,202,908	£1,579,282	£1,346,539	-£74,652
20% affordable housing (80:20)	£1,925,025	£1,812,632	£1,752,392	£1,200,817	£968,074	-£459,731
30% affordable housing (80:20)	£1,466,624	£1,362,115	£1,301,875	£822,352	£587,967	-£846,509
40% affordable housing (50:50)	£1,296,532	£1,194,948	£1,134,708	£717,573	£484,633	-£961,257
40% affordable housing (80:20)	£1,008,223	£911,598	£851,358	£443,100	£207,006	-£1,287,365
100% affordable housing (80:20)	-£1,791,272	-£1,843,146	-£1,906,339	-£1,920,501	-£2,173,275	-£3,689,921

Value Band 6

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,320,470	£3,185,147	£3,125,644	£2,133,055	£1,900,312	£492,975
10% affordable housing (80:20)	£2,822,587	£2,695,827	£2,636,323	£1,743,938	£1,511,195	£97,454
20% affordable housing (80:20)	£2,324,703	£2,206,506	£2,146,589	£1,354,819	£1,122,076	-£298,869
30% affordable housing (80:20)	£1,826,640	£1,715,939	£1,655,699	£965,701	£732,958	-£695,193
40% affordable housing (50:50)	£1,656,655	£1,549,948	£1,490,445	£891,536	£658,793	-£767,225
40% affordable housing (80:20)	£1,327,158	£1,225,047	£1,164,807	£576,582	£342,126	-£1,117,549
100% affordable housing (80:20)	-£1,715,267	-£1,768,449	-£1,831,642	-£1,845,804	-£2,098,578	-£3,615,224

Value Band 7

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,799,775	£3,656,209	£3,596,707	£2,590,491	£2,359,062	£956,767
10% affordable housing (80:20)	£3,261,118	£3,126,816	£3,067,313	£2,163,689	£1,930,946	£525,511
20% affordable housing (80:20)	£2,722,461	£2,597,423	£2,537,920	£1,735,574	£1,502,831	£91,429
30% affordable housing (80:20)	£2,183,803	£2,068,030	£2,008,527	£1,307,458	£1,074,715	-£344,817
40% affordable housing (50:50)	£2,015,804	£1,902,920	£1,843,417	£1,235,157	£1,002,820	-£413,807
40% affordable housing (80:20)	£1,645,145	£1,538,497	£1,478,257	£879,343	£646,600	-£781,720
100% affordable housing (80:20)	-£1,639,263	-£1,693,752	-£1,756,945	-£1,771,107	-£2,023,882	-£3,540,527

Value Band 8

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,279,081	£4,127,271	£4,067,769	£3,045,490	£2,815,595	£1,420,558
10% affordable housing (80:20)	£3,699,650	£3,557,805	£3,498,302	£2,579,984	£2,350,090	£949,901
20% affordable housing (80:20)	£3,120,218	£2,988,339	£2,928,837	£2,114,480	£1,883,585	£479,243
30% affordable housing (80:20)	£2,540,787	£2,418,873	£2,359,371	£1,648,975	£1,416,473	£5,558
40% affordable housing (50:50)	£2,374,952	£2,255,891	£2,196,389	£1,576,091	£1,346,197	-£60,810
40% affordable housing (80:20)	£1,961,355	£1,849,408	£1,789,904	£1,182,103	£949,361	-£470,613
100% affordable housing (80:20)	-£1,563,259	-£1,619,054	-£1,682,248	-£1,696,410	-£1,949,185	-£3,465,829

6.10 Site type 6 (300 units) and above are identified as incurring higher costs in relation to site infrastructure related to developing Greenfield sites and as such are identified as being less viable than the smaller sites. We set out below the results from each sub-market area for typology 6 tested at both the lower and higher end of the likely Greenfield infrastructure costs to be incurred (i.e. £10,000 and £20,000 per unit) in Table 6.10.1.

Table 6.10.1: Viability of developments – development typology 6 (300 houses) – using residential land value

Value Band 1

Higher Greenfield infrastructure £20,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£10,539,016	-£10,812,539	-£11,048,285	-£12,156,753	-£13,183,457	-£14,125,383	-£19,776,942
10% affordable housing (80:20)	-£10,914,621	-£11,188,143	-£11,423,890	-£12,425,463	-£13,452,166	-£14,394,092	-£20,045,651
20% affordable housing (80:20)	-£11,290,226	-£11,563,748	-£11,799,496	-£12,694,172	-£13,720,876	-£14,662,803	-£20,314,362
30% affordable housing (80:20)	-£11,665,830	-£11,939,353	-£12,175,100	-£12,962,882	-£13,989,585	-£14,931,512	-£20,583,071
40% affordable housing (50:50)	-£12,102,933	-£12,376,455	-£12,612,202	-£13,293,021	-£14,319,723	-£15,261,650	-£20,913,209
40% affordable housing (80:20)	-£12,041,435	-£12,314,958	-£12,550,705	-£13,231,593	-£14,258,295	-£15,200,222	-£20,851,781
100% affordable housing (80:20)	-£14,474,129	-£14,751,997	-£14,991,489	-£15,045,160	-£16,089,348	-£17,047,316	-£22,795,124

Lower Greenfield infrastructure £10,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£7,803,790	-£8,077,313	-£8,313,059	-£9,424,605	-£10,451,308	-£11,393,234	-£17,044,794
10% affordable housing (80:20)	-£8,179,395	-£8,452,917	-£8,688,665	-£9,693,314	-£10,720,017	-£11,661,944	-£17,313,504
20% affordable housing (80:20)	-£8,555,000	-£8,828,523	-£9,064,269	-£9,962,025	-£10,988,727	-£11,930,654	-£17,582,213
30% affordable housing (80:20)	-£8,930,604	-£9,204,127	-£9,439,874	-£10,230,734	-£11,257,437	-£12,199,364	-£17,850,923
40% affordable housing (50:50)	-£9,367,707	-£9,641,229	-£9,876,976	-£10,560,872	-£11,587,576	-£12,529,502	-£18,181,061
40% affordable housing (80:20)	-£9,306,210	-£9,579,732	-£9,815,479	-£10,499,444	-£11,526,147	-£12,468,073	-£18,119,633
100% affordable housing (80:20)	-£11,695,452	-£11,973,319	-£12,212,811	-£12,266,483	-£13,310,671	-£14,268,639	-£20,016,447

Value Band 2

Higher Greenfield infrastructure £20,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£7,196,934	-£7,470,457	-£7,706,204	-£8,818,432	-£9,845,136	-£10,787,062	-£16,438,621
10% affordable housing (80:20)	-£7,851,016	-£8,124,538	-£8,360,285	-£9,365,304	-£10,392,008	-£11,333,935	-£16,985,494
20% affordable housing (80:20)	-£8,505,096	-£8,778,619	-£9,014,366	-£9,912,177	-£10,938,880	-£11,880,806	-£17,532,366
30% affordable housing (80:20)	-£9,159,177	-£9,432,700	-£9,668,447	-£10,459,049	-£11,485,752	-£12,427,679	-£18,079,239
40% affordable housing (50:50)	-£9,540,362	-£9,813,885	-£10,049,632	-£10,733,333	-£11,760,036	-£12,701,963	-£18,353,522
40% affordable housing (80:20)	-£9,813,257	-£10,086,780	-£10,322,527	-£11,005,922	-£12,032,625	-£12,974,551	-£18,626,111
100% affordable housing (80:20)	-£13,907,953	-£14,185,822	-£14,425,313	-£14,478,984	-£15,523,173	-£16,481,140	-£22,228,948

Lower Greenfield infrastructure £10,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,461,709	-£4,735,231	-£4,970,978	-£6,086,284	-£7,112,987	-£8,054,914	-£13,706,473
10% affordable housing (80:20)	-£5,115,790	-£5,389,313	-£5,625,060	-£6,633,157	-£7,659,860	-£8,601,786	-£14,253,345
20% affordable housing (80:20)	-£5,769,870	-£6,043,393	-£6,279,140	-£7,180,029	-£8,206,732	-£9,148,659	-£14,800,218
30% affordable housing (80:20)	-£6,423,951	-£6,697,474	-£6,933,221	-£7,726,902	-£8,753,604	-£9,695,531	-£15,347,090
40% affordable housing (50:50)	-£6,805,136	-£7,078,659	-£7,314,406	-£8,001,185	-£9,027,888	-£9,969,814	-£15,621,374
40% affordable housing (80:20)	-£7,078,032	-£7,351,554	-£7,587,301	-£8,273,773	-£9,300,477	-£10,242,403	-£15,893,963
100% affordable housing (80:20)	-£11,129,276	-£11,407,143	-£11,646,635	-£11,700,307	-£12,744,495	-£13,702,463	-£19,450,271

Value Band 3

Higher Greenfield infrastructure £20,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£3,854,854	-£4,128,376	-£4,364,123	-£5,480,112	-£6,506,815	-£7,448,741	-£13,100,301
10% affordable housing (80:20)	-£4,787,411	-£5,060,932	-£5,296,680	-£6,305,147	-£7,331,850	-£8,273,776	-£13,925,335
20% affordable housing (80:20)	-£5,719,967	-£5,993,490	-£6,229,237	-£7,130,181	-£8,156,884	-£9,098,811	-£14,750,370
30% affordable housing (80:20)	-£6,652,523	-£6,926,046	-£7,161,793	-£7,955,216	-£8,981,919	-£9,923,846	-£15,575,406
40% affordable housing (50:50)	-£6,977,791	-£7,251,314	-£7,487,061	-£8,173,646	-£9,200,349	-£10,142,275	-£15,793,835
40% affordable housing (80:20)	-£7,585,081	-£7,858,603	-£8,094,350	-£8,780,252	-£9,806,955	-£10,748,881	-£16,400,440
100% affordable housing (80:20)	-£13,341,777	-£13,619,646	-£13,859,138	-£13,912,809	-£14,956,997	-£15,914,965	-£21,662,772

Lower Greenfield infrastructure £10,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,163,964	-£1,428,754	-£1,656,975	-£2,761,032	-£3,774,666	-£4,716,593	-£10,368,152
10% affordable housing (80:20)	-£2,068,393	-£2,336,932	-£2,568,886	-£3,572,998	-£4,599,701	-£5,541,627	-£11,193,188
20% affordable housing (80:20)	-£2,985,362	-£3,258,264	-£3,494,011	-£4,398,033	-£5,424,737	-£6,366,663	-£12,018,222
30% affordable housing (80:20)	-£3,917,298	-£4,190,820	-£4,426,567	-£5,223,069	-£6,249,771	-£7,191,698	-£12,843,257
40% affordable housing (50:50)	-£4,242,565	-£4,516,088	-£4,751,835	-£5,441,498	-£6,468,200	-£7,410,127	-£13,061,686
40% affordable housing (80:20)	-£4,849,855	-£5,123,377	-£5,359,124	-£6,048,103	-£7,074,806	-£8,016,733	-£13,668,292
100% affordable housing (80:20)	-£10,563,100	-£10,840,968	-£11,080,459	-£11,134,131	-£12,178,319	-£13,136,287	-£18,884,095

Value Band 4

Higher Greenfield infrastructure £20,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£577,817	-£839,542	-£1,067,763	-£3,212,265	-£4,233,219	-£5,175,145	-£10,826,704
10% affordable housing (80:20)	-£1,748,940	-£2,013,838	-£2,245,791	-£4,203,240	-£5,229,943	-£6,171,870	-£11,823,430
20% affordable housing (80:20)	-£2,936,261	-£3,208,360	-£3,444,107	-£5,199,966	-£6,226,669	-£7,168,595	-£12,820,154
30% affordable housing (80:20)	-£4,145,870	-£4,419,393	-£4,655,140	-£6,196,691	-£7,223,393	-£8,165,320	-£13,816,880
40% affordable housing (50:50)	-£4,415,221	-£4,688,744	-£4,924,490	-£6,252,793	-£7,279,496	-£8,221,423	-£13,872,982
40% affordable housing (80:20)	-£5,356,903	-£5,630,425	-£5,866,172	-£7,193,416	-£8,220,119	-£9,162,045	-£14,813,604
100% affordable housing (80:20)	-£12,775,603	-£13,053,470	-£13,292,962	-£13,346,634	-£14,390,822	-£15,348,790	-£21,096,598

Lower Greenfield infrastructure £10,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,992,534	£1,740,322	£1,522,942	-£606,499	-£1,572,502	-£2,470,080	-£8,094,556
10% affordable housing (80:20)	£854,978	£598,641	£377,706	-£1,544,036	-£2,522,274	-£3,440,848	-£9,091,281
20% affordable housing (80:20)	-£290,748	-£550,904	-£775,452	-£2,493,501	-£3,494,520	-£4,436,447	-£10,088,006
30% affordable housing (80:20)	-£1,449,410	-£1,714,201	-£1,942,421	-£3,464,543	-£4,491,246	-£5,433,172	-£11,084,731
40% affordable housing (50:50)	-£1,711,978	-£1,976,769	-£2,204,989	-£3,520,645	-£4,547,347	-£5,489,274	-£11,140,834
40% affordable housing (80:20)	-£2,628,139	-£2,897,261	-£3,130,947	-£4,461,267	-£5,487,970	-£6,429,897	-£12,081,456
100% affordable housing (80:20)	-£9,996,924	-£10,274,792	-£10,514,284	-£10,567,956	-£11,612,143	-£12,570,112	-£18,317,919

Value Band 5

Higher Greenfield infrastructure £20,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,008,520	£752,183	£531,248	-£1,606,212	-£2,587,276	-£3,506,914	-£9,157,544
10% affordable housing (80:20)	-£275,382	-£535,912	-£760,459	-£2,692,041	-£3,699,865	-£4,641,791	-£10,293,351
20% affordable housing (80:20)	-£1,574,328	-£1,839,117	-£2,067,338	-£3,808,968	-£4,835,671	-£5,777,598	-£11,429,157
30% affordable housing (80:20)	-£2,894,647	-£3,166,066	-£3,401,813	-£4,944,774	-£5,971,477	-£6,913,404	-£12,564,963
40% affordable housing (50:50)	-£3,133,935	-£3,407,458	-£3,643,205	-£4,972,950	-£5,999,652	-£6,941,579	-£12,593,138
40% affordable housing (80:20)	-£4,242,814	-£4,516,337	-£4,752,084	-£6,080,581	-£7,107,283	-£8,049,210	-£13,700,769
100% affordable housing (80:20)	-£12,492,515	-£12,770,382	-£13,009,874	-£13,063,546	-£14,107,734	-£15,065,702	-£20,813,510

Lower Greenfield infrastructure £10,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,531,415	£3,283,262	£3,069,380	£943,782	-£2,929	-£884,615	-£6,425,396
10% affordable housing (80:20)	£2,278,095	£2,025,883	£1,808,504	-£111,295	-£1,069,369	-£1,960,988	-£7,561,202
20% affordable housing (80:20)	£1,014,297	£762,085	£541,157	-£1,174,673	-£2,145,831	-£3,052,051	-£8,697,008
30% affordable housing (80:20)	-£258,302	-£514,639	-£738,781	-£2,249,924	-£3,241,941	-£4,181,255	-£9,832,815
40% affordable housing (50:50)	-£495,824	-£752,161	-£974,386	-£2,276,934	-£3,268,793	-£4,209,430	-£9,860,990
40% affordable housing (80:20)	-£1,545,512	-£1,809,347	-£2,037,567	-£3,348,432	-£4,375,135	-£5,317,062	-£10,968,621
100% affordable housing (80:20)	-£9,713,837	-£9,991,704	-£10,231,196	-£10,284,868	-£11,329,056	-£12,287,024	-£18,034,832

Value Band 6

Higher Greenfield infrastructure £20,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,569,135	£2,316,923	£2,099,543	-£1,043,796	-£2,016,060	-£2,918,271	-£8,553,108
10% affordable housing (80:20)	£1,171,970	£915,633	£694,698	-£2,150,449	-£3,138,094	-£4,069,964	-£9,721,524
20% affordable housing (80:20)	-£238,711	-£499,241	-£723,789	-£3,276,221	-£4,296,452	-£5,238,380	-£10,889,939
30% affordable housing (80:20)	-£1,669,474	-£1,934,264	-£2,162,563	-£4,438,165	-£5,464,868	-£6,406,794	-£12,058,354
40% affordable housing (50:50)	-£1,878,083	-£2,142,874	-£2,372,562	-£4,331,940	-£5,358,643	-£6,300,570	-£11,952,130
40% affordable housing (80:20)	-£3,128,726	-£3,402,248	-£3,637,995	-£5,606,580	-£6,633,283	-£7,575,210	-£13,226,769
100% affordable housing (80:20)	-£12,209,427	-£12,487,294	-£12,726,786	-£12,780,458	-£13,824,646	-£14,782,614	-£20,530,422

Lower Greenfield infrastructure £10,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,049,483	£4,805,323	£4,594,883	£1,482,235	£542,754	-£328,250	-£5,820,960
10% affordable housing (80:20)	£3,679,188	£3,431,444	£3,217,562	£405,486	-£542,554	-£1,425,299	-£6,989,375
20% affordable housing (80:20)	£2,299,025	£2,050,872	£1,835,584	-£678,492	-£1,639,604	-£2,535,520	-£8,157,790
30% affordable housing (80:20)	£912,136	£659,924	£442,544	-£1,774,458	-£2,750,982	-£3,674,647	-£9,326,206
40% affordable housing (50:50)	£695,600	£443,539	£226,159	-£1,676,954	-£2,648,890	-£3,568,422	-£9,219,981
40% affordable housing (80:20)	-£487,861	-£744,198	-£967,875	-£2,886,886	-£3,901,134	-£4,843,061	-£10,494,621
100% affordable housing (80:20)	-£9,430,749	-£9,708,616	-£9,948,109	-£10,001,780	-£11,045,968	-£12,003,936	-£17,751,744

Value Band 7

Higher Greenfield infrastructure £20,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,107,390	£3,859,236	£3,645,355	£514,344	-£439,168	-£1,322,521	-£6,883,948
10% affordable housing (80:20)	£2,596,214	£2,344,002	£2,126,624	-£704,619	-£1,670,219	-£2,567,401	-£8,191,444
20% affordable housing (80:20)	£1,073,414	£817,077	£596,142	-£1,937,168	-£2,919,486	-£3,847,381	-£9,498,941
30% affordable housing (80:20)	-£467,805	-£728,333	-£952,882	-£3,192,758	-£4,212,952	-£5,154,878	-£10,806,437
40% affordable housing (50:50)	-£651,469	-£911,194	-£1,135,742	-£3,059,461	-£4,078,799	-£5,020,726	-£10,672,286
40% affordable housing (80:20)	-£2,034,379	-£2,299,989	-£2,531,942	-£4,493,745	-£5,520,448	-£6,462,374	-£12,113,934
100% affordable housing (80:20)	-£11,926,339	-£12,204,206	-£12,443,698	-£12,497,370	-£13,541,558	-£14,499,526	-£20,247,334

Lower Greenfield infrastructure £10,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,549,980	£6,309,749	£6,102,695	£2,997,140	£2,073,472	£1,218,376	-£4,151,800
10% affordable housing (80:20)	£5,062,473	£4,818,312	£4,607,873	£1,804,856	£873,380	£5,647	-£5,459,297
20% affordable housing (80:20)	£3,566,117	£3,321,958	£3,110,557	£604,763	-£338,542	-£1,216,718	-£6,766,793
30% affordable housing (80:20)	£2,064,425	£1,816,272	£1,602,390	-£604,560	-£1,561,619	-£2,454,799	-£8,074,289
40% affordable housing (50:50)	£1,861,745	£1,617,515	£1,403,633	-£487,961	-£1,438,195	-£2,326,515	-£7,940,138
40% affordable housing (80:20)	£551,493	£299,281	£81,901	-£1,827,070	-£2,803,503	-£3,730,227	-£9,381,786
100% affordable housing (80:20)	-£9,147,661	-£9,425,528	-£9,665,021	-£9,718,692	-£10,762,880	-£11,720,848	-£17,468,656

Value Band 8

Higher Greenfield infrastructure £20,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,626,571	£5,382,410	£5,171,971	£2,048,920	£1,111,793	£243,254	-£5,214,787
10% affordable housing (80:20)	£4,000,384	£3,752,230	£3,538,349	£717,025	-£230,586	-£1,113,332	-£6,661,365
20% affordable housing (80:20)	£2,364,624	£2,112,601	£1,895,221	-£626,634	-£1,589,499	-£2,486,680	-£8,107,944
30% affordable housing (80:20)	£712,851	£456,514	£235,579	-£1,989,007	-£2,972,008	-£3,902,961	-£9,554,521
40% affordable housing (50:50)	£546,763	£294,551	£75,122	-£1,835,534	-£2,813,820	-£3,740,882	-£9,392,442
40% affordable housing (80:20)	-£962,661	-£1,223,191	-£1,448,349	-£3,382,983	-£4,407,613	-£5,349,540	-£11,001,099
100% affordable housing (80:20)	-£11,643,251	-£11,921,118	-£12,160,610	-£12,214,282	-£13,258,470	-£14,216,438	-£19,964,246

Lower Greenfield infrastructure £10,000 per unit

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£8,036,077	£7,799,711	£7,593,808	£4,493,249	£3,583,114	£2,741,622	-£2,512,736
10% affordable housing (80:20)	£6,429,645	£6,189,414	£5,982,361	£3,184,501	£2,268,014	£1,414,512	-£3,929,217
20% affordable housing (80:20)	£4,818,197	£4,577,967	£4,368,743	£1,869,402	£941,964	£79,578	-£5,375,795
30% affordable housing (80:20)	£3,200,928	£2,956,768	£2,746,328	£546,330	-£393,360	-£1,269,330	-£6,822,373
40% affordable housing (50:50)	£3,009,755	£2,769,525	£2,561,499	£675,170	-£252,803	-£1,120,055	-£6,660,294
40% affordable housing (80:20)	£1,574,638	£1,326,484	£1,112,603	-£788,128	-£1,744,827	-£2,639,197	-£8,268,950
100% affordable housing (80:20)	-£8,864,573	-£9,142,440	-£9,381,933	-£9,435,604	-£10,479,792	-£11,437,760	-£17,185,568

Sensitivity analysis on values and costs

6.11 As noted in Section 5, we carried out further analyses which consider the impact of increases in sales values of 24.6% as forecasted by Savills, accompanied by an increase in build costs of 10% in order to model real growth. It should be noted that the sensitivity data is illustrative only, as the future housing market trajectory is very uncertain given the economic outlook. However, **if** such increases were to occur, the tables contained within Appendix 5 and 6 show the results in terms of the levels of CIL and affordable housing that could be viably provided. These appraisals indicate that such an increase in sales values and build costs would result in a significant improvement in viability and the ability of schemes to provide affordable housing in combination with CIL and other policy requirements. Over the life of the Local Plan, additional growth is likely, leading to a further improvement in scheme viability.

Table 6.11.1: Viability of developments – development typology 6 (300 houses) at lower Greenfield infrastructure £10,000 per unit – using residential land benchmark

Value Band 1

Sales value growth of 24.6% and build cost inflation of 10%

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,348,740	-£4,622,262	-£4,881,584	-£6,002,267	-£7,131,641	-£8,167,760	-£14,384,475
10% affordable housing (80:20)	-£5,340,959	-£5,614,481	-£5,873,803	-£6,886,898	-£8,016,271	-£9,052,390	-£15,269,105
20% affordable housing (80:20)	-£6,333,177	-£6,606,700	-£6,866,021	-£7,771,527	-£8,900,900	-£9,937,019	-£16,153,735
30% affordable housing (80:20)	-£7,325,396	-£7,598,919	-£7,858,240	-£8,656,157	-£9,785,531	-£10,821,650	-£17,038,365
40% affordable housing (50:50)	-£8,379,112	-£8,652,635	-£8,911,957	-£9,602,216	-£10,731,589	-£11,767,708	-£17,984,424
40% affordable housing (80:20)	-£8,317,615	-£8,591,138	-£8,850,459	-£9,540,788	-£10,670,160	-£11,706,280	-£17,922,995
100% affordable housing (80:20)	-£14,449,609	-£14,727,477	-£14,990,918	-£15,049,957	-£16,198,564	-£17,252,328	-£23,574,918

Value Band 2

Sales value growth of 24.6% and build cost inflation of 10%

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£264,674	-£525,204	-£772,641	-£1,889,278	-£2,978,006	-£4,008,213	-£10,224,927
10% affordable housing (80:20)	-£1,568,359	-£1,833,150	-£2,085,596	-£3,090,513	-£4,217,008	-£5,253,128	-£11,469,843
20% affordable housing (80:20)	-£2,892,466	-£3,163,849	-£3,423,170	-£4,332,550	-£5,461,923	-£6,498,043	-£12,714,758
30% affordable housing (80:20)	-£4,243,236	-£4,516,759	-£4,776,080	-£5,577,466	-£6,706,838	-£7,742,958	-£13,959,673
40% affordable housing (50:50)	-£5,323,250	-£5,596,773	-£5,856,094	-£6,549,792	-£7,679,165	-£8,715,285	-£14,932,000
40% affordable housing (80:20)	-£5,596,147	-£5,869,669	-£6,128,991	-£6,822,381	-£7,951,754	-£8,987,873	-£15,204,588
100% affordable housing (80:20)	-£13,883,434	-£14,161,301	-£14,424,743	-£14,483,781	-£15,632,388	-£16,686,153	-£23,008,742

Value Band 3

Sales value growth of 24.6% and build cost inflation of 10%

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,630,914	£3,382,760	£3,144,330	£1,998,900	£962,170	-£694	-£6,065,379
10% affordable housing (80:20)	£2,035,414	£1,783,202	£1,543,843	£513,137	-£538,763	-£1,517,940	-£7,670,580
20% affordable housing (80:20)	£425,116	£168,779	-£75,978	-£989,437	-£2,061,152	-£3,061,969	-£9,275,780
30% affordable housing (80:20)	-£1,206,756	-£1,470,981	-£1,722,023	-£2,518,514	-£3,628,147	-£4,664,266	-£10,880,981
40% affordable housing (50:50)	-£2,279,552	-£2,548,673	-£2,803,822	-£3,497,369	-£4,626,742	-£5,662,861	-£11,879,576
40% affordable housing (80:20)	-£2,877,069	-£3,148,201	-£3,407,522	-£4,103,974	-£5,233,348	-£6,269,467	-£12,486,181
100% affordable housing (80:20)	-£13,317,258	-£13,595,126	-£13,858,567	-£13,917,605	-£15,066,212	-£16,119,977	-£22,442,566

Value Band 4

Sales value growth of 24.6% and build cost inflation of 10%

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,398,617	£7,158,385	£6,930,627	£4,782,803	£3,775,360	£2,842,170	-£2,980,798
10% affordable housing (80:20)	£5,510,109	£5,265,949	£5,034,465	£3,096,314	£2,077,849	£1,132,308	-£4,829,570
20% affordable housing (80:20)	£3,610,292	£3,362,138	£3,126,868	£1,398,133	£363,662	-£599,275	-£6,688,583
30% affordable housing (80:20)	£1,691,795	£1,439,583	£1,200,465	-£318,996	-£1,374,578	-£2,360,083	-£8,547,597
40% affordable housing (50:50)	£625,152	£372,940	£130,238	-£1,180,964	-£2,248,474	-£3,250,854	-£9,465,987
40% affordable housing (80:20)	-£252,913	-£509,546	-£756,549	-£2,068,689	-£3,156,894	-£4,189,895	-£10,406,610
100% affordable housing (80:20)	-£12,751,082	-£13,028,950	-£13,292,391	-£13,351,429	-£14,500,036	-£15,553,802	-£21,876,390

Value Band 5

Sales value growth of 24.6% and build cost inflation of 10%

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£9,248,663	£9,012,297	£8,788,204	£6,630,341	£5,639,188	£4,722,535	-£985,753
10% affordable housing (80:20)	£7,212,016	£6,971,785	£6,744,026	£4,798,192	£3,797,884	£2,870,653	-£2,940,620
20% affordable housing (80:20)	£5,166,470	£4,922,309	£4,690,826	£2,956,478	£1,941,855	£998,820	-£4,969,095
30% affordable housing (80:20)	£3,104,376	£2,856,223	£2,620,953	£1,097,662	£63,437	-£900,757	-£7,008,251
40% affordable housing (50:50)	£2,030,067	£1,781,914	£1,546,644	£233,743	-£807,163	-£1,781,027	-£7,939,776
40% affordable housing (80:20)	£1,017,920	£765,708	£526,590	-£786,786	-£1,849,141	-£2,841,974	-£9,047,407
100% affordable housing (80:20)	-£12,467,994	-£12,745,862	-£13,009,303	-£13,068,342	-£14,216,948	-£15,270,714	-£21,593,302

Value Band 6

Sales value growth of 24.6% and build cost inflation of 10%

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£11,081,424	£10,848,863	£10,624,856	£7,503,864	£6,523,809	£5,613,800	-£38,679
10% affordable housing (80:20)	£8,895,131	£8,658,766	£8,434,672	£5,618,799	£4,626,886	£3,705,118	-£2,038,702
20% affordable housing (80:20)	£6,702,779	£6,462,548	£6,234,789	£3,721,874	£2,715,618	£1,780,831	-£4,101,386
30% affordable housing (80:20)	£4,496,452	£4,252,291	£4,020,808	£1,809,360	£786,225	-£167,075	-£6,214,212
40% affordable housing (50:50)	£3,411,258	£3,167,098	£2,935,615	£1,032,641	£5,985	-£952,241	-£7,052,399
40% affordable housing (80:20)	£2,268,059	£2,019,905	£1,784,636	-£127,964	-£1,175,775	-£2,154,351	-£8,327,039
100% affordable housing (80:20)	-£12,184,906	-£12,462,775	-£12,726,215	-£12,785,254	-£13,933,861	-£14,987,626	-£21,310,214

Value Band 7

Sales value growth of 24.6% and build cost inflation of 10%

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£12,898,223	£12,665,661	£12,445,174	£9,321,628	£8,353,884	£7,458,519	£1,897,582
10% affordable housing (80:20)	£10,562,983	£10,330,421	£10,109,933	£7,289,120	£6,313,168	£5,404,791	-£239,115
20% affordable housing (80:20)	£8,222,430	£7,986,065	£7,761,972	£5,248,404	£4,257,494	£3,338,071	-£2,412,643
30% affordable housing (80:20)	£5,870,905	£5,630,674	£5,402,916	£3,192,100	£2,186,211	£1,250,077	-£4,674,866
40% affordable housing (50:50)	£4,770,102	£4,531,116	£4,303,358	£2,400,973	£1,396,346	£458,910	-£5,526,187
40% affordable housing (80:20)	£3,500,054	£3,255,893	£3,024,410	£1,115,617	£87,733	-£871,095	-£6,967,835
100% affordable housing (80:20)	-£11,901,818	-£12,179,687	-£12,443,127	-£12,502,166	-£13,650,773	-£14,704,538	-£21,027,126

Value Band 8

Sales value growth of 24.6% and build cost inflation of 10%

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£14,699,076	£14,470,256	£14,253,317	£11,124,530	£10,166,445	£9,284,491	£3,804,568
10% affordable housing (80:20)	£12,219,019	£11,989,233	£11,768,745	£8,942,917	£7,980,596	£7,085,231	£1,530,470
20% affordable housing (80:20)	£9,728,566	£9,496,006	£9,275,518	£6,757,287	£5,781,337	£4,875,016	-£777,833
30% affordable housing (80:20)	£7,230,561	£6,994,195	£6,770,101	£4,558,028	£3,567,336	£2,646,304	-£3,142,846
40% affordable housing (50:50)	£6,111,408	£5,876,533	£5,652,440	£3,748,894	£2,762,508	£1,843,160	-£3,999,975
40% affordable housing (80:20)	£4,716,396	£4,476,164	£4,248,405	£2,340,219	£1,330,386	£389,418	-£5,608,632
100% affordable housing (80:20)	-£11,618,730	-£11,896,599	-£12,160,039	-£12,219,078	-£13,367,685	-£14,421,450	-£20,744,039

Policy 13 – Rural exceptions

6.12 With regard to testing Policy 13 'Rural Exceptions', we have identified that in rural areas (areas 4 - 8), sites are likely to be able to allow for providing 100% affordable housing, where grant of circa £20,000 would be available per unit, measured against an agricultural land value benchmark of £8,000 per acre (19,760 per Ha). This is demonstrated by a surplus being generated in nearly all cases with the exception of Area 4 and the CHS level 6 requirement, as shown in the tables below.

Table 6.12.1 Residual Land values for Site Type 1 (5 units) in rural areas including grant – using agricultural land benchmark

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
Area 4	£24,601	£21,156	£17,080	£16,138	-£163	-£97,971
Area 5	£29,502	£25,973	£21,898	£20,956	£4,654	-£93,154
Area 6	£34,404	£30,790	£26,715	£25,772	£9,472	-£88,336
Area 7	£39,305	£35,607	£31,532	£30,589	£14,288	-£83,519
Area 8	£44,207	£40,425	£36,349	£35,407	£19,105	-£78,702

Table 6.12.2 Residual Land values for Site Type 2 (10 units) in rural areas including grant - using agricultural land benchmark

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
Area 4	£51,644	£50,460	£42,458	£40,607	£8,598	-£183,463
Area 5	£66,989	£59,920	£51,917	£50,067	£18,056	-£174,003
Area 6	£76,624	£49,378	£61,376	£59,526	£27,516	-£164,544
Area 7	£86,249	-£121,162	£70,836	£68,985	£36,975	-£155,085
Area 8	£245,413	£245,840	£239,687	£269,846	£429,897	-£145,625

Table 6.12.3 Residual Land values for Site Type 3 (15 units) in rural areas including grant - using agricultural land benchmark

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
Area 4	£57,893	£56,356	£43,248	£40,326	-£12,104	-£326,684
Area 5	£82,139	£71,850	£58,742	£55,819	£3,390	-£311,191
Area 6	£97,918	£67,343	£74,236	£71,313	£18,883	-£295,697
Area 7	£113,684	-£197,162	£89,730	£86,807	£34,377	-£280,204
Area 8	£373,092	£375,083	£364,898	£414,404	£676,555	-£264,710

7 Conclusions and recommendations

7.1 The NPPF states that the cumulative impact of local planning authority standards and policies "*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*". This report and its supporting appendices test this proposition in the NNJPU area.

7.2 We have tested the impact of an affordable housing requirement of up to 40% along with other policy requirements including sustainability, Lifetime Homes, renewable energy, secured by design and CIL. The results generated by these appraisals indicate that whilst the housing needs assessment justifies a target of 40% some new housing sites will only be viable at a low level of affordable housing. It is noted that the delivery of affordable housing is a strategic target over the life of the plan period i.e. from adoption to 2031. In this regard some developments will provide more affordable housing than others. No matter the level of other policy requirements, the NNJPU is unlikely to achieve 40% on all sites across the NNJPU area and in this regard affordable housing delivery alongside other policy requirements is a 'balancing act'. The Council cannot prioritise affordable housing to the exclusion of all other policy requirements such as securing contributions to essential infrastructure that will support the development envisaged in the Plan. As such, a flexible approach to affordable housing delivery i.e. either seeking a minimum of 20% subject to feasibility and viability with a target of 40% over the lifetime of the Plan or seeking a maximum reasonable amount up to 40% subject to feasibility and viability, will ensure that most developments can come forward over the life of the Plan. This overall target is considered to be a pragmatic response to the viability results and recent delivery levels as well as future delivery and funding challenges.

7.3 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable *regardless* of the JCS policy requirements. In these cases, the value of the existing use will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the JCS' emerging policies and requirements. In these situations, there will be little pressure from owners to redevelop and they will re-consider the situation when values change over time.

7.4 CIL will provide funding for infrastructure that will support development in the North Northamptonshire charging authorities' areas. When CIL and the JCS' sustainability requirements are incorporated, the levels of affordable housing will reduce to accommodate these requirements in some cases. The results of the appraisals identify that viability and affordable housing provision improve further when increases in values are taken into account. Based on the assessment it is unlikely that the imposition of CIL at the rates tested will put the overall development of the area at serious risk. Given CIL's nature as a fixed tariff, it is important that the NNJPU considers the influence that CIL may have on other policy objectives. Our full results give the NNJPU an indication of where 'tipping points' might lie for different schemes and should assist the NNJPU in achieving an appropriate balance.

7.5 The appraisal results indicate that the NNJPU's aim of achieving Code for Sustainable Homes level 6 by 2016 is very ambitious and will require a significant reduction in costs in comparison to today's estimates. It should be noted however, that the extra over costs associated with building to higher standards of sustainability is expected to reduce in future by comparison to the current day estimates due to further research into technologies to deliver this. This trend is demonstrated by the reports produced for the CLG and the

consortium of councils identified at para 4.14 of this report by Element Energy and David Langdon (2011) and previous studies undertaken by Cyril Sweet[18]. Given the outcome of our assessment, we would recommend that the JCS applies the requirement for CSH flexibly i.e. subject to feasibility and viability. This will allow the local authorities to holistically assess the merits of schemes when determining applications and strike an appropriate balance between all of the JCS policies.

7.6 We would recommend that the NNJPU considers applying the requirement for renewable energy flexibly i.e. subject to feasibility and viability. Further we would also recommend that the NNJPU reconsiders the 100 unit threshold for the application of this requirement with a view to increasing the threshold as there are likely to greater economies of scale to be achieved on larger developments which would make the initial outlay a more feasible and viable possibility.

7.7 The NNJPU needs to weigh competing objectives including sustainability, meeting needs for affordable housing, and ensuring that developments generate acceptable returns to willing landowners and willing developers. As identified in para 7.2 above, this study demonstrates that the NNJPU should adopt a flexible approach to applying its emerging affordable housing requirements in order to ensure that these objectives are balanced appropriately.

7.8 With regard to the thresholds for applying affordable housing it is evident from the viability results that developments in the villages/rural areas are more viable (these are shown in the charts in section 6 as value bands 4 - 8). Further, we understand from discussion with the JPU that development expected to come forward in the rural areas/villages is likely to be smaller in scale. On this basis, and given the results of our appraisals for typologies 1, 2 and 3 of 5, 10 and 15 units respectively, we would recommend that the NNJPU considers 5 units as a threshold for affordable housing provision in the rural/village areas. Although some viability is shown for smaller developments in the urban areas, indicating that the NNJPU could consider a threshold of 5 units for development across the NNJPU area, it is identified that viability in the predominantly urban areas is more challenging. We also understand that residential development in these areas is likely to take the form of larger developments. Given this position, we would recommend the NNJPU considers adopting a higher threshold for affordable housing of 15 units or more in the urban areas due to the practicalities of on-site delivery; developers having to undertake viability assessments; and S106 legal agreements for such sites.

7.9 With respect to commercial uses, the viability testing undertaken for the Community Infrastructure Levies for the four authorities that make up the NNJPU identified that the viability of speculative commercial floorspace, with the exception of some retail development, is challenging. As such the

[18] The trend of reduction in the extra over costs associated with the delivery of higher levels of CSH has been demonstrated in the CLG reports on the Cost of building housing to the CSH's standards:

- 'Costs of building to the code for sustainable homes (2013 Update)';
- 'Cost of building housing to the code for sustainable homes standard: updated cost review' prepared by Element Energy and Davis Langdon (August 2011);
- 'Code for Sustainable Homes: A Cost Review' prepared by Cyril Sweet (March 2010); and
- 'Cost Analysis of The Code for Sustainable Homes' by Cyril Sweet (July 2008)

development of most commercial floorspace in mixed use developments will rely on cross subsidy from more viable uses. This evidence demonstrates that the Council will need to apply policies which add to the cost of commercial development, such as BREEAM requirements, flexibly i.e. subject to feasibility and viability. This will help to ensure that such development can, wherever possible, come forward and meet the highest standard demonstrated to be viable.

7.10 As we have previously identified, however, it is noteworthy that although the results of the CIL viability exercise identify certain commercial development as not viable, it does not mean that sites will not be developed within the NNJPU authorities' areas for these uses. Viability is only one of many factors which affect whether a site is developed. For example, an existing occupier looking to re-locate may wish to develop their own premises by reference to their own cost benefit analysis, which will bear little relationship to the residual land value calculations that a speculative landlord developer may undertake. Further, we consider that the viability of such schemes could be substantially improved through the careful consideration of the phasing of the development and securing pre-lets for commercial space in a phase prior to its delivery.

7.11 The NPPF identifies at para 173 that, *'Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision taking. Plans should be deliverable.'* On the basis of the result of this study BNP Paribas Real Estate considers that the NNJPU needs to build in further flexibility into their policies which have cost implications to ensure deliverability, particularly with respect to the lower value areas in the JPU area. This will allow the JPU planning authorities to strike a balance between achieving their sustainability objectives, including meeting needs for affordable housing and ensuring that developments generate competitive returns to willing landowners and willing developers. Effectively the inclusion of further flexibility such as the requirements of policies *being 'subject to viability and feasibility' will lighten the 'scale of obligations and policy burdens'* (para 174 of the NPPF) to ensure that sites are, as far as if possible, able to be developed viably.

7.12 This study demonstrates that given a more flexible approach to applying the aforementioned affordable housing and sustainability policy requirements, will ensure that these objectives are balanced appropriately to facilitate the growth envisaged by the NNJPU's plans throughout the economic cycle.

Appendix 1 - Policy sifting exercise and commentary

Draft Policy	Specific requirements that consultees consider will give rise to added costs	JPU Comments	Test in viability assessment?
1. Historic Environment	-		Design issue – no cost implications
2. Landscape Character	-		Design issue – no cost implications
3. Biodiversity & Geodiversity	a) i. Biodiversity Off-setting; ii. Provision or contribution to alternative green infrastructure	Site specific issues (s106 or conditions) where required to mitigate impacts of development. Otherwise funded from other sources including CIL and allowable solutions (policy 8).	No
4. Water Environment & Flood Risk Management	c) 200 year standard of flood protection f) Provision or contribution to strategic flood risk reduction	c) JPU reviewing basis for 200 year standard and cost implications. f) would be through site specific provision (s106/ conditions) and CIL. IDP will need to include assessment of costs and funding sources.	Only where specific requirement for strategic site/ SUE
5. Community Assets	a)Provision or contribution to community facilities	This would be through CIL or site specific provision (s106/ conditions) for major schemes.	Only where specific requirement for strategic site/ SUE
6. Designing Sustainable Places (see also policy 11)	f) Lifetime Homes standard Application of principles of the "Secured by Design" scheme (in	HCA 'Design for Manufacture – Lessons Learnt 2' 2010 "*Research suggests the additional cost of incorporating the standards should normally be 0.5% to 1% of the scheme building costs, with probably the most expensive additional cost resulting from the ground-floor toilet. But it is critical that the standards are designed from the beginning into all homes on a development and not treated as an after-thought or put into just one or two units...*" Additional costs of implementing security to SBD standards estimated at £200 for 4-bed detached house; £170 for 2/3 –bed detached; £240 for ground floor apartment and £70 for upper floor apartment. Davis Langdon (2010) ACPO Crime Prevention Initiatives Ltd – Capital Costs of Secured by Design Accreditation.	Yes – 1% increase in build costs tested. Yes – tested as set out in JPU comments

Draft Policy	Specific requirements that consultees consider will give rise to added costs	JPU Comments	Test in viability assessment?
	current plan policy 13 and requested by Police in consultation response	Unpublished report for ACPO SBD.	
7. Sustainable Buildings	a) Code for Sustainable Homes & BREEAM standards above Building Regulations b) Financial contributions to allowable solutions to carbon off-setting	a) JPU is reviewing evidence base for local standards. Viability assessment needs to provide basis for considering alternatives including reliance on Building Regulations (i.e. no added cost). Zero Carbon Hub has provided updated cost estimates for delivering zero carbon homes at 2016 prices. b) Allowable solutions will not be an additional cost provided only introduced alongside Building Regulations to zero carbon (2016). It should be a cost effective way of meeting carbon reduction requirements.	Yes - Test impact of achieving CSH Level 6 by 2016. Yes – as a way of reducing cost of Building Regulation compliance from 2016
8. Allowable Solutions	a) Financial contributions to allowable solutions	ditto	
9. Provision of Infrastructure	Delivery of infrastructure, services and facilities necessary to mitigate impact of proposals and support development of North Northants	Development costs should allow for normal infrastructure costs and CIL contributes to wider requirements. Plan viability assessment can review specific infrastructure requirements for strategic sites/ SUEs but not for smaller sites. If developments cannot meet Policy 9 requirements and no alternative funding sources available, development should not proceed. JPU will need to demonstrate through IDP that there is a reasonable prospect of necessary infrastructure being provided.	Only where specific requirement for strategic site/ SUE
10. Network of Urban & Rural Areas	-	-	No
11. Settlement Design	c) seeks contributions to public	Site specific requirement where satisfies CIL Reg 122.	No

Draft Policy	Specific requirements that consultees consider will give rise to added costs	JPU Comments	Test in viability assessment?
Principles	realm enhancements	Otherwise through CIL/ other funding sources.	
12. Town Centres	Policy not yet consulted upon	-	No
13. Rural Exceptions		Need to assess viability of policy approach as drafted, which is reliant on discounted land that would not otherwise receive planning permission for residential development, compared to cross-subsidising affordable housing with open market housing as per NPPF para 54.	Yes
14. Deenethorpe Airfield Area of Opportunity	Provision of infrastructure/ services and 'exceptional sustainability standards' will be costly.	This proposal does not form part of the JCS housing/ employment targets – it is an opportunity to deliver more if policy criteria can be satisfied. Promoters to provide further information on viability/ deliverability.	Yes – review of material provided by promoter
15. Well Connected Towns, Villages & Neighbourhoods	Costs of identified schemes and sources of funding need to be identified in IDP.	Contribution from development will either be through CIL or site specific contributions (s106/ conditions). These can be taken into account in reviewing viability of strategic sites/ SUEs but not for smaller sites.	Only where specific requirement for strategic site/ SUE
16. Connecting the Network of Settlements			
17. Connecting NN with surrounding areas			
18. HGV Parking	c)seeks lorry parking provision on site or through financial contributions	Site specific issue.	No
19. The Delivery of Green Infrastructure	c)refers to application of ANGST & Woodland Trust standards as basis for contributions	JPU reviewing cost implications and basis for standards. Sought through CIL and other funding mechanisms.	No – assumed to be part of external works costs.
20. Nene and Ise Valleys	-	-	No
21. Rockingham Forest	a)40 ha a year of tree planting supported by funding mechanisms including development contributions	Other than CIL and other funding sources, this would either be through site specific off-setting (policy 3) or allowable solutions (policy 8)	No
22. Delivering Economic Prosperity	d)on-site broadband infrastructure	The cost of providing ducting to properties is limited and is most likely to be at the supplier's expense. In any event it is arguably a market requirement rather added cost.	No

Draft Policy	Specific requirements that consultees consider will give rise to added costs	JPU Comments	Test in viability assessment?
	e)training & employment agreements	The WNDC Construction Futures approach is based on a levy of £97 per dwelling or £1 per sq m for commercial development to help fund and deliver the contractually committed apprenticeships. Could this approach be maintained post CIL?	No - this would be delivered through CILor s106
23. Distribution of New Jobs	-	Promoters of new strategic employment sites (policies 33-36) to provide further information on viability/ deliverability. Do we also need to review existing commitments? (Rep ED104 refers)	No
24. Strategic Distribution	a)limits B8 uses to maximum 70% of total floorspace	JPU reviewing to introduce greater flexibility	No
25. Rural Economic Development and Diversification	-	-	No
26. Renewable Energy	i.requires connection to any local energy network ii.requires developments 100+ dwellings to incorporate local energy networks	Information on the Local Government Association web-site suggests district heating system costs ranging from £4400 for low-rise flat, £7,500 for terrace and £8,300 for semi. TCPA report suggests £5,300 for terrace and £7,700 to £9,550 for semi-detached/ detached. These are not additional costs on top of conventional heating. An older (2004) report for Energy Saving Trust and Carbon Trust suggests total costs of community heating between £3,000 and £6,000 per dwelling, being an additional capital cost of around £3,500 compared to electric heating or £3,000 compared to gas. It also indicates that it would cost approximately £3200 per dwelling to connect to an existing network. These costs should only be treated as an additional until Building Regulations moves to carbon zero (2016 for residential, 2019 commercial), at which point district heating systems may become the lowest cost means of	Yes – tested as £3,500 per dwelling additional sum on sites larger than 100 units.

Draft Policy	Specific requirements that consultees consider will give rise to added costs	JPU Comments	Test in viability assessment?
		compliance for some forms of development. The 100 dwelling threshold is under review. The Local Government Association web-site suggests that schemes serving 200-250 homes can be viable but Carbon Trust advice is that realistically looking at 1000+ dwellings or 10,000 sq m commercial). Density is a key issue in determining viability.	
27. Rockingham MRC Enterprise Area	Development principles are linked to Development Framework. c)seeks contributions to common infrastructure, notably Northern Orbital Road.	This is a major development opportunity but the JCS is not assuming that the full extent of development identified in the Development Framework (masterplan) will come forward. Need to review delivery/ viability information provided.	
28. Housing Requirements & Strategic Opportunities	Reliance on SUEs for significant amount of housing development	The assessment will review viability of the 5 SUEs and 'broad location of growth' to the East of Rushden, based on outstanding planning consents and/ or information provided by JPU and promoters.	Yes
29. Distribution of new homes			

Draft Policy	Specific requirements that consultees consider will give rise to added costs	JPU Comments	Test in viability assessment?
30. Housing Mix and Tenure	b) affordable housing targets and thresholds c) Lifetime Homes standard	The SHMA update evidences need for new homes to be 59% open market; 37 % affordable; 4% intermediate. We need to decide whether to have a policy requirement for up to this level, subject to viability testing, or to set a target that we can demonstrate is viable for most development typologies. The assessment will test viability of various thresholds including 5+ dwellings in rural areas and 15+ dwellings elsewhere. See Policy 6 re Lifetime Homes	Yes – tested varying tenure mixes at policy level of AH. yes
31. Gypsies and Travellers	-	-	No
32. Infrastructure Delivery Mechanisms	-	See Policy 9	
33. Corby West SUE		This is the only principal SUE without planning permission. It will not deliver significant hosuing in next 5 years. Promoters have provided extensive information http://www.westcorby.com/ and have commissioned Savills to provide viability information for BNP to review.	Yes
34. Cockerell Road, Corby		New employment sites to be included in plan. Assessment to review viability information provided by promoters/ JPU.	Yes
35. Kettering North			

Draft Policy	Specific requirements that consultees consider will give rise to added costs	JPU Comments	Test in viability assessment?
36. A14 Junction 10, Burton Latimer			
37. Appleby Lodge, Wellingborough			

Appendix 2 - Sales values in NNJPU area and PDCS proposed CIL rates

Location	Sales value per square metre	Proposed DCS CIL Charge per square metre	Value Band
Corby	£1,509	£50	1
Little Stanion	£1,614	£50	1
Stanion	£2,123	£50	4
Weldon	£2,181	£50	4
Gretton	£2,411	£150	7
Middleton, Cottingham, Rockingham and East Carlton	£2,544	£150	8
South towns and villages (Thrapston, Raunds, Irthinlingborough, Ringstead and Woodford)	£1,667	£50	1
Rushden	£1,719	£50	2
Kings Cliffe	£1,965	£100	3
High value south villages south villages - (Little Addington, Twywell, Lowick, Islip, Denford, Hargrave, Chelveston, Stanwick and Newton Bromswold)	£2,158	£100	4
Oundle	£2,175	£100	4
North rural and Great Addington	£2,491	£150	7
Rothwell and Desborough	£1,544	£50	1
Kettering	£1,632	£50	1
Burton Latimer and Barton Seagrave	£1,719	£50	2
Villages NN14 East (Broughton, Mawsley, Pytchley, Rushton, Thorpe Malsor, Cransley)	£1,737	£50	2
Villages NN14 (Geddington, Grafton Underwood, Newton, Cranford, Loddington, Orton and Harrington) villages East NN16, NN18 (Weekly, Little Oakley and Warkton)	£2,158	£100	4
LE 16 Villages (Wilbarston, Stoke Albany, Sutton Bassett, Dingley, Braybrooke, Weston by Welland, Brampton Ash, Thorpe Underwood and Ashley)	£2,246	£100	5
Wellingborough	£1,706	£50	2
Villages around Wellingborough (Finedon, Irchester, Wilby)	£1,849	£50	2
Rural villages (Great Doddington, Earls Barton, Wollaston, Strixton Bozeat, Easton Maudit Grendon, Ecton, Sywell, Mears Ashby, Hardwick, Harrowden, Great Harrowden, Isham and Orlingbury)	£2,237	£150	5

Appendix 3 - Benchmark Land Values

Corby Borough Council

Benchmark Land Value 1: This benchmark is based on a 'residential land value' of £100,000 per gross acre, which was identified as the level below which landowners would not sign up to an option agreement by the active developers and agents who attended the stakeholders workshop. The resulting land value benchmark is **£247,000** per gross Hectare.

Benchmark Land Value 2: This benchmark assumes secondary office space on a hectare of land, with 40% site coverage and 4 storeys. The rent assumed is based lettings of second hand offices in the Borough (£54 per square metre), capitalised at a yield of 9%. We have assumed a £431 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £914,000, to which we have added a 20% premium, resulting in a benchmark of £1.096 million.

Benchmark Land Value 3: This benchmark assumes lower value secondary industrial space on a hectare of land, with 60% site coverage and one storey. The rent assumed is based on lettings of secondary industrial floorspace in the Borough (£27 per square metre), capitalised at a yield of 10%. We have assumed a £118 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £582,000, to which we have added a 20% premium, resulting in a benchmark of £699,000.

Benchmark Land Value 4: This benchmark assumes a community building or similar facility, which could include buildings owned by the Council and other public sector bodies, and community/charity groups. We have assumed site coverage of 50% across a hectare of land, with a single storey building. The rent assumed is based on our estimate of £11 per square metre, capitalised at a yield of 10%. We have assumed a £43 per square metre allowance for refurbishment and a letting void of one year. The capital value of the building would be £289,000, to which we have added a 20% premium, resulting in a benchmark of £347,000.

East Northamptonshire District Council

Benchmark Land Value 1: This benchmark is based on a 'residential land value' of £100,000 per gross acre, which was identified as the level below which landowners would not sign up to an option agreement by the active developers and agents who attended the stakeholders workshop. The resulting land value benchmark is £247,000 per gross Hectare.

Benchmark Land Value 2: This benchmark assumes secondary office space on a hectare of land, with 40% site coverage and 4 storeys. The rent assumed is based lettings of second hand offices in the District (£54 per square metre), capitalised at a yield of 9%. We have assumed a £431 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £914,000, to which we have added a 20% premium, resulting in a benchmark of £1.096 million.

Benchmark Land Value 3: This benchmark assumes lower value secondary industrial space on a hectare of land, with 60% site coverage and one storey. The rent assumed is based on lettings of secondary industrial floorspace in the District (£16 per square metre), capitalised at a yield of 10%. We have assumed an £54 square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £463,000, to which we have added a 20% premium, resulting in a benchmark of £556,000.

Benchmark Land Value 4: This benchmark assumes a community building or similar facility, which could include buildings owned by the Council and other public sector bodies, and community/charity groups. We have assumed site coverage of 50% across a hectare of land, with a single storey building. The rent assumed is based on our estimate of £11 per square metre, capitalised at a yield of 10%. We have assumed a £43 square metre allowance for refurbishment and a letting void of one year. The capital value of the building would be £289,000, to which we have added a 20% premium, resulting in a benchmark of £347,000.

Kettering Borough Council

Benchmark Land Value 1: This benchmark is based on a 'residential land value' of £100,000 per gross acre, which was identified as the level below which landowners would not sign up to an option agreement by the active developers and agents who attended the stakeholders workshop. The resulting land value benchmark is **£247,000** per gross Hectare.

Benchmark Land Value 2: This benchmark assumes secondary office space[19] on a hectare of land, with 40% site coverage and 4 storeys. The rent assumed is based on lettings of second hand offices in the Borough (£54 per square metre), capitalised at a yield of 9%. We have assumed a £431 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £914,000, to which we have added a 20% premium, resulting in a benchmark of £1.096 million.

Benchmark Land Value 3: This benchmark assumes lower value secondary industrial space[20] on a hectare of land, with 60% site coverage and one storey. The rent assumed is based on lettings of secondary industrial floorspace in the Borough (£32 per square metre), capitalised at a yield of 10%. We have assumed an £172 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £507,000, to which we have added a 20% premium, resulting in a benchmark of £608,000.

Benchmark Land Value 4: This benchmark assumes a community building or similar facility, which could include buildings owned by the Council and other public sector bodies, and community/charity groups. We have assumed site coverage of 50% across a hectare of land, with a single storey building. The rent assumed is based on our estimate of £11 per square metre, capitalised at a yield of 10%. We have assumed a £43 per square metre allowance for refurbishment and a letting void of one year. The capital value of the building would be £289,000, to which we have added a 20% premium, resulting in a benchmark of £347,000.

Wellingborough Borough Council

Benchmark Land Value 1: This benchmark is based on a 'residential land value' of £100,000 per gross acre, which was identified as the level below which landowners would not sign up to an option agreement by the active developers and agents who attended the stakeholders workshop. The resulting land value benchmark is **£247,000** per gross Hectare.

[19] Poorer quality office floorspace that attracts low rents and thus coming to the end (or has indeed reached) the end of its economic life, resulting in pressure to redevelop.
[20] Poorer quality industrial floorspace that attracts low rents and thus coming to the end (or has indeed reached) the end of its economic life, resulting in pressure to redevelop.

Benchmark Land Value 2: This benchmark assumes secondary office space on a hectare of land, with 40% site coverage and 4 storeys. The rent assumed is based lettings of second hand offices in the Borough (£54 per square metre), capitalised at a yield of 9%. We have assumed a £431 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £914,000, to which we have added a 20% premium, resulting in a benchmark of £1.096 million.

Benchmark Land Value 3: This benchmark assumes lower value secondary industrial space on a hectare of land, with 60% site coverage and one storey. The rent assumed is based on lettings of secondary industrial floorspace in the Borough (£27 per square metre), capitalised at a yield of 10%. We have assumed a £118 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £582,000, to which we have added a 20% premium, resulting in a benchmark of £699,000

Benchmark Land Value 4: This benchmark assumes a community building or similar facility, which could include buildings owned by the Council and other public sector bodies, and community/charity groups. We have assumed site coverage of 50% across a hectare of land, with a single storey building. The rent assumed is based on our estimate of £11 per square metre, capitalised at a yield of 10%. We have assumed a £43 per square metre allowance for refurbishment and a letting void of one year. The capital value of the building would be £289,000, to which we have added a 20% premium, resulting in a benchmark of £347,000.

Summary

Benchmarks	Corby	Kettering	East Northants	Wellingborough	Average
Resi Land Value	£247,000	£247,000	£247,000	£247,000	**£247,000**
Offices (second hand)	£1,096,273	£1,096,273	£1,096,273	£1,096,273	**£1,096,273**
Industrial/WH	£698,738	£608,085	£556,043	£698,738	**£640,401**
Community uses	£347,127	£347,127	£347,127	£347,127	**£347,127**

Appendix 4 - Appraisal results (current costs and values)

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 1

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£22,389	£17,386	£13,375	-£7,768	-£24,069	-£121,876
10% affordable housing (80:20)	£10,111	£5,318	£1,308	-£17,990	-£34,292	-£132,099
20% affordable housing (80:20)	-£2,204	-£6,861	-£10,936	-£28,214	-£44,515	-£142,322
30% affordable housing (80:20)	-£14,684	-£19,125	-£23,201	-£38,436	-£54,738	-£152,546
40% affordable housing (50:50)	-£28,245	-£32,454	-£36,529	-£49,723	-£66,024	-£163,832
40% affordable housing (80:20)	-£27,164	-£31,390	-£35,465	-£48,660	-£64,961	-£162,769
100% affordable housing (80:20)	-£102,042	-£104,981	-£109,056	-£109,998	-£126,300	-£224,107

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£12,191	-£17,194	-£21,205	-£42,348	-£58,649	-£156,456
10% affordable housing (80:20)	-£24,469	-£29,262	-£33,272	-£52,570	-£68,872	-£166,679
20% affordable housing (80:20)	-£36,784	-£41,441	-£45,516	-£62,794	-£79,095	-£176,902
30% affordable housing (80:20)	-£49,264	-£53,705	-£57,781	-£73,016	-£89,318	-£187,126
40% affordable housing (50:50)	-£62,825	-£67,034	-£71,109	-£84,303	-£100,604	-£198,412
40% affordable housing (80:20)	-£61,744	-£65,970	-£70,045	-£83,240	-£99,541	-£197,349
100% affordable housing (80:20)	-£136,622	-£139,561	-£143,636	-£144,578	-£160,880	-£258,687

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£131,090	-£136,092	-£140,103	-£161,246	-£177,547	-£275,355
10% affordable housing (80:20)	-£143,368	-£148,160	-£152,171	-£171,468	-£187,770	-£285,577
20% affordable housing (80:20)	-£155,682	-£160,339	-£164,414	-£181,692	-£197,993	-£295,801
30% affordable housing (80:20)	-£168,162	-£172,603	-£176,679	-£191,915	-£208,217	-£306,024
40% affordable housing (50:50)	-£181,724	-£185,932	-£190,007	-£203,202	-£219,503	-£317,310
40% affordable housing (80:20)	-£180,642	-£184,868	-£188,944	-£202,138	-£218,439	-£316,247
100% affordable housing (80:20)	-£255,520	-£258,459	-£262,534	-£263,477	-£279,778	-£377,585

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£67,268	-£72,270	-£76,281	-£97,424	-£113,725	-£211,532
10% affordable housing (80:20)	-£79,545	-£84,338	-£88,349	-£107,646	-£123,948	-£221,755
20% affordable housing (80:20)	-£91,860	-£96,517	-£100,592	-£117,870	-£134,171	-£231,979
30% affordable housing (80:20)	-£104,340	-£108,781	-£112,857	-£128,092	-£144,394	-£242,202
40% affordable housing (50:50)	-£117,901	-£122,110	-£126,185	-£139,380	-£155,681	-£253,488
40% affordable housing (80:20)	-£116,820	-£121,046	-£125,122	-£138,316	-£154,617	-£252,425
100% affordable housing (80:20)	-£191,698	-£194,637	-£198,712	-£199,654	-£215,956	-£313,763

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£26,209	-£31,212	-£35,223	-£56,365	-£72,666	-£170,474
10% affordable housing (80:20)	-£38,487	-£43,280	-£47,290	-£66,588	-£82,890	-£180,697
20% affordable housing (80:20)	-£50,802	-£55,459	-£59,534	-£76,812	-£93,113	-£190,920
30% affordable housing (80:20)	-£63,282	-£67,723	-£71,799	-£87,034	-£103,336	-£201,144
40% affordable housing (50:50)	-£76,843	-£81,052	-£85,127	-£98,321	-£114,622	-£212,430
40% affordable housing (80:20)	-£75,762	-£79,988	-£84,063	-£97,258	-£113,559	-£211,366
100% affordable housing (80:20)	-£150,639	-£153,578	-£157,654	-£158,596	-£174,898	-£272,705

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 2

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£87,933	£81,802	£77,792	£56,774	£40,735	-£56,406
10% affordable housing (80:20)	£70,064	£64,241	£60,231	£41,222	£25,182	-£72,213
20% affordable housing (80:20)	£52,195	£46,679	£42,670	£25,670	£9,630	-£88,020
30% affordable housing (80:20)	£34,326	£29,118	£25,108	£10,117	-£6,018	-£103,826
40% affordable housing (50:50)	£21,181	£16,198	£12,189	-£806	-£17,108	-£114,916
40% affordable housing (80:20)	£16,458	£11,556	£7,546	-£5,524	-£21,825	-£119,633
100% affordable housing (80:20)	-£92,239	-£95,346	-£99,421	-£100,364	-£116,666	-£214,473

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£53,353	£47,222	£43,212	£22,194	£6,155	-£90,986
10% affordable housing (80:20)	£35,484	£29,661	£25,651	£6,642	-£9,398	-£106,793
20% affordable housing (80:20)	£17,615	£12,099	£8,090	-£8,910	-£24,950	-£122,600
30% affordable housing (80:20)	-£254	-£5,462	-£9,472	-£24,463	-£40,598	-£138,406
40% affordable housing (50:50)	-£13,399	-£18,382	-£22,391	-£35,386	-£51,688	-£149,496
40% affordable housing (80:20)	-£18,122	-£23,024	-£27,034	-£40,104	-£56,405	-£154,213
100% affordable housing (80:20)	-£126,819	-£129,926	-£134,001	-£134,944	-£151,246	-£249,053

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£65,545	-£71,677	-£75,686	-£96,704	-£112,743	-£209,884
10% affordable housing (80:20)	-£83,414	-£89,237	-£93,247	-£112,256	-£128,296	-£225,691
20% affordable housing (80:20)	-£101,283	-£106,799	-£110,809	-£127,808	-£143,848	-£241,498
30% affordable housing (80:20)	-£119,152	-£124,361	-£128,370	-£143,361	-£159,496	-£257,304
40% affordable housing (50:50)	-£132,297	-£137,280	-£141,290	-£154,284	-£170,586	-£268,394
40% affordable housing (80:20)	-£137,020	-£141,922	-£145,932	-£159,002	-£175,303	-£273,111
100% affordable housing (80:20)	-£245,717	-£248,824	-£252,900	-£253,842	-£270,144	-£367,952

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,723	-£7,855	-£11,864	-£32,882	-£48,921	-£146,062
10% affordable housing (80:20)	-£19,592	-£25,415	-£29,425	-£48,434	-£64,474	-£161,869
20% affordable housing (80:20)	-£37,461	-£42,977	-£46,987	-£63,986	-£80,026	-£177,676
30% affordable housing (80:20)	-£55,330	-£60,539	-£64,548	-£79,539	-£95,674	-£193,482
40% affordable housing (50:50)	-£68,475	-£73,458	-£77,468	-£90,462	-£106,764	-£204,572
40% affordable housing (80:20)	-£73,198	-£78,100	-£82,110	-£95,180	-£111,481	-£209,289
100% affordable housing (80:20)	-£181,895	-£185,002	-£189,077	-£190,020	-£206,322	-£304,130

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£39,335	£33,204	£29,194	£8,176	-£7,863	-£105,004
10% affordable housing (80:20)	£21,466	£15,643	£11,633	-£7,376	-£23,415	-£120,811
20% affordable housing (80:20)	£3,597	-£1,919	-£5,928	-£22,928	-£38,967	-£136,618
30% affordable housing (80:20)	-£14,272	-£19,480	-£23,490	-£38,481	-£54,616	-£152,424
40% affordable housing (50:50)	-£27,417	-£32,400	-£36,409	-£49,404	-£65,706	-£163,514
40% affordable housing (80:20)	-£32,140	-£37,042	-£41,052	-£54,122	-£70,423	-£168,231
100% affordable housing (80:20)	-£140,837	-£143,944	-£148,019	-£148,962	-£165,264	-£263,071

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 3

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£153,476	£146,218	£142,209	£121,190	£105,152	£8,918
10% affordable housing (80:20)	£130,018	£123,164	£119,154	£100,145	£84,106	-£12,326
20% affordable housing (80:20)	£106,559	£100,108	£96,098	£79,099	£63,059	-£33,717
30% affordable housing (80:20)	£83,100	£77,053	£73,044	£58,053	£42,013	-£55,107
40% affordable housing (50:50)	£70,153	£64,327	£60,317	£47,335	£31,297	-£65,999
40% affordable housing (80:20)	£59,643	£53,998	£49,988	£37,006	£20,967	-£76,497
100% affordable housing (80:20)	-£82,436	-£85,713	-£89,788	-£90,730	-£107,031	-£204,839

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£118,896	£111,638	£107,629	£86,610	£70,572	-£25,662
10% affordable housing (80:20)	£95,438	£88,584	£84,574	£65,565	£49,526	-£46,906
20% affordable housing (80:20)	£71,979	£65,528	£61,518	£44,519	£28,479	-£68,297
30% affordable housing (80:20)	£48,520	£42,473	£38,464	£23,473	£7,433	-£89,687
40% affordable housing (50:50)	£35,573	£29,747	£25,737	£12,755	-£3,283	-£100,579
40% affordable housing (80:20)	£25,063	£19,418	£15,408	£2,426	-£13,613	-£111,077
100% affordable housing (80:20)	-£117,016	-£120,293	-£124,368	-£125,310	-£141,611	-£239,419

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£2	-£7,260	-£11,270	-£32,288	-£48,326	-£144,560
10% affordable housing (80:20)	-£23,460	-£30,315	-£34,324	-£53,334	-£69,372	-£165,805
20% affordable housing (80:20)	-£46,919	-£53,370	-£57,380	-£74,380	-£90,419	-£187,195
30% affordable housing (80:20)	-£70,378	-£76,425	-£80,435	-£95,425	-£111,465	-£208,585
40% affordable housing (50:50)	-£83,326	-£89,151	-£93,161	-£106,143	-£122,182	-£219,477
40% affordable housing (80:20)	-£93,836	-£99,481	-£103,490	-£116,472	-£132,511	-£229,975
100% affordable housing (80:20)	-£235,914	-£239,191	-£243,266	-£244,208	-£260,509	-£358,317

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£63,820	£56,562	£52,553	£31,534	£15,496	-£80,738
10% affordable housing (80:20)	£40,362	£33,507	£29,498	£10,488	-£5,550	-£101,983
20% affordable housing (80:20)	£16,903	£10,452	£6,442	-£10,557	-£26,597	-£123,373
30% affordable housing (80:20)	-£6,556	-£12,603	-£16,612	-£31,603	-£47,643	-£144,763
40% affordable housing (50:50)	-£19,504	-£25,329	-£29,339	-£42,321	-£58,360	-£155,655
40% affordable housing (80:20)	-£30,014	-£35,659	-£39,668	-£52,650	-£68,689	-£166,153
100% affordable housing (80:20)	-£172,092	-£175,369	-£179,444	-£180,386	-£196,687	-£294,495

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£104,879	£97,620	£93,611	£72,593	£56,554	-£39,680
10% affordable housing (80:20)	£81,421	£74,566	£70,556	£51,547	£35,508	-£60,924
20% affordable housing (80:20)	£57,962	£51,510	£47,501	£30,501	£14,461	-£82,314
30% affordable housing (80:20)	£34,503	£28,455	£24,446	£9,455	-£6,584	-£103,705
40% affordable housing (50:50)	£21,555	£15,729	£11,719	-£1,263	-£17,301	-£114,597
40% affordable housing (80:20)	£11,045	£5,400	£1,390	-£11,592	-£27,630	-£125,095
100% affordable housing (80:20)	-£131,033	-£134,310	-£138,386	-£139,328	-£155,629	-£253,437

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 4

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£219,021	£210,635	£206,625	£165,516	£149,478	£53,244
10% affordable housing (80:20)	£189,972	£182,086	£178,077	£140,985	£124,947	£28,713
20% affordable housing (80:20)	£160,924	£153,538	£149,527	£116,455	£100,416	£4,182
30% affordable housing (80:20)	£131,875	£124,988	£120,978	£91,924	£75,886	-£20,682
40% affordable housing (50:50)	£119,123	£112,456	£108,447	£83,410	£67,372	-£29,335
40% affordable housing (80:20)	£102,827	£96,439	£92,430	£67,394	£51,355	-£45,614
100% affordable housing (80:20)	-£72,633	-£76,078	-£80,153	-£81,096	-£97,397	-£195,204

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£184,441	£176,055	£172,045	£130,936	£114,898	£18,664
10% affordable housing (80:20)	£155,392	£147,506	£143,497	£106,405	£90,367	-£5,867
20% affordable housing (80:20)	£126,344	£118,958	£114,947	£81,875	£65,836	-£30,398
30% affordable housing (80:20)	£97,295	£90,408	£86,398	£57,344	£41,306	-£55,262
40% affordable housing (50:50)	£84,543	£77,876	£73,867	£48,830	£32,792	-£63,915
40% affordable housing (80:20)	£68,247	£61,859	£57,850	£32,814	£16,775	-£80,194
100% affordable housing (80:20)	-£107,213	-£110,658	-£114,733	-£115,676	-£131,977	-£229,784

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£65,543	£57,157	£53,147	£12,038	-£4,000	-£100,234
10% affordable housing (80:20)	£36,494	£28,608	£24,598	-£12,493	-£28,531	-£124,765
20% affordable housing (80:20)	£7,446	£59	-£3,951	-£37,023	-£53,063	-£149,296
30% affordable housing (80:20)	-£21,603	-£28,490	-£32,500	-£61,554	-£77,593	-£174,160
40% affordable housing (50:50)	-£34,355	-£41,022	-£45,032	-£70,068	-£86,107	-£182,813
40% affordable housing (80:20)	-£50,651	-£57,039	-£61,048	-£86,084	-£102,124	-£199,092
100% affordable housing (80:20)	-£226,111	-£229,556	-£233,632	-£234,574	-£250,875	-£348,683

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£129,365	£120,979	£116,969	£75,860	£59,822	-£36,412
10% affordable housing (80:20)	£100,316	£92,430	£88,421	£51,329	£35,291	-£60,943
20% affordable housing (80:20)	£71,268	£63,882	£59,871	£26,799	£10,760	-£85,474
30% affordable housing (80:20)	£42,219	£35,332	£31,322	£2,268	-£13,770	-£110,338
40% affordable housing (50:50)	£29,467	£22,800	£18,791	-£6,246	-£22,285	-£118,991
40% affordable housing (80:20)	£13,171	£6,783	£2,774	-£22,262	-£38,302	-£135,270
100% affordable housing (80:20)	-£162,289	-£165,734	-£169,809	-£170,752	-£187,053	-£284,861

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£170,423	£162,037	£158,028	£116,919	£100,880	£4,646
10% affordable housing (80:20)	£141,374	£133,489	£129,479	£92,387	£76,349	-£19,885
20% affordable housing (80:20)	£112,326	£104,940	£100,929	£67,857	£51,818	-£44,416
30% affordable housing (80:20)	£83,277	£76,390	£72,381	£43,326	£27,288	-£69,279
40% affordable housing (50:50)	£70,525	£63,859	£59,849	£34,812	£18,774	-£77,932
40% affordable housing (80:20)	£54,229	£47,842	£43,832	£18,796	£2,757	-£94,211
100% affordable housing (80:20)	-£121,231	-£124,676	-£128,751	-£129,693	-£145,994	-£243,802

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 5

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£251,793	£242,843	£238,834	£197,725	£181,685	£85,452
10% affordable housing (80:20)	£219,948	£211,548	£207,538	£170,447	£154,408	£58,174
20% affordable housing (80:20)	£188,105	£180,252	£176,242	£143,170	£127,130	£30,897
30% affordable housing (80:20)	£156,262	£148,956	£144,946	£115,892	£99,853	£3,619
40% affordable housing (50:50)	£143,610	£136,521	£132,511	£107,475	£91,436	-£4,876
40% affordable housing (80:20)	£124,418	£117,661	£113,650	£88,614	£72,575	-£24,046
100% affordable housing (80:20)	-£67,732	-£71,260	-£75,335	-£76,278	-£92,580	-£190,388

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£217,213	£208,263	£204,254	£163,145	£147,105	£50,872
10% affordable housing (80:20)	£185,368	£176,968	£172,958	£135,867	£119,828	£23,594
20% affordable housing (80:20)	£153,525	£145,672	£141,662	£108,590	£92,550	-£3,683
30% affordable housing (80:20)	£121,682	£114,376	£110,366	£81,312	£65,273	-£30,961
40% affordable housing (50:50)	£109,030	£101,941	£97,931	£72,895	£56,856	-£39,456
40% affordable housing (80:20)	£89,838	£83,081	£79,070	£54,034	£37,995	-£58,626
100% affordable housing (80:20)	-£102,312	-£105,840	-£109,915	-£110,858	-£127,160	-£224,968

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£98,314	£89,365	£85,355	£44,246	£28,207	-£68,026
10% affordable housing (80:20)	£66,470	£58,069	£54,060	£16,968	£930	-£95,304
20% affordable housing (80:20)	£34,627	£26,774	£22,764	-£10,309	-£26,348	-£122,581
30% affordable housing (80:20)	£2,784	-£4,522	-£8,532	-£37,587	-£53,625	-£149,859
40% affordable housing (50:50)	-£9,869	-£16,958	-£20,967	-£46,003	-£62,042	-£158,355
40% affordable housing (80:20)	-£29,060	-£35,817	-£39,828	-£64,864	-£80,903	-£177,524
100% affordable housing (80:20)	-£221,210	-£224,738	-£228,814	-£229,756	-£246,058	-£343,866

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£162,136	£153,187	£149,178	£108,069	£92,029	-£4,204
10% affordable housing (80:20)	£130,292	£121,892	£117,882	£80,791	£64,752	-£31,482
20% affordable housing (80:20)	£98,449	£90,596	£86,586	£53,513	£37,474	-£58,759
30% affordable housing (80:20)	£66,606	£59,300	£55,290	£26,235	£10,197	-£86,037
40% affordable housing (50:50)	£53,953	£46,865	£42,855	£17,819	£1,780	-£94,533
40% affordable housing (80:20)	£34,762	£28,005	£23,994	-£1,042	-£17,081	-£113,702
100% affordable housing (80:20)	-£157,388	-£160,916	-£164,992	-£165,934	-£182,236	-£280,044

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£171,351	£162,950	£158,940	£121,849	£105,810	£9,576
20% affordable housing (80:20)	£139,508	£131,654	£127,645	£94,572	£78,532	-£17,701
30% affordable housing (80:20)	£107,665	£100,359	£96,348	£67,294	£51,255	-£44,979
40% affordable housing (50:50)	£95,012	£87,923	£83,913	£58,877	£42,838	-£53,474
40% affordable housing (80:20)	£75,821	£69,063	£65,052	£40,017	£23,977	-£72,644
100% affordable housing (80:20)	-£116,330	-£119,858	-£123,933	-£124,876	-£141,178	-£238,985

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 6

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£284,564	£275,052	£271,042	£209,842	£193,803	£97,570
10% affordable housing (80:20)	£249,926	£241,009	£236,999	£181,827	£165,787	£69,554
20% affordable housing (80:20)	£215,287	£206,966	£202,957	£153,812	£137,772	£41,538
30% affordable housing (80:20)	£180,649	£172,924	£168,914	£125,796	£109,757	£13,523
40% affordable housing (50:50)	£168,095	£160,586	£156,575	£119,485	£103,446	£7,212
40% affordable housing (80:20)	£146,011	£138,881	£134,872	£97,781	£81,742	-£14,729
100% affordable housing (80:20)	-£62,829	-£66,443	-£70,519	-£71,461	-£87,762	-£185,570

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£249,984	£240,472	£236,462	£175,262	£159,223	£62,990
10% affordable housing (80:20)	£215,346	£206,429	£202,419	£147,247	£131,207	£34,974
20% affordable housing (80:20)	£180,707	£172,386	£168,377	£119,232	£103,192	£6,958
30% affordable housing (80:20)	£146,069	£138,344	£134,334	£91,216	£75,177	-£21,057
40% affordable housing (50:50)	£133,515	£126,006	£121,995	£84,905	£68,866	-£27,368
40% affordable housing (80:20)	£111,431	£104,301	£100,292	£63,201	£47,162	-£49,309
100% affordable housing (80:20)	-£97,409	-£101,023	-£105,099	-£106,041	-£122,342	-£220,150

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£131,086	£121,573	£117,564	£56,364	£40,324	-£55,908
10% affordable housing (80:20)	£96,448	£87,531	£83,521	£28,349	£12,309	-£83,925
20% affordable housing (80:20)	£61,809	£53,488	£49,479	£333	-£15,706	-£111,940
30% affordable housing (80:20)	£27,171	£19,446	£15,436	-£27,682	-£43,721	-£139,955
40% affordable housing (50:50)	£14,617	£7,108	£3,097	-£33,993	-£50,032	-£146,266
40% affordable housing (80:20)	-£7,467	-£14,597	-£18,607	-£55,697	-£71,737	-£168,207
100% affordable housing (80:20)	-£216,308	-£219,922	-£223,997	-£224,939	-£241,240	-£339,048

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£194,908	£185,396	£181,386	£120,186	£104,147	£7,914
10% affordable housing (80:20)	£160,270	£151,353	£147,343	£92,171	£76,131	-£20,103
20% affordable housing (80:20)	£125,631	£117,310	£113,301	£64,156	£48,116	-£48,118
30% affordable housing (80:20)	£90,993	£83,268	£79,258	£36,140	£20,101	-£76,133
40% affordable housing (50:50)	£78,439	£70,930	£66,919	£29,829	£13,790	-£82,444
40% affordable housing (80:20)	£56,355	£49,225	£45,215	£8,125	-£7,914	-£104,385
100% affordable housing (80:20)	-£152,486	-£156,100	-£160,175	-£161,117	-£177,418	-£275,226

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£235,966	£226,454	£222,444	£161,244	£145,205	£48,972
10% affordable housing (80:20)	£201,328	£192,411	£188,402	£133,229	£117,190	£20,956
20% affordable housing (80:20)	£166,689	£158,369	£154,359	£105,214	£89,174	-£7,060
30% affordable housing (80:20)	£132,051	£124,326	£120,316	£77,199	£61,159	-£35,075
40% affordable housing (50:50)	£119,497	£111,988	£107,977	£70,887	£54,849	-£41,385
40% affordable housing (80:20)	£97,413	£90,283	£86,274	£49,183	£33,144	-£63,327
100% affordable housing (80:20)	-£111,427	-£115,041	-£119,117	-£120,059	-£136,360	-£234,168

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 7

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£317,336	£307,260	£303,250	£242,051	£226,011	£129,777
10% affordable housing (80:20)	£279,903	£270,470	£266,461	£211,288	£195,249	£99,016
20% affordable housing (80:20)	£242,470	£233,681	£229,671	£180,526	£164,487	£68,254
30% affordable housing (80:20)	£205,037	£196,891	£192,882	£149,764	£133,724	£37,491
40% affordable housing (50:50)	£192,581	£184,650	£180,641	£143,549	£127,511	£31,277
40% affordable housing (80:20)	£167,603	£160,102	£156,092	£119,002	£102,962	£6,729
100% affordable housing (80:20)	-£57,928	-£61,627	-£65,702	-£66,644	-£82,945	-£180,753

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£282,756	£272,680	£268,670	£207,471	£191,431	£95,197
10% affordable housing (80:20)	£245,323	£235,890	£231,881	£176,708	£160,669	£64,436
20% affordable housing (80:20)	£207,890	£199,101	£195,091	£145,946	£129,907	£33,674
30% affordable housing (80:20)	£170,457	£162,311	£158,302	£115,184	£99,144	£2,911
40% affordable housing (50:50)	£158,001	£150,070	£146,061	£108,969	£92,931	-£3,303
40% affordable housing (80:20)	£133,023	£125,522	£121,512	£84,422	£68,382	-£27,851
100% affordable housing (80:20)	-£92,508	-£96,207	-£100,282	-£101,224	-£117,525	-£215,333

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£163,858	£153,782	£149,772	£88,572	£72,533	-£23,701
10% affordable housing (80:20)	£126,425	£116,992	£112,983	£57,810	£41,771	-£54,462
20% affordable housing (80:20)	£88,992	£80,203	£76,193	£27,048	£11,008	-£85,225
30% affordable housing (80:20)	£51,558	£43,413	£39,403	-£3,714	-£19,754	-£115,987
40% affordable housing (50:50)	£39,103	£31,172	£27,162	-£9,929	-£25,968	-£122,202
40% affordable housing (80:20)	£14,124	£6,623	£2,614	-£34,477	-£50,516	-£146,749
100% affordable housing (80:20)	-£211,406	-£215,105	-£219,180	-£220,123	-£236,424	-£334,231

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£227,680	£217,604	£213,594	£152,394	£136,355	£40,121
10% affordable housing (80:20)	£190,247	£180,814	£176,805	£121,632	£105,593	£9,360
20% affordable housing (80:20)	£152,814	£144,025	£140,015	£90,870	£74,830	-£21,402
30% affordable housing (80:20)	£115,381	£107,235	£103,225	£60,108	£44,068	-£52,165
40% affordable housing (50:50)	£102,925	£94,994	£90,984	£53,893	£37,855	-£58,379
40% affordable housing (80:20)	£77,947	£70,446	£66,436	£29,345	£13,306	-£82,927
100% affordable housing (80:20)	-£147,584	-£151,283	-£155,358	-£156,301	-£172,601	-£270,409

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£268,738	£258,662	£254,653	£193,453	£177,413	£81,179
10% affordable housing (80:20)	£231,305	£221,873	£217,863	£162,691	£146,651	£50,418
20% affordable housing (80:20)	£193,872	£185,083	£181,073	£131,928	£115,889	£19,656
30% affordable housing (80:20)	£156,439	£148,293	£144,284	£101,166	£85,127	-£11,106
40% affordable housing (50:50)	£143,983	£136,052	£132,043	£94,951	£78,913	-£17,321
40% affordable housing (80:20)	£119,005	£111,504	£107,494	£70,404	£54,364	-£41,869
100% affordable housing (80:20)	-£106,526	-£110,225	-£114,300	-£115,242	-£131,543	-£229,351

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 8

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£350,108	£339,468	£335,458	£274,259	£258,219	£161,986
10% affordable housing (80:20)	£309,880	£299,932	£295,922	£240,750	£224,710	£128,477
20% affordable housing (80:20)	£269,651	£260,395	£256,386	£207,240	£191,202	£94,968
30% affordable housing (80:20)	£229,423	£220,859	£216,849	£173,731	£157,693	£61,459
40% affordable housing (50:50)	£217,067	£208,715	£204,705	£167,614	£151,575	£55,342
40% affordable housing (80:20)	£189,195	£181,323	£177,313	£140,222	£124,183	£27,950
100% affordable housing (80:20)	-£53,027	-£56,809	-£60,884	-£61,827	-£78,129	-£175,935

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£315,528	£304,888	£300,878	£239,679	£223,639	£127,406
10% affordable housing (80:20)	£275,300	£265,352	£261,342	£206,170	£190,130	£93,897
20% affordable housing (80:20)	£235,071	£225,815	£221,806	£172,660	£156,622	£60,388
30% affordable housing (80:20)	£194,843	£186,279	£182,269	£139,151	£123,113	£26,879
40% affordable housing (50:50)	£182,487	£174,135	£170,125	£133,034	£116,995	£20,762
40% affordable housing (80:20)	£154,615	£146,743	£142,733	£105,642	£89,603	-£6,630
100% affordable housing (80:20)	-£87,607	-£91,389	-£95,464	-£96,407	-£112,709	-£210,515

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£196,629	£185,990	£181,980	£120,781	£104,741	£8,507
10% affordable housing (80:20)	£156,401	£146,454	£142,444	£87,271	£71,232	-£25,001
20% affordable housing (80:20)	£116,173	£106,917	£102,907	£53,762	£37,724	-£58,510
30% affordable housing (80:20)	£75,945	£67,380	£63,371	£20,253	£4,214	-£92,019
40% affordable housing (50:50)	£63,588	£55,236	£51,227	£14,136	-£1,903	-£98,136
40% affordable housing (80:20)	£35,717	£27,845	£23,835	-£13,256	-£29,295	-£125,529
100% affordable housing (80:20)	-£206,505	-£210,287	-£214,362	-£215,305	-£231,607	-£329,414

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£260,451	£249,812	£245,802	£184,603	£168,563	£72,329
10% affordable housing (80:20)	£220,223	£210,276	£206,266	£151,094	£135,054	£38,821
20% affordable housing (80:20)	£179,995	£170,739	£166,729	£117,584	£101,546	£5,312
30% affordable housing (80:20)	£139,767	£131,203	£127,193	£84,075	£68,037	-£28,197
40% affordable housing (50:50)	£127,411	£119,058	£115,049	£77,958	£61,919	-£34,314
40% affordable housing (80:20)	£99,539	£91,667	£87,657	£50,566	£34,527	-£61,707
100% affordable housing (80:20)	-£142,683	-£146,465	-£150,540	-£151,483	-£167,785	-£265,591

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£301,510	£290,871	£286,860	£225,661	£209,622	£113,388
10% affordable housing (80:20)	£261,282	£251,334	£247,324	£192,152	£176,112	£79,879
20% affordable housing (80:20)	£221,054	£211,797	£207,788	£158,643	£142,604	£46,370
30% affordable housing (80:20)	£180,826	£172,261	£168,251	£125,133	£109,095	£12,861
40% affordable housing (50:50)	£168,469	£160,117	£156,107	£119,017	£102,977	£6,744
40% affordable housing (80:20)	£140,598	£132,725	£128,716	£91,624	£75,586	-£20,648
100% affordable housing (80:20)	-£101,625	-£105,407	-£109,482	-£110,424	-£126,726	-£224,533

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 1

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£28,306	£18,603	£10,729	-£31,693	-£63,703	-£255,762
10% affordable housing (80:20)	£5,760	-£3,614	-£11,616	-£50,139	-£82,149	-£274,209
20% affordable housing (80:20)	-£17,060	-£26,134	-£34,136	-£68,584	-£100,594	-£292,654
30% affordable housing (80:20)	-£39,974	-£48,653	-£56,657	-£87,029	-£119,040	-£311,099
40% affordable housing (50:50)	-£65,012	-£73,261	-£81,263	-£107,562	-£139,572	-£331,632
40% affordable housing (80:20)	-£62,888	-£71,174	-£79,176	-£105,475	-£137,485	-£329,545
100% affordable housing (80:20)	-£200,374	-£206,295	-£214,297	-£216,148	-£248,158	-£440,217

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£43,324	-£53,027	-£60,901	-£103,323	-£135,333	-£327,392
10% affordable housing (80:20)	-£65,870	-£75,244	-£83,246	-£121,769	-£153,779	-£345,839
20% affordable housing (80:20)	-£88,690	-£97,764	-£105,766	-£140,214	-£172,224	-£364,284
30% affordable housing (80:20)	-£111,604	-£120,283	-£128,287	-£158,659	-£190,670	-£382,729
40% affordable housing (50:50)	-£136,642	-£144,891	-£152,893	-£179,192	-£211,202	-£403,262
40% affordable housing (80:20)	-£134,518	-£142,804	-£150,806	-£177,105	-£209,115	-£401,175
100% affordable housing (80:20)	-£272,004	-£277,925	-£285,927	-£287,778	-£319,788	-£511,847

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£289,614	-£299,316	-£307,191	-£349,613	-£381,623	-£573,682
10% affordable housing (80:20)	-£312,159	-£321,533	-£329,535	-£368,058	-£400,068	-£592,128
20% affordable housing (80:20)	-£334,979	-£344,053	-£352,055	-£386,503	-£418,513	-£610,573
30% affordable housing (80:20)	-£357,894	-£366,573	-£374,576	-£404,948	-£436,959	-£629,018
40% affordable housing (50:50)	-£382,932	-£391,180	-£399,183	-£425,482	-£457,491	-£649,552
40% affordable housing (80:20)	-£380,808	-£389,093	-£397,096	-£423,395	-£455,404	-£647,465
100% affordable housing (80:20)	-£518,294	-£524,214	-£532,216	-£534,068	-£566,078	-£758,137

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£157,411	-£167,113	-£174,988	-£217,410	-£249,420	-£441,479
10% affordable housing (80:20)	-£179,956	-£189,330	-£197,332	-£235,855	-£267,865	-£459,925
20% affordable housing (80:20)	-£202,776	-£211,850	-£219,852	-£254,300	-£286,310	-£478,370
30% affordable housing (80:20)	-£225,691	-£234,370	-£242,373	-£272,745	-£304,756	-£496,815
40% affordable housing (50:50)	-£250,729	-£258,977	-£266,980	-£293,279	-£325,288	-£517,349
40% affordable housing (80:20)	-£248,605	-£256,890	-£264,893	-£291,192	-£323,201	-£515,262
100% affordable housing (80:20)	-£386,091	-£392,011	-£400,013	-£401,865	-£433,875	-£625,934

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£72,361	-£82,064	-£89,938	-£132,360	-£164,370	-£356,429
10% affordable housing (80:20)	-£94,907	-£104,281	-£112,283	-£150,806	-£182,815	-£374,876
20% affordable housing (80:20)	-£117,727	-£126,800	-£134,803	-£169,251	-£201,261	-£393,321
30% affordable housing (80:20)	-£140,641	-£149,320	-£157,323	-£187,696	-£219,707	-£411,766
40% affordable housing (50:50)	-£165,679	-£173,928	-£181,930	-£208,229	-£240,239	-£432,299
40% affordable housing (80:20)	-£163,555	-£171,841	-£179,843	-£206,142	-£238,152	-£430,212
100% affordable housing (80:20)	-£301,041	-£306,962	-£314,964	-£316,815	-£348,825	-£540,884

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 2

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£154,923	£143,043	£135,169	£93,256	£61,761	-£129,289
10% affordable housing (80:20)	£121,609	£110,302	£102,428	£64,525	£33,030	-£158,490
20% affordable housing (80:20)	£88,296	£77,561	£69,688	£35,794	£4,299	-£187,691
30% affordable housing (80:20)	£54,984	£44,821	£36,947	£7,063	-£24,832	-£216,892
40% affordable housing (50:50)	£30,944	£21,195	£13,322	-£12,759	-£44,770	-£236,829
40% affordable housing (80:20)	£21,670	£12,081	£4,207	-£22,023	-£54,033	-£246,093
100% affordable housing (80:20)	-£181,125	-£187,376	-£195,379	-£197,229	-£229,239	-£421,299

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£83,293	£71,413	£63,539	£21,626	-£9,869	-£200,919
10% affordable housing (80:20)	£49,979	£38,672	£30,798	-£7,105	-£38,600	-£230,120
20% affordable housing (80:20)	£16,666	£5,931	-£1,942	-£35,836	-£67,331	-£259,321
30% affordable housing (80:20)	-£16,646	-£26,809	-£34,683	-£64,567	-£96,462	-£288,522
40% affordable housing (50:50)	-£40,686	-£50,435	-£58,308	-£84,389	-£116,400	-£308,459
40% affordable housing (80:20)	-£49,960	-£59,549	-£67,423	-£93,653	-£125,663	-£317,723
100% affordable housing (80:20)	-£252,755	-£259,006	-£267,009	-£268,859	-£300,869	-£492,929

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£162,996	-£174,877	-£182,750	-£224,663	-£256,158	-£447,208
10% affordable housing (80:20)	-£196,310	-£207,617	-£215,491	-£253,394	-£284,889	-£476,409
20% affordable housing (80:20)	-£229,623	-£240,358	-£248,232	-£282,125	-£313,620	-£505,610
30% affordable housing (80:20)	-£262,936	-£273,098	-£280,972	-£310,857	-£342,751	-£534,811
40% affordable housing (50:50)	-£286,975	-£296,724	-£304,597	-£330,678	-£362,689	-£554,748
40% affordable housing (80:20)	-£296,249	-£305,839	-£313,712	-£339,942	-£371,952	-£564,012
100% affordable housing (80:20)	-£499,044	-£505,296	-£513,298	-£515,148	-£547,158	-£739,218

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£30,793	-£42,674	-£50,547	-£92,460	-£123,955	-£315,005
10% affordable housing (80:20)	-£64,107	-£75,414	-£83,289	-£121,191	-£152,686	-£344,206
20% affordable housing (80:20)	-£97,420	-£108,155	-£116,029	-£149,922	-£181,417	-£373,407
30% affordable housing (80:20)	-£130,733	-£140,895	-£148,769	-£178,654	-£210,548	-£402,608
40% affordable housing (50:50)	-£154,772	-£164,521	-£172,394	-£198,475	-£230,486	-£422,545
40% affordable housing (80:20)	-£164,046	-£173,636	-£181,509	-£207,739	-£239,749	-£431,809
100% affordable housing (80:20)	-£366,841	-£373,093	-£381,095	-£382,945	-£414,955	-£607,016

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£54,256	£42,376	£34,502	-£7,411	-£38,906	-£229,955
10% affordable housing (80:20)	£20,943	£9,635	£1,761	-£36,142	-£67,637	-£259,157
20% affordable housing (80:20)	-£12,371	-£23,106	-£30,979	-£64,873	-£96,368	-£288,358
30% affordable housing (80:20)	-£45,683	-£55,846	-£63,720	-£93,604	-£125,498	-£317,559
40% affordable housing (50:50)	-£69,723	-£79,472	-£87,345	-£113,426	-£145,437	-£337,496
40% affordable housing (80:20)	-£78,997	-£88,586	-£96,460	-£122,690	-£154,700	-£346,760
100% affordable housing (80:20)	-£281,792	-£288,043	-£296,046	-£297,896	-£329,906	-£521,966

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 3

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£281,540	£267,482	£259,608	£217,696	£186,201	-£2,814
10% affordable housing (80:20)	£237,459	£224,159	£216,285	£178,382	£146,887	-£42,771
20% affordable housing (80:20)	£193,378	£180,836	£172,963	£139,068	£107,574	-£82,726
30% affordable housing (80:20)	£149,298	£137,513	£129,639	£99,755	£68,260	-£122,683
40% affordable housing (50:50)	£125,854	£114,473	£106,600	£80,724	£49,229	-£142,025
40% affordable housing (80:20)	£105,216	£94,191	£86,316	£60,441	£28,946	-£162,640
100% affordable housing (80:20)	-£161,875	-£168,458	-£176,460	-£178,311	-£210,321	-£402,381

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£209,910	£195,852	£187,978	£146,066	£114,571	-£74,444
10% affordable housing (80:20)	£165,829	£152,529	£144,655	£106,752	£75,257	-£114,401
20% affordable housing (80:20)	£121,748	£109,206	£101,333	£67,438	£35,944	-£154,356
30% affordable housing (80:20)	£77,668	£65,883	£58,009	£28,125	-£3,370	-£194,313
40% affordable housing (50:50)	£54,224	£42,843	£34,970	£9,094	-£22,401	-£213,655
40% affordable housing (80:20)	£33,586	£22,561	£14,686	-£11,189	-£42,684	-£234,270
100% affordable housing (80:20)	-£233,505	-£240,088	-£248,090	-£249,941	-£281,951	-£474,011

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£36,379	-£50,437	-£58,311	-£100,223	-£131,719	-£320,733
10% affordable housing (80:20)	-£80,460	-£93,761	-£101,634	-£139,537	-£171,032	-£360,690
20% affordable housing (80:20)	-£124,541	-£137,083	-£144,957	-£178,851	-£210,345	-£400,646
30% affordable housing (80:20)	-£168,622	-£180,406	-£188,280	-£218,165	-£249,660	-£440,603
40% affordable housing (50:50)	-£192,065	-£203,446	-£211,320	-£237,195	-£268,690	-£459,945
40% affordable housing (80:20)	-£212,703	-£223,729	-£231,603	-£257,478	-£288,973	-£480,560
100% affordable housing (80:20)	-£479,794	-£486,377	-£494,380	-£496,230	-£528,240	-£720,300

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£95,824	£81,766	£73,892	£31,980	£484	-£188,530
10% affordable housing (80:20)	£51,743	£38,442	£30,569	-£7,334	-£38,829	-£228,487
20% affordable housing (80:20)	£7,662	-£4,880	-£12,754	-£46,648	-£78,142	-£268,443
30% affordable housing (80:20)	-£36,419	-£48,203	-£56,077	-£85,962	-£117,457	-£308,400
40% affordable housing (50:50)	-£59,862	-£71,243	-£79,117	-£104,992	-£136,487	-£327,742
40% affordable housing (80:20)	-£80,500	-£91,526	-£99,400	-£125,275	-£156,770	-£348,357
100% affordable housing (80:20)	-£347,591	-£354,174	-£362,177	-£364,027	-£396,037	-£588,097

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£180,873	£166,815	£158,942	£117,029	£85,534	-£103,480
10% affordable housing (80:20)	£136,792	£123,492	£115,618	£77,716	£46,220	-£143,437
20% affordable housing (80:20)	£92,711	£80,169	£72,296	£38,401	£6,907	-£183,393
30% affordable housing (80:20)	£48,631	£36,846	£28,972	-£912	-£32,407	-£223,350
40% affordable housing (50:50)	£25,187	£13,806	£5,933	-£19,943	-£51,438	-£242,692
40% affordable housing (80:20)	£4,550	-£6,476	-£14,351	-£40,226	-£71,721	-£263,307
100% affordable housing (80:20)	-£262,542	-£269,125	-£277,127	-£278,978	-£310,988	-£503,048

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 4

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£408,157	£391,921	£384,048	£302,044	£270,549	£81,580
10% affordable housing (80:20)	£353,308	£338,016	£330,142	£256,157	£224,662	£35,693
20% affordable housing (80:20)	£298,460	£284,110	£276,237	£210,269	£178,775	-£10,361
30% affordable housing (80:20)	£243,612	£230,205	£222,331	£164,383	£132,888	-£56,999
40% affordable housing (50:50)	£220,764	£207,751	£199,877	£149,947	£118,452	-£71,671
40% affordable housing (80:20)	£188,763	£176,299	£168,426	£118,495	£87,000	-£103,636
100% affordable housing (80:20)	-£142,625	-£149,540	-£157,542	-£159,393	-£191,402	-£383,463

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£336,527	£320,291	£312,418	£230,414	£198,919	£9,950
10% affordable housing (80:20)	£281,678	£266,386	£258,512	£184,527	£153,032	-£35,937
20% affordable housing (80:20)	£226,830	£212,480	£204,607	£138,639	£107,145	-£81,991
30% affordable housing (80:20)	£171,982	£158,575	£150,701	£92,753	£61,258	-£128,629
40% affordable housing (50:50)	£149,134	£136,121	£128,247	£78,317	£46,822	-£143,301
40% affordable housing (80:20)	£117,133	£104,669	£96,796	£46,865	£15,370	-£175,266
100% affordable housing (80:20)	-£214,255	-£221,170	-£229,172	-£231,023	-£263,032	-£455,093

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£90,238	£74,002	£66,129	-£15,875	-£47,370	-£236,339
10% affordable housing (80:20)	£35,389	£20,097	£12,223	-£61,762	-£93,257	-£282,227
20% affordable housing (80:20)	-£19,460	-£33,809	-£41,682	-£107,650	-£139,144	-£328,280
30% affordable housing (80:20)	-£74,308	-£87,714	-£95,588	-£153,536	-£185,031	-£374,918
40% affordable housing (50:50)	-£97,155	-£110,168	-£118,043	-£167,972	-£199,467	-£389,590
40% affordable housing (80:20)	-£129,157	-£141,620	-£149,493	-£199,424	-£230,919	-£421,556
100% affordable housing (80:20)	-£460,544	-£467,459	-£475,461	-£477,312	-£509,322	-£701,382

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£222,441	£206,205	£198,332	£116,328	£84,833	-£104,136
10% affordable housing (80:20)	£167,592	£152,300	£144,426	£70,441	£38,946	-£150,024
20% affordable housing (80:20)	£112,743	£98,394	£90,521	£24,553	-£6,941	-£196,077
30% affordable housing (80:20)	£57,895	£44,489	£36,615	-£21,333	-£52,828	-£242,715
40% affordable housing (50:50)	£35,047	£22,035	£14,160	-£35,769	-£67,264	-£257,387
40% affordable housing (80:20)	£3,046	-£9,417	-£17,290	-£67,221	-£98,716	-£289,353
100% affordable housing (80:20)	-£328,341	-£335,256	-£343,258	-£345,109	-£377,119	-£569,179

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£307,490	£291,254	£283,381	£201,378	£169,883	-£19,087
10% affordable housing (80:20)	£252,642	£237,349	£229,475	£155,490	£123,995	-£64,974
20% affordable housing (80:20)	£197,793	£183,443	£175,570	£109,603	£78,108	-£111,028
30% affordable housing (80:20)	£142,945	£129,538	£121,665	£63,716	£32,221	-£157,666
40% affordable housing (50:50)	£120,097	£107,084	£99,210	£49,280	£17,785	-£172,337
40% affordable housing (80:20)	£88,096	£75,633	£67,759	£17,828	-£13,667	-£204,303
100% affordable housing (80:20)	-£243,292	-£250,207	-£258,209	-£260,060	-£292,069	-£484,130

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 5

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£471,466	£454,141	£446,268	£364,264	£332,769	£143,800
10% affordable housing (80:20)	£411,234	£394,945	£387,071	£313,086	£281,591	£92,621
20% affordable housing (80:20)	£351,000	£335,748	£327,873	£261,907	£230,412	£41,443
30% affordable housing (80:20)	£290,768	£276,550	£268,677	£210,728	£179,233	-£9,895
40% affordable housing (50:50)	£268,219	£254,390	£246,516	£196,586	£165,091	-£24,269
40% affordable housing (80:20)	£230,536	£217,354	£209,480	£159,550	£128,055	-£61,910
100% affordable housing (80:20)	-£133,001	-£140,080	-£148,083	-£149,933	-£181,944	-£374,003

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£399,836	£382,511	£374,638	£292,634	£261,139	£72,170
10% affordable housing (80:20)	£339,604	£323,315	£315,441	£241,456	£209,961	£20,991
20% affordable housing (80:20)	£279,370	£264,118	£256,243	£190,277	£158,782	-£30,187
30% affordable housing (80:20)	£219,138	£204,920	£197,047	£139,098	£107,603	-£81,525
40% affordable housing (50:50)	£196,589	£182,760	£174,886	£124,956	£93,461	-£95,899
40% affordable housing (80:20)	£158,906	£145,724	£137,850	£87,920	£56,425	-£133,540
100% affordable housing (80:20)	-£204,631	-£211,710	-£219,713	-£221,563	-£253,574	-£445,633

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£153,547	£136,222	£128,348	£46,345	£14,850	-£174,119
10% affordable housing (80:20)	£93,314	£77,025	£69,152	-£4,834	-£36,329	-£225,298
20% affordable housing (80:20)	£33,081	£17,829	£9,954	-£56,012	-£87,507	-£276,477
30% affordable housing (80:20)	-£27,151	-£41,369	-£49,242	-£107,191	-£138,686	-£327,814
40% affordable housing (50:50)	-£49,701	-£63,530	-£71,403	-£121,334	-£152,829	-£342,189
40% affordable housing (80:20)	-£87,383	-£100,565	-£108,439	-£158,369	-£189,864	-£379,829
100% affordable housing (80:20)	-£450,920	-£458,000	-£466,002	-£467,852	-£499,863	-£691,922

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£285,750	£268,425	£260,551	£178,548	£147,053	-£41,916
10% affordable housing (80:20)	£225,517	£209,228	£201,355	£127,369	£95,874	-£93,095
20% affordable housing (80:20)	£165,284	£150,032	£142,157	£76,191	£44,696	-£144,274
30% affordable housing (80:20)	£105,052	£90,834	£82,961	£25,012	-£6,483	-£195,611
40% affordable housing (50:50)	£82,502	£68,673	£60,800	£10,869	-£20,626	-£209,986
40% affordable housing (80:20)	£44,820	£31,638	£23,764	-£26,166	-£57,662	-£247,626
100% affordable housing (80:20)	-£318,717	-£325,797	-£333,799	-£335,649	-£367,660	-£559,719

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£310,567	£294,278	£286,404	£212,419	£180,924	-£8,046
20% affordable housing (80:20)	£250,333	£235,081	£227,207	£161,240	£129,745	-£59,224
30% affordable housing (80:20)	£190,101	£175,884	£168,010	£110,061	£78,566	-£110,562
40% affordable housing (50:50)	£167,552	£153,723	£145,849	£95,919	£64,424	-£124,936
40% affordable housing (80:20)	£129,869	£116,687	£108,813	£58,883	£27,388	-£162,577
100% affordable housing (80:20)	-£233,668	-£240,747	-£248,749	-£250,600	-£282,611	-£474,670

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 6

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£534,775	£516,361	£508,487	£386,392	£354,898	£165,929
10% affordable housing (80:20)	£469,158	£451,873	£443,999	£333,931	£302,437	£113,468
20% affordable housing (80:20)	£403,541	£387,385	£379,511	£281,471	£249,977	£61,007
30% affordable housing (80:20)	£337,926	£322,897	£315,023	£229,011	£197,516	£8,547
40% affordable housing (50:50)	£315,675	£301,028	£293,155	£219,169	£187,675	-£1,316
40% affordable housing (80:20)	£272,309	£258,408	£250,535	£176,550	£145,055	-£44,632
100% affordable housing (80:20)	-£123,376	-£130,622	-£138,624	-£140,474	-£172,484	-£364,544

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£463,145	£444,731	£436,857	£314,762	£283,268	£94,299
10% affordable housing (80:20)	£397,528	£380,243	£372,369	£262,301	£230,807	£41,838
20% affordable housing (80:20)	£331,911	£315,755	£307,881	£209,841	£178,347	-£10,623
30% affordable housing (80:20)	£266,296	£251,267	£243,393	£157,381	£125,886	-£63,083
40% affordable housing (50:50)	£244,045	£229,398	£221,525	£147,539	£116,045	-£72,946
40% affordable housing (80:20)	£200,679	£186,778	£178,905	£104,920	£73,425	-£116,262
100% affordable housing (80:20)	-£195,006	-£202,252	-£210,254	-£212,104	-£244,114	-£436,174

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£216,855	£198,442	£190,568	£68,473	£36,979	-£151,990
10% affordable housing (80:20)	£151,239	£133,954	£126,079	£16,012	-£15,482	-£204,451
20% affordable housing (80:20)	£85,622	£69,465	£61,592	-£36,448	-£67,943	-£256,912
30% affordable housing (80:20)	£20,006	£4,978	-£2,896	-£88,908	-£120,403	-£309,372
40% affordable housing (50:50)	-£2,245	-£16,891	-£24,765	-£98,750	-£130,244	-£319,235
40% affordable housing (80:20)	-£45,610	-£59,511	-£67,384	-£141,369	-£172,864	-£362,552
100% affordable housing (80:20)	-£441,296	-£448,541	-£456,543	-£458,394	-£490,403	-£682,464

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£349,058	£330,644	£322,771	£200,676	£169,182	-£19,787
10% affordable housing (80:20)	£283,442	£266,157	£258,282	£148,215	£116,721	-£72,248
20% affordable housing (80:20)	£217,825	£201,668	£193,795	£95,754	£64,260	-£124,709
30% affordable housing (80:20)	£152,209	£137,181	£129,307	£43,295	£11,800	-£177,169
40% affordable housing (50:50)	£129,958	£115,312	£107,438	£33,453	£1,959	-£187,032
40% affordable housing (80:20)	£86,593	£72,692	£64,819	-£9,166	-£40,661	-£230,349
100% affordable housing (80:20)	-£309,093	-£316,338	-£324,340	-£326,191	-£358,200	-£550,261

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£434,108	£415,694	£407,820	£285,725	£254,231	£65,262
10% affordable housing (80:20)	£368,491	£351,206	£343,332	£233,265	£201,770	£12,801
20% affordable housing (80:20)	£302,874	£286,718	£278,844	£180,804	£149,310	-£39,659
30% affordable housing (80:20)	£237,259	£222,230	£214,357	£128,344	£96,849	-£92,120
40% affordable housing (50:50)	£215,008	£200,361	£192,488	£118,502	£87,008	-£101,982
40% affordable housing (80:20)	£171,642	£157,741	£149,868	£75,884	£44,388	-£145,299
100% affordable housing (80:20)	-£224,043	-£231,289	-£239,291	-£241,141	-£273,151	-£465,211

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 7

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£598,083	£578,580	£570,707	£448,612	£417,118	£228,149
10% affordable housing (80:20)	£527,083	£508,802	£500,927	£390,860	£359,365	£170,397
20% affordable housing (80:20)	£456,082	£439,022	£431,149	£333,108	£301,613	£112,644
30% affordable housing (80:20)	£385,082	£369,242	£361,369	£275,357	£243,862	£54,892
40% affordable housing (50:50)	£363,130	£347,668	£339,794	£265,809	£234,314	£45,344
40% affordable housing (80:20)	£314,082	£299,464	£291,589	£217,605	£186,110	-£2,906
100% affordable housing (80:20)	-£113,751	-£121,162	-£129,164	-£131,015	-£163,025	-£355,085

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£526,453	£506,950	£499,077	£376,982	£345,488	£156,519
10% affordable housing (80:20)	£455,453	£437,172	£429,297	£319,230	£287,735	£98,767
20% affordable housing (80:20)	£384,452	£367,392	£359,519	£261,478	£229,983	£41,014
30% affordable housing (80:20)	£313,452	£297,612	£289,739	£203,727	£172,232	-£16,738
40% affordable housing (50:50)	£291,500	£276,038	£268,164	£194,179	£162,684	-£26,286
40% affordable housing (80:20)	£242,452	£227,834	£219,959	£145,975	£114,480	-£74,536
100% affordable housing (80:20)	-£185,381	-£192,792	-£200,794	-£202,645	-£234,655	-£426,715

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£280,164	£260,661	£252,788	£130,693	£99,199	-£89,771
10% affordable housing (80:20)	£209,164	£190,883	£183,008	£72,941	£41,446	-£147,522
20% affordable housing (80:20)	£138,163	£121,103	£113,229	£15,189	-£16,306	-£205,275
30% affordable housing (80:20)	£67,163	£51,323	£43,450	-£42,563	-£74,058	-£263,027
40% affordable housing (50:50)	£45,210	£29,748	£21,875	-£52,111	-£83,606	-£272,575
40% affordable housing (80:20)	-£3,837	-£18,455	-£26,330	-£100,314	-£131,809	-£320,825
100% affordable housing (80:20)	-£431,670	-£439,081	-£447,083	-£448,934	-£480,944	-£673,004

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£412,367	£392,864	£384,991	£262,896	£231,402	£42,432
10% affordable housing (80:20)	£341,367	£323,086	£315,211	£205,144	£173,649	-£15,319
20% affordable housing (80:20)	£270,366	£253,306	£245,432	£147,392	£115,897	-£73,072
30% affordable housing (80:20)	£199,366	£183,526	£175,653	£89,640	£58,145	-£130,824
40% affordable housing (50:50)	£177,413	£161,951	£154,078	£80,092	£48,597	-£140,372
40% affordable housing (80:20)	£128,366	£113,748	£105,873	£31,889	£394	-£188,622
100% affordable housing (80:20)	-£299,467	-£306,878	-£314,881	-£316,731	-£348,741	-£540,801

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£497,416	£477,914	£470,040	£347,945	£316,451	£127,482
10% affordable housing (80:20)	£426,416	£408,135	£400,260	£290,193	£258,698	£69,730
20% affordable housing (80:20)	£355,415	£338,355	£330,482	£232,441	£200,946	£11,977
30% affordable housing (80:20)	£284,415	£268,576	£260,702	£174,690	£143,195	-£45,775
40% affordable housing (50:50)	£262,463	£247,001	£239,127	£165,142	£133,647	-£55,323
40% affordable housing (80:20)	£213,415	£198,797	£190,922	£116,938	£85,443	-£103,573
100% affordable housing (80:20)	-£214,418	-£221,829	-£229,831	-£231,682	-£263,691	-£455,752

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 8

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£661,392	£640,800	£632,927	£510,832	£479,338	£290,368
10% affordable housing (80:20)	£585,007	£565,729	£557,856	£447,789	£416,294	£227,324
20% affordable housing (80:20)	£508,623	£490,660	£482,785	£384,746	£353,251	£164,282
30% affordable housing (80:20)	£432,240	£415,589	£407,715	£321,702	£290,208	£101,239
40% affordable housing (50:50)	£410,584	£394,306	£386,433	£312,447	£280,952	£91,983
40% affordable housing (80:20)	£355,855	£340,518	£332,645	£258,659	£227,164	£38,195
100% affordable housing (80:20)	-£104,127	-£111,702	-£119,706	-£121,556	-£153,566	-£345,625

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£589,762	£569,170	£561,297	£439,202	£407,708	£218,738
10% affordable housing (80:20)	£513,377	£494,099	£486,226	£376,159	£344,664	£155,694
20% affordable housing (80:20)	£436,993	£419,030	£411,155	£313,116	£281,621	£92,652
30% affordable housing (80:20)	£360,610	£343,959	£336,085	£250,072	£218,578	£29,609
40% affordable housing (50:50)	£338,954	£322,676	£314,803	£240,817	£209,322	£20,353
40% affordable housing (80:20)	£284,225	£268,888	£261,015	£187,029	£155,534	-£33,435
100% affordable housing (80:20)	-£175,757	-£183,332	-£191,336	-£193,186	-£225,196	-£417,255

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£343,472	£322,881	£315,007	£192,912	£161,418	-£27,551
10% affordable housing (80:20)	£267,088	£247,810	£239,937	£129,869	£98,374	-£90,595
20% affordable housing (80:20)	£190,704	£172,740	£164,866	£66,827	£35,332	-£153,638
30% affordable housing (80:20)	£114,320	£97,670	£89,796	£3,783	-£27,711	-£216,680
40% affordable housing (50:50)	£92,665	£76,387	£68,513	-£5,472	-£36,967	-£225,936
40% affordable housing (80:20)	£37,936	£22,599	£14,725	-£59,260	-£90,755	-£279,724
100% affordable housing (80:20)	-£422,046	-£429,622	-£437,625	-£439,475	-£471,485	-£663,544

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£475,675	£455,084	£447,210	£325,115	£293,621	£104,652
10% affordable housing (80:20)	£399,291	£380,013	£372,140	£262,072	£230,577	£41,608
20% affordable housing (80:20)	£322,907	£304,943	£297,069	£199,030	£167,535	-£21,435
30% affordable housing (80:20)	£246,523	£229,873	£221,999	£135,986	£104,492	-£84,477
40% affordable housing (50:50)	£224,868	£208,590	£200,716	£126,731	£95,236	-£93,733
40% affordable housing (80:20)	£170,139	£154,802	£146,928	£72,943	£41,448	-£147,521
100% affordable housing (80:20)	-£289,843	-£297,419	-£305,422	-£307,272	-£339,282	-£531,341

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£560,725	£540,133	£532,260	£410,165	£378,671	£189,701
10% affordable housing (80:20)	£484,340	£465,063	£457,189	£347,122	£315,627	£126,658
20% affordable housing (80:20)	£407,956	£389,993	£382,118	£284,079	£252,584	£63,615
30% affordable housing (80:20)	£331,573	£314,922	£307,049	£221,035	£189,541	£572
40% affordable housing (50:50)	£309,918	£293,639	£285,766	£211,780	£180,285	-£8,684
40% affordable housing (80:20)	£255,188	£239,851	£231,978	£157,992	£126,497	-£62,472
100% affordable housing (80:20)	-£204,794	-£212,369	-£220,372	-£222,223	-£254,233	-£446,292

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 1

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£33,810	£19,419	£6,537	-£62,941	-£115,312	-£429,539
10% affordable housing (80:20)	-£1,856	-£15,860	-£28,952	-£91,870	-£144,242	-£458,469
20% affordable housing (80:20)	-£38,076	-£51,456	-£64,549	-£120,800	-£173,172	-£487,398
30% affordable housing (80:20)	-£74,295	-£87,052	-£100,145	-£149,730	-£202,101	-£516,328
40% affordable housing (50:50)	-£113,990	-£126,063	-£139,156	-£182,075	-£234,446	-£548,674
40% affordable housing (80:20)	-£110,514	-£122,648	-£135,741	-£178,660	-£231,031	-£545,258
100% affordable housing (80:20)	-£328,198	-£336,605	-£349,713	-£352,635	-£405,066	-£719,646

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£72,400	-£86,791	-£99,673	-£169,151	-£221,522	-£535,749
10% affordable housing (80:20)	-£108,066	-£122,070	-£135,162	-£198,080	-£250,452	-£564,679
20% affordable housing (80:20)	-£144,286	-£157,666	-£170,759	-£227,010	-£279,382	-£593,608
30% affordable housing (80:20)	-£180,505	-£193,262	-£206,355	-£255,940	-£308,311	-£622,538
40% affordable housing (50:50)	-£220,200	-£232,273	-£245,366	-£288,285	-£340,656	-£654,884
40% affordable housing (80:20)	-£216,724	-£228,858	-£241,951	-£284,870	-£337,241	-£651,468
100% affordable housing (80:20)	-£434,408	-£442,815	-£455,923	-£458,845	-£511,276	-£825,856

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£437,588	-£451,978	-£464,860	-£534,339	-£586,709	-£900,936
10% affordable housing (80:20)	-£473,254	-£487,257	-£500,349	-£563,268	-£615,639	-£929,866
20% affordable housing (80:20)	-£509,473	-£522,853	-£535,946	-£592,198	-£644,569	-£958,795
30% affordable housing (80:20)	-£545,693	-£558,449	-£571,542	-£621,128	-£673,498	-£987,725
40% affordable housing (50:50)	-£585,387	-£597,461	-£610,554	-£653,472	-£705,844	-£1,020,071
40% affordable housing (80:20)	-£581,912	-£594,045	-£607,138	-£650,058	-£702,428	-£1,016,655
100% affordable housing (80:20)	-£799,596	-£808,003	-£821,110	-£824,033	-£876,463	-£1,191,044

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£241,563	-£255,953	-£268,835	-£338,313	-£390,684	-£704,911
10% affordable housing (80:20)	-£277,229	-£291,232	-£304,324	-£367,242	-£419,614	-£733,841
20% affordable housing (80:20)	-£313,448	-£326,828	-£339,921	-£396,172	-£448,544	-£762,770
30% affordable housing (80:20)	-£349,668	-£362,424	-£375,517	-£425,103	-£477,473	-£791,700
40% affordable housing (50:50)	-£389,362	-£401,436	-£414,529	-£457,447	-£509,819	-£824,046
40% affordable housing (80:20)	-£385,887	-£398,020	-£411,113	-£454,033	-£506,403	-£820,630
100% affordable housing (80:20)	-£603,571	-£611,977	-£625,085	-£628,008	-£680,438	-£995,019

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£115,455	-£129,845	-£142,728	-£212,206	-£264,576	-£578,804
10% affordable housing (80:20)	-£151,121	-£165,124	-£178,216	-£241,135	-£293,506	-£607,734
20% affordable housing (80:20)	-£187,341	-£200,720	-£213,813	-£270,065	-£322,436	-£636,663
30% affordable housing (80:20)	-£223,560	-£236,316	-£249,409	-£298,995	-£351,365	-£665,593
40% affordable housing (50:50)	-£263,254	-£275,328	-£288,421	-£331,340	-£383,711	-£697,938
40% affordable housing (80:20)	-£259,779	-£271,912	-£285,005	-£327,925	-£380,295	-£694,523
100% affordable housing (80:20)	-£477,463	-£485,870	-£498,977	-£501,900	-£554,330	-£868,911

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 2

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£239,300	£221,376	£208,494	£140,028	£88,500	-£224,280
10% affordable housing (80:20)	£186,214	£169,202	£156,320	£94,414	£42,886	-£270,640
20% affordable housing (80:20)	£133,127	£117,028	£104,146	£48,799	-£2,774	-£317,001
30% affordable housing (80:20)	£80,040	£64,855	£51,972	£3,185	-£49,134	-£363,361
40% affordable housing (50:50)	£42,126	£27,593	£14,710	-£27,968	-£80,338	-£394,565
40% affordable housing (80:20)	£26,953	£12,680	-£204	-£43,124	-£95,494	-£409,721
100% affordable housing (80:20)	-£296,670	-£305,618	-£318,726	-£321,648	-£374,079	-£688,658

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£133,090	£115,166	£102,284	£33,818	-£17,710	-£330,490
10% affordable housing (80:20)	£80,004	£62,992	£50,110	-£11,796	-£63,324	-£376,850
20% affordable housing (80:20)	£26,917	£10,818	-£2,064	-£57,411	-£108,984	-£423,211
30% affordable housing (80:20)	-£26,170	-£41,355	-£54,238	-£103,025	-£155,344	-£469,571
40% affordable housing (50:50)	-£64,084	-£78,617	-£91,500	-£134,178	-£186,548	-£500,775
40% affordable housing (80:20)	-£79,257	-£93,530	-£106,414	-£149,334	-£201,704	-£515,931
100% affordable housing (80:20)	-£402,880	-£411,828	-£424,936	-£427,858	-£480,289	-£794,868

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£232,097	-£250,022	-£262,904	-£331,370	-£382,898	-£695,677
10% affordable housing (80:20)	-£285,184	-£302,196	-£315,078	-£376,984	-£428,512	-£742,037
20% affordable housing (80:20)	-£338,271	-£354,370	-£367,251	-£422,599	-£474,171	-£788,398
30% affordable housing (80:20)	-£391,357	-£406,543	-£419,425	-£468,213	-£520,532	-£834,758
40% affordable housing (50:50)	-£429,271	-£443,805	-£456,687	-£499,365	-£551,736	-£865,963
40% affordable housing (80:20)	-£444,445	-£458,717	-£471,602	-£514,521	-£566,892	-£881,119
100% affordable housing (80:20)	-£768,067	-£777,016	-£790,123	-£793,046	-£845,476	-£1,160,056

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£36,072	-£53,997	-£66,879	-£135,345	-£186,873	-£499,652
10% affordable housing (80:20)	-£89,159	-£106,171	-£119,053	-£180,959	-£232,487	-£546,012
20% affordable housing (80:20)	-£142,246	-£158,345	-£171,226	-£226,574	-£278,146	-£592,373
30% affordable housing (80:20)	-£195,332	-£210,518	-£223,400	-£272,188	-£324,507	-£638,733
40% affordable housing (50:50)	-£233,246	-£247,780	-£260,662	-£303,340	-£355,711	-£669,938
40% affordable housing (80:20)	-£248,420	-£262,692	-£275,577	-£318,496	-£370,867	-£685,094
100% affordable housing (80:20)	-£572,042	-£580,990	-£594,098	-£597,021	-£649,451	-£984,031

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£90,036	£72,111	£59,229	-£9,237	-£60,765	-£373,545
10% affordable housing (80:20)	£36,949	£19,937	£7,055	-£54,851	-£106,379	-£419,904
20% affordable housing (80:20)	-£16,138	-£32,237	-£45,118	-£100,466	-£152,038	-£466,265
30% affordable housing (80:20)	-£69,225	-£84,410	-£97,292	-£146,080	-£198,399	-£512,625
40% affordable housing (50:50)	-£107,139	-£121,672	-£134,554	-£177,232	-£229,603	-£543,830
40% affordable housing (80:20)	-£122,312	-£136,584	-£149,469	-£192,388	-£244,759	-£558,986
100% affordable housing (80:20)	-£445,935	-£454,883	-£467,990	-£470,913	-£523,343	-£837,923

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 3

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£444,791	£423,331	£410,449	£341,984	£290,455	-£19,021
10% affordable housing (80:20)	£374,254	£354,007	£341,126	£279,219	£227,691	-£82,812
20% affordable housing (80:20)	£303,717	£284,684	£271,802	£216,455	£164,926	-£146,602
30% affordable housing (80:20)	£233,179	£215,360	£202,478	£153,690	£102,162	-£210,394
40% affordable housing (50:50)	£196,408	£179,220	£166,338	£124,110	£72,582	-£240,458
40% affordable housing (80:20)	£162,642	£146,036	£133,154	£90,926	£39,397	-£274,185
100% affordable housing (80:20)	-£265,140	-£274,631	-£287,739	-£290,661	-£343,091	-£657,671

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£338,581	£317,121	£304,239	£235,774	£184,245	-£125,231
10% affordable housing (80:20)	£268,044	£247,797	£234,916	£173,009	£121,481	-£189,022
20% affordable housing (80:20)	£197,507	£178,474	£165,592	£110,245	£58,716	-£252,812
30% affordable housing (80:20)	£126,969	£109,150	£96,268	£47,480	-£4,048	-£316,604
40% affordable housing (50:50)	£90,198	£73,010	£60,128	£17,900	-£33,628	-£346,668
40% affordable housing (80:20)	£56,432	£39,826	£26,944	-£15,284	-£66,813	-£380,395
100% affordable housing (80:20)	-£371,350	-£380,841	-£393,949	-£396,871	-£449,301	-£763,881

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£26,607	-£48,066	-£60,948	-£129,413	-£180,942	-£490,418
10% affordable housing (80:20)	-£97,144	-£117,390	-£130,272	-£192,178	-£243,706	-£554,209
20% affordable housing (80:20)	-£167,681	-£186,714	-£199,596	-£254,942	-£306,471	-£618,000
30% affordable housing (80:20)	-£238,218	-£256,038	-£268,920	-£317,707	-£369,235	-£681,792
40% affordable housing (50:50)	-£274,990	-£292,177	-£305,059	-£347,288	-£398,816	-£711,856
40% affordable housing (80:20)	-£308,755	-£325,362	-£338,243	-£380,471	-£432,001	-£745,583
100% affordable housing (80:20)	-£736,538	-£746,028	-£759,136	-£762,059	-£814,488	-£1,129,069

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£169,418	£147,959	£135,077	£66,612	£15,083	-£294,393
10% affordable housing (80:20)	£98,881	£78,635	£65,754	£3,847	-£47,681	-£358,184
20% affordable housing (80:20)	£28,344	£9,312	-£3,571	-£58,917	-£110,446	-£421,975
30% affordable housing (80:20)	-£42,193	-£60,013	-£72,895	-£121,682	-£173,210	-£485,767
40% affordable housing (50:50)	-£78,965	-£96,152	-£109,034	-£151,263	-£202,791	-£515,831
40% affordable housing (80:20)	-£112,730	-£129,337	-£142,218	-£184,446	-£235,975	-£549,558
100% affordable housing (80:20)	-£540,513	-£550,003	-£563,111	-£566,034	-£618,463	-£933,044

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£295,526	£274,067	£261,184	£192,720	£141,191	-£168,286
10% affordable housing (80:20)	£224,989	£204,743	£191,861	£129,955	£78,426	-£232,076
20% affordable housing (80:20)	£154,452	£135,419	£122,537	£67,190	£15,661	-£295,867
30% affordable housing (80:20)	£83,915	£66,095	£53,213	£4,425	-£47,103	-£359,659
40% affordable housing (50:50)	£47,143	£29,956	£17,073	-£25,155	-£76,683	-£389,723
40% affordable housing (80:20)	£13,378	-£3,229	-£16,110	-£58,339	-£109,868	-£423,450
100% affordable housing (80:20)	-£414,405	-£423,896	-£437,003	-£439,926	-£492,355	-£806,936

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 4

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£650,280	£625,287	£612,406	£478,347	£426,818	£117,648
10% affordable housing (80:20)	£562,293	£538,814	£525,931	£404,991	£353,463	£44,293
20% affordable housing (80:20)	£474,305	£452,339	£439,457	£331,636	£280,107	-£29,538
30% affordable housing (80:20)	£386,319	£365,865	£352,983	£258,280	£206,752	-£104,093
40% affordable housing (50:50)	£350,689	£330,848	£317,966	£236,383	£184,853	-£126,350
40% affordable housing (80:20)	£298,331	£279,392	£266,509	£184,925	£133,397	-£178,648
100% affordable housing (80:20)	-£233,610	-£243,644	-£256,752	-£259,674	-£312,104	-£626,684

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£544,070	£519,077	£506,196	£372,137	£320,608	£11,438
10% affordable housing (80:20)	£456,083	£432,604	£419,721	£298,781	£247,253	-£61,917
20% affordable housing (80:20)	£368,095	£346,129	£333,247	£225,426	£173,897	-£135,748
30% affordable housing (80:20)	£280,109	£259,655	£246,773	£152,070	£100,542	-£210,303
40% affordable housing (50:50)	£244,479	£224,638	£211,756	£130,173	£78,643	-£232,560
40% affordable housing (80:20)	£192,121	£173,182	£160,299	£78,715	£27,187	-£284,858
100% affordable housing (80:20)	-£339,820	-£349,854	-£362,962	-£365,884	-£418,314	-£732,894

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£178,883	£153,890	£141,008	£6,950	-£44,579	-£353,749
10% affordable housing (80:20)	£90,896	£67,416	£54,534	-£66,406	-£117,934	-£427,104
20% affordable housing (80:20)	£2,908	-£19,058	-£31,940	-£139,761	-£191,290	-£500,935
30% affordable housing (80:20)	-£85,079	-£105,533	-£118,415	-£213,117	-£264,645	-£575,491
40% affordable housing (50:50)	-£120,708	-£140,550	-£153,432	-£235,015	-£286,544	-£597,748
40% affordable housing (80:20)	-£173,067	-£192,006	-£204,888	-£286,472	-£338,000	-£650,045
100% affordable housing (80:20)	-£705,008	-£715,041	-£728,149	-£731,072	-£783,501	-£1,098,082

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£374,908	£349,915	£337,033	£202,975	£151,446	-£157,724
10% affordable housing (80:20)	£286,921	£263,441	£250,559	£129,619	£78,091	-£231,079
20% affordable housing (80:20)	£198,933	£176,967	£164,085	£56,264	£4,735	-£304,910
30% affordable housing (80:20)	£110,946	£90,493	£77,610	-£17,092	-£68,620	-£379,466
40% affordable housing (50:50)	£75,317	£55,476	£42,593	-£38,990	-£90,519	-£401,723
40% affordable housing (80:20)	£22,958	£4,019	-£8,863	-£90,447	-£141,975	-£454,020
100% affordable housing (80:20)	-£508,983	-£519,016	-£532,124	-£535,047	-£587,476	-£902,057

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£501,015	£476,022	£463,141	£329,083	£277,554	-£31,617
10% affordable housing (80:20)	£413,029	£389,549	£376,667	£255,727	£204,199	-£104,972
20% affordable housing (80:20)	£325,041	£303,075	£290,192	£182,372	£130,843	-£178,802
30% affordable housing (80:20)	£237,054	£216,600	£203,718	£109,016	£57,487	-£253,358
40% affordable housing (50:50)	£201,424	£181,583	£168,701	£87,118	£35,589	-£275,615
40% affordable housing (80:20)	£149,066	£130,127	£117,245	£35,660	-£15,868	-£327,913
100% affordable housing (80:20)	-£382,875	-£392,909	-£406,016	-£408,939	-£461,368	-£775,949

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 5

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£753,025	£726,265	£713,383	£579,325	£527,797	£218,626
10% affordable housing (80:20)	£656,313	£631,216	£618,334	£497,395	£445,867	£136,695
20% affordable housing (80:20)	£559,601	£536,167	£523,285	£415,463	£363,935	£54,765
30% affordable housing (80:20)	£462,888	£441,118	£428,236	£333,533	£282,005	-£27,610
40% affordable housing (50:50)	£427,829	£406,662	£393,780	£312,196	£260,667	-£49,296
40% affordable housing (80:20)	£366,176	£346,069	£333,186	£251,603	£200,074	-£110,880
100% affordable housing (80:20)	-£217,846	-£228,150	-£241,258	-£244,181	-£296,610	-£611,191

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£646,815	£620,055	£607,173	£473,115	£421,587	£112,416
10% affordable housing (80:20)	£550,103	£525,006	£512,124	£391,185	£339,657	£30,485
20% affordable housing (80:20)	£453,391	£429,957	£417,075	£309,253	£257,725	-£51,445
30% affordable housing (80:20)	£356,678	£334,908	£322,026	£227,323	£175,795	-£133,820
40% affordable housing (50:50)	£321,619	£300,452	£287,570	£205,986	£154,457	-£155,506
40% affordable housing (80:20)	£259,966	£239,859	£226,976	£145,393	£93,864	-£217,090
100% affordable housing (80:20)	-£324,056	-£334,360	-£347,468	-£350,391	-£402,820	-£717,401

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£281,628	£254,868	£241,986	£107,927	£56,399	-£252,771
10% affordable housing (80:20)	£184,916	£159,818	£146,936	£25,997	-£25,531	-£334,702
20% affordable housing (80:20)	£88,203	£64,770	£51,888	-£55,934	-£107,462	-£416,632
30% affordable housing (80:20)	-£8,510	-£30,279	-£43,162	-£137,864	-£189,392	-£499,007
40% affordable housing (50:50)	-£43,568	-£64,736	-£77,617	-£159,201	-£210,730	-£520,694
40% affordable housing (80:20)	-£105,222	-£125,329	-£138,211	-£219,794	-£271,323	-£582,278
100% affordable housing (80:20)	-£689,244	-£699,548	-£712,656	-£715,578	-£768,008	-£1,082,588

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£477,653	£450,893	£438,011	£303,952	£252,424	-£56,746
10% affordable housing (80:20)	£380,941	£355,843	£342,961	£222,022	£170,494	-£138,677
20% affordable housing (80:20)	£284,229	£260,795	£247,913	£140,091	£88,563	-£220,607
30% affordable housing (80:20)	£187,515	£165,746	£152,863	£58,161	£6,633	-£302,982
40% affordable housing (50:50)	£152,457	£131,289	£118,408	£36,824	-£14,705	-£324,668
40% affordable housing (80:20)	£90,803	£70,696	£57,814	-£23,769	-£75,298	-£386,253
100% affordable housing (80:20)	-£493,218	-£503,523	-£516,630	-£519,553	-£571,982	-£886,563

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£507,048	£481,951	£469,069	£348,130	£296,602	-£12,569
20% affordable housing (80:20)	£410,336	£386,903	£374,021	£266,199	£214,671	-£94,500
30% affordable housing (80:20)	£313,623	£291,853	£278,971	£184,269	£132,741	-£176,874
40% affordable housing (50:50)	£278,565	£257,397	£244,516	£162,932	£111,403	-£198,561
40% affordable housing (80:20)	£216,911	£196,804	£183,922	£102,338	£50,809	-£260,145
100% affordable housing (80:20)	-£367,111	-£377,415	-£390,523	-£393,445	-£445,875	-£760,456

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 6

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£855,771	£827,244	£814,361	£614,710	£563,181	£254,011
10% affordable housing (80:20)	£750,333	£723,619	£710,737	£530,763	£479,235	£170,065
20% affordable housing (80:20)	£644,895	£619,995	£607,112	£446,817	£395,289	£86,119
30% affordable housing (80:20)	£539,458	£516,370	£503,489	£362,871	£311,342	£2,172
40% affordable housing (50:50)	£504,970	£482,476	£469,594	£348,654	£297,126	-£12,241
40% affordable housing (80:20)	£434,020	£412,747	£399,864	£278,924	£227,396	-£83,112
100% affordable housing (80:20)	-£202,082	-£212,657	-£225,764	-£228,687	-£281,117	-£595,697

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£749,561	£721,034	£708,151	£508,500	£456,971	£147,801
10% affordable housing (80:20)	£644,123	£617,409	£604,527	£424,553	£373,025	£63,855
20% affordable housing (80:20)	£538,685	£513,785	£500,902	£340,607	£289,079	-£20,091
30% affordable housing (80:20)	£433,248	£410,160	£397,279	£256,661	£205,132	-£104,038
40% affordable housing (50:50)	£398,760	£376,266	£363,384	£242,444	£190,916	-£118,451
40% affordable housing (80:20)	£327,810	£306,537	£293,654	£172,714	£121,186	-£189,322
100% affordable housing (80:20)	-£308,292	-£318,867	-£331,974	-£334,897	-£387,327	-£701,907

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£384,373	£355,846	£342,964	£143,313	£91,784	-£217,386
10% affordable housing (80:20)	£278,935	£252,222	£239,339	£59,366	£7,838	-£301,332
20% affordable housing (80:20)	£173,498	£148,597	£135,715	-£24,580	-£76,108	-£385,278
30% affordable housing (80:20)	£68,060	£44,973	£32,091	-£108,526	-£160,055	-£469,225
40% affordable housing (50:50)	£33,572	£11,078	-£1,803	-£122,743	-£174,271	-£483,639
40% affordable housing (80:20)	-£37,377	-£58,651	-£71,533	-£192,473	-£244,001	-£554,509
100% affordable housing (80:20)	-£673,479	-£684,054	-£697,161	-£700,085	-£752,514	-£1,067,095

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£580,398	£551,871	£538,989	£339,338	£287,809	-£21,361
10% affordable housing (80:20)	£474,961	£448,247	£435,364	£255,391	£203,863	-£105,307
20% affordable housing (80:20)	£369,523	£344,622	£331,740	£171,445	£119,917	-£189,253
30% affordable housing (80:20)	£264,085	£240,998	£228,116	£87,499	£35,970	-£273,200
40% affordable housing (50:50)	£229,597	£207,103	£194,222	£73,282	£21,754	-£287,614
40% affordable housing (80:20)	£158,648	£137,374	£124,492	£3,552	-£47,976	-£358,484
100% affordable housing (80:20)	-£477,454	-£488,029	-£501,136	-£504,060	-£556,489	-£871,070

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£706,506	£677,979	£665,097	£465,446	£413,917	£104,746
10% affordable housing (80:20)	£601,068	£574,354	£561,472	£381,499	£329,971	£20,800
20% affordable housing (80:20)	£495,631	£470,730	£457,848	£297,553	£246,025	-£63,146
30% affordable housing (80:20)	£390,193	£367,105	£354,224	£213,607	£162,078	-£147,093
40% affordable housing (50:50)	£355,705	£333,211	£320,330	£199,389	£147,861	-£161,506
40% affordable housing (80:20)	£284,756	£263,482	£250,600	£129,660	£78,132	-£232,376
100% affordable housing (80:20)	-£351,346	-£361,922	-£375,028	-£377,952	-£430,381	-£744,962

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 7

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£958,516	£928,221	£915,340	£715,688	£664,160	£354,990
10% affordable housing (80:20)	£844,353	£816,022	£803,140	£623,167	£571,639	£262,468
20% affordable housing (80:20)	£730,190	£703,823	£690,941	£530,646	£479,117	£169,946
30% affordable housing (80:20)	£616,027	£591,623	£578,741	£438,123	£386,595	£77,425
40% affordable housing (50:50)	£582,111	£558,289	£545,408	£424,468	£372,940	£63,770
40% affordable housing (80:20)	£501,865	£479,424	£466,541	£345,602	£294,074	-£15,343
100% affordable housing (80:20)	-£186,316	-£197,162	-£210,270	-£213,193	-£265,623	-£580,204

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£852,306	£822,011	£809,130	£609,478	£557,950	£248,780
10% affordable housing (80:20)	£738,143	£709,812	£696,930	£516,957	£465,429	£156,258
20% affordable housing (80:20)	£623,980	£597,613	£584,731	£424,436	£372,907	£63,736
30% affordable housing (80:20)	£509,817	£485,413	£472,531	£331,913	£280,385	-£28,785
40% affordable housing (50:50)	£475,901	£452,079	£439,198	£318,258	£266,730	-£42,440
40% affordable housing (80:20)	£395,655	£373,214	£360,331	£239,392	£187,864	-£121,553
100% affordable housing (80:20)	-£292,526	-£303,372	-£316,480	-£319,403	-£371,833	-£686,414

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£487,118	£456,823	£443,942	£244,290	£192,762	-£116,408
10% affordable housing (80:20)	£372,955	£344,625	£331,743	£151,769	£100,241	-£208,929
20% affordable housing (80:20)	£258,792	£232,425	£219,543	£59,248	£7,719	-£301,451
30% affordable housing (80:20)	£144,629	£120,226	£107,343	-£33,274	-£84,802	-£393,972
40% affordable housing (50:50)	£110,713	£86,892	£74,011	-£46,929	-£98,458	-£407,628
40% affordable housing (80:20)	£30,467	£8,026	-£4,856	-£125,795	-£177,323	-£486,741
100% affordable housing (80:20)	-£657,714	-£668,560	-£681,668	-£684,590	-£737,021	-£1,051,601

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£683,143	£652,849	£639,967	£440,315	£388,787	£79,617
10% affordable housing (80:20)	£568,980	£540,650	£527,768	£347,794	£296,266	-£12,904
20% affordable housing (80:20)	£454,817	£428,450	£415,568	£255,273	£203,744	-£105,426
30% affordable housing (80:20)	£340,655	£316,251	£303,369	£162,751	£111,223	-£197,947
40% affordable housing (50:50)	£306,738	£282,917	£270,036	£149,096	£97,568	-£211,603
40% affordable housing (80:20)	£226,493	£204,051	£191,169	£70,230	£18,702	-£290,715
100% affordable housing (80:20)	-£461,689	-£472,535	-£485,642	-£488,565	-£540,995	-£855,576

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£809,251	£778,956	£766,075	£566,423	£514,895	£205,725
10% affordable housing (80:20)	£695,088	£666,758	£653,875	£473,902	£422,374	£113,204
20% affordable housing (80:20)	£580,925	£554,558	£541,676	£381,381	£329,852	£20,682
30% affordable housing (80:20)	£466,762	£442,359	£429,476	£288,859	£237,331	-£71,840
40% affordable housing (50:50)	£432,846	£409,025	£396,143	£275,203	£223,675	-£85,495
40% affordable housing (80:20)	£352,600	£330,159	£317,277	£196,338	£144,810	-£164,608
100% affordable housing (80:20)	-£335,581	-£346,427	-£359,535	-£362,457	-£414,888	-£729,469

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 8

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,061,261	£1,029,199	£1,016,317	£816,666	£765,138	£455,968
10% affordable housing (80:20)	£938,373	£908,425	£895,542	£715,570	£664,041	£354,871
20% affordable housing (80:20)	£815,485	£787,650	£774,769	£614,473	£562,945	£253,774
30% affordable housing (80:20)	£692,597	£666,876	£653,994	£513,377	£461,848	£152,677
40% affordable housing (50:50)	£659,251	£634,104	£621,222	£500,282	£448,754	£139,584
40% affordable housing (80:20)	£569,709	£546,102	£533,219	£412,279	£360,751	£51,581
100% affordable housing (80:20)	-£170,552	-£181,669	-£194,776	-£197,699	-£250,130	-£564,710

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£955,051	£922,989	£910,107	£710,456	£658,928	£349,758
10% affordable housing (80:20)	£832,163	£802,215	£789,332	£609,360	£557,831	£248,661
20% affordable housing (80:20)	£709,275	£681,440	£668,559	£508,263	£456,735	£147,564
30% affordable housing (80:20)	£586,387	£560,666	£547,784	£407,167	£355,638	£46,467
40% affordable housing (50:50)	£553,041	£527,894	£515,012	£394,072	£342,544	£33,374
40% affordable housing (80:20)	£463,499	£439,892	£427,009	£306,069	£254,541	-£54,629
100% affordable housing (80:20)	-£276,762	-£287,879	-£300,986	-£303,909	-£356,340	-£670,920

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£589,863	£557,802	£544,919	£345,269	£293,741	-£15,430
10% affordable housing (80:20)	£466,975	£437,027	£424,145	£244,172	£192,643	-£116,527
20% affordable housing (80:20)	£344,088	£316,252	£303,371	£143,075	£91,547	-£217,623
30% affordable housing (80:20)	£221,200	£195,479	£182,597	£41,979	-£9,550	-£318,720
40% affordable housing (50:50)	£187,854	£162,707	£149,824	£28,884	-£22,644	-£331,814
40% affordable housing (80:20)	£98,311	£74,704	£61,822	-£59,118	-£110,646	-£419,816
100% affordable housing (80:20)	-£641,950	-£653,066	-£666,174	-£669,097	-£721,527	-£1,036,108

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£785,889	£753,827	£740,945	£541,294	£489,766	£180,595
10% affordable housing (80:20)	£663,000	£633,052	£620,170	£440,197	£388,668	£79,498
20% affordable housing (80:20)	£540,113	£512,278	£499,396	£339,100	£287,572	-£21,598
30% affordable housing (80:20)	£417,225	£391,504	£378,622	£238,004	£186,475	-£122,695
40% affordable housing (50:50)	£383,879	£358,732	£345,849	£224,909	£173,381	-£135,789
40% affordable housing (80:20)	£294,336	£270,729	£257,847	£136,907	£85,379	-£223,791
100% affordable housing (80:20)	-£445,924	-£457,041	-£470,149	-£473,072	-£525,502	-£840,083

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£911,996	£879,934	£867,052	£667,401	£615,873	£306,703
10% affordable housing (80:20)	£789,108	£759,160	£746,278	£566,305	£514,776	£205,606
20% affordable housing (80:20)	£666,221	£638,385	£625,504	£465,208	£413,680	£104,510
30% affordable housing (80:20)	£543,332	£517,612	£504,729	£364,112	£312,583	£3,413
40% affordable housing (50:50)	£509,986	£484,839	£471,957	£351,017	£299,489	-£9,681
40% affordable housing (80:20)	£420,444	£396,837	£383,955	£263,015	£211,487	-£97,684
100% affordable housing (80:20)	-£319,817	-£330,934	-£344,041	-£346,964	-£399,394	-£713,975

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 1

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£161,701	£90,185	£28,078	-£299,905	-£577,581	-£2,243,639
10% affordable housing (80:20)	-£10,141	-£79,826	-£142,949	-£456,923	-£734,599	-£2,400,658
20% affordable housing (80:20)	-£184,627	-£251,311	-£314,434	-£613,942	-£891,618	-£2,557,676
30% affordable housing (80:20)	-£359,114	-£422,797	-£485,919	-£770,960	-£1,048,636	-£2,714,694
40% affordable housing (50:50)	-£550,355	-£610,749	-£673,871	-£946,087	-£1,223,763	-£2,889,822
40% affordable housing (80:20)	-£533,601	-£594,282	-£657,405	-£927,978	-£1,205,655	-£2,871,713
100% affordable housing (80:20)	-£1,582,301	-£1,625,024	-£1,688,218	-£1,702,380	-£1,955,154	-£3,471,799

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£579,299	-£650,815	-£712,922	-£1,040,905	-£1,318,581	-£2,984,639
10% affordable housing (80:20)	-£751,141	-£820,826	-£883,949	-£1,197,923	-£1,475,599	-£3,141,658
20% affordable housing (80:20)	-£925,627	-£992,311	-£1,055,434	-£1,354,942	-£1,632,618	-£3,298,676
30% affordable housing (80:20)	-£1,100,114	-£1,163,797	-£1,226,919	-£1,511,960	-£1,789,636	-£3,455,694
40% affordable housing (50:50)	-£1,291,355	-£1,351,749	-£1,414,871	-£1,687,087	-£1,964,763	-£3,630,822
40% affordable housing (80:20)	-£1,274,601	-£1,335,282	-£1,398,405	-£1,668,978	-£1,946,655	-£3,612,713
100% affordable housing (80:20)	-£2,323,301	-£2,366,024	-£2,429,218	-£2,443,380	-£2,696,154	-£4,212,799

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£3,127,119	-£3,198,635	-£3,260,742	-£3,588,725	-£3,866,401	-£5,532,459
10% affordable housing (80:20)	-£3,298,961	-£3,368,645	-£3,431,768	-£3,745,743	-£4,023,419	-£5,689,477
20% affordable housing (80:20)	-£3,473,447	-£3,540,131	-£3,603,254	-£3,902,761	-£4,180,438	-£5,846,496
30% affordable housing (80:20)	-£3,647,934	-£3,711,617	-£3,774,739	-£4,059,780	-£4,337,456	-£6,003,514
40% affordable housing (50:50)	-£3,839,175	-£3,899,569	-£3,962,691	-£4,234,907	-£4,512,583	-£6,178,642
40% affordable housing (80:20)	-£3,822,421	-£3,883,102	-£3,946,225	-£4,216,798	-£4,494,475	-£6,160,533
100% affordable housing (80:20)	-£4,871,120	-£4,913,844	-£4,977,038	-£4,991,200	-£5,243,974	-£6,760,619

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,759,502	-£1,831,018	-£1,893,125	-£2,221,108	-£2,498,784	-£4,164,842
10% affordable housing (80:20)	-£1,931,344	-£2,001,029	-£2,064,151	-£2,378,126	-£2,655,802	-£4,321,861
20% affordable housing (80:20)	-£2,105,830	-£2,172,514	-£2,235,637	-£2,535,145	-£2,812,821	-£4,478,879
30% affordable housing (80:20)	-£2,280,317	-£2,344,000	-£2,407,122	-£2,692,163	-£2,969,839	-£4,635,897
40% affordable housing (50:50)	-£2,471,558	-£2,531,952	-£2,595,074	-£2,867,290	-£3,144,966	-£4,811,025
40% affordable housing (80:20)	-£2,454,804	-£2,515,485	-£2,578,608	-£2,849,181	-£3,126,858	-£4,792,916
100% affordable housing (80:20)	-£3,503,504	-£3,546,227	-£3,609,421	-£3,623,583	-£3,876,357	-£5,393,002

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£879,681	-£951,197	-£1,013,304	-£1,341,287	-£1,618,963	-£3,285,021
10% affordable housing (80:20)	-£1,051,523	-£1,121,207	-£1,184,330	-£1,498,305	-£1,775,981	-£3,442,039
20% affordable housing (80:20)	-£1,226,009	-£1,292,693	-£1,355,816	-£1,655,323	-£1,933,000	-£3,599,058
30% affordable housing (80:20)	-£1,400,496	-£1,464,179	-£1,527,301	-£1,812,342	-£2,090,018	-£3,756,076
40% affordable housing (50:50)	-£1,591,737	-£1,652,131	-£1,715,253	-£1,987,469	-£2,265,145	-£3,931,204
40% affordable housing (80:20)	-£1,574,983	-£1,635,664	-£1,698,787	-£1,969,360	-£2,247,037	-£3,913,095
100% affordable housing (80:20)	-£2,623,682	-£2,666,406	-£2,729,600	-£2,743,762	-£2,996,536	-£4,513,181

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING | Site typology 4

Site location | Price Band 2

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,152,229	£1,063,677	£1,001,570	£667,174	£427,220	-£1,155,529
10% affordable housing (80:20)	£896,436	£812,284	£750,178	£453,034	£213,079	-£1,404,947
20% affordable housing (80:20)	£640,645	£560,891	£498,784	£238,894	-£1,079	-£1,654,366
30% affordable housing (80:20)	£384,852	£309,499	£247,392	£24,754	-£237,726	-£1,903,784
40% affordable housing (50:50)	£202,212	£129,999	£67,893	-£129,110	-£406,787	-£2,072,845
40% affordable housing (80:20)	£129,061	£58,105	-£4,067	-£209,468	-£487,144	-£2,153,203
100% affordable housing (80:20)	-£1,430,292	-£1,475,631	-£1,538,824	-£1,552,986	-£1,805,760	-£3,322,406

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£411,229	£322,677	£260,570	-£73,826	-£313,780	-£1,896,529
10% affordable housing (80:20)	£155,436	£71,284	£9,178	-£287,966	-£527,921	-£2,145,947
20% affordable housing (80:20)	-£100,355	-£180,109	-£242,216	-£502,106	-£742,079	-£2,395,366
30% affordable housing (80:20)	-£356,148	-£431,501	-£493,608	-£716,246	-£978,726	-£2,644,784
40% affordable housing (50:50)	-£538,788	-£611,001	-£673,107	-£870,110	-£1,147,787	-£2,813,845
40% affordable housing (80:20)	-£611,939	-£682,895	-£745,067	-£950,468	-£1,228,144	-£2,894,203
100% affordable housing (80:20)	-£2,171,292	-£2,216,631	-£2,279,824	-£2,293,986	-£2,546,760	-£4,063,406

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£2,136,591	-£2,225,143	-£2,287,250	-£2,621,646	-£2,861,600	-£4,444,349
10% affordable housing (80:20)	-£2,392,383	-£2,476,536	-£2,538,642	-£2,835,786	-£3,075,741	-£4,693,767
20% affordable housing (80:20)	-£2,648,175	-£2,727,929	-£2,790,036	-£3,049,926	-£3,289,899	-£4,943,186
30% affordable housing (80:20)	-£2,903,968	-£2,979,321	-£3,041,428	-£3,264,066	-£3,526,546	-£5,192,604
40% affordable housing (50:50)	-£3,086,608	-£3,158,821	-£3,220,927	-£3,417,930	-£3,695,606	-£5,361,665
40% affordable housing (80:20)	-£3,159,759	-£3,230,715	-£3,292,887	-£3,498,288	-£3,775,964	-£5,442,022
100% affordable housing (80:20)	-£4,719,112	-£4,764,450	-£4,827,644	-£4,841,806	-£5,094,580	-£6,611,226

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£768,974	-£857,526	-£919,633	-£1,254,029	-£1,493,983	-£3,076,732
10% affordable housing (80:20)	-£1,024,767	-£1,108,919	-£1,171,025	-£1,468,169	-£1,708,124	-£3,326,150
20% affordable housing (80:20)	-£1,280,558	-£1,360,312	-£1,422,419	-£1,682,309	-£1,922,282	-£3,575,569
30% affordable housing (80:20)	-£1,536,351	-£1,611,704	-£1,673,811	-£1,896,449	-£2,158,929	-£3,824,987
40% affordable housing (50:50)	-£1,718,991	-£1,791,204	-£1,853,310	-£2,050,313	-£2,327,990	-£3,994,048
40% affordable housing (80:20)	-£1,792,142	-£1,863,098	-£1,925,270	-£2,130,671	-£2,408,347	-£4,074,406
100% affordable housing (80:20)	-£3,351,495	-£3,396,834	-£3,460,027	-£3,474,189	-£3,726,963	-£5,243,609

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£110,847	£22,295	-£39,812	-£374,208	-£614,162	-£2,196,911
10% affordable housing (80:20)	-£144,945	-£229,098	-£291,204	-£588,348	-£828,303	-£2,446,329
20% affordable housing (80:20)	-£400,737	-£480,491	-£542,598	-£802,488	-£1,042,461	-£2,695,748
30% affordable housing (80:20)	-£656,530	-£731,883	-£793,990	-£1,016,628	-£1,279,108	-£2,945,166
40% affordable housing (50:50)	-£839,170	-£911,383	-£973,489	-£1,170,492	-£1,448,168	-£3,114,227
40% affordable housing (80:20)	-£912,321	-£983,277	-£1,045,449	-£1,250,850	-£1,528,526	-£3,194,584
100% affordable housing (80:20)	-£2,471,674	-£2,517,012	-£2,580,206	-£2,594,368	-£2,847,142	-£4,363,788

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 3

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,132,501	£2,028,195	£1,967,088	£1,601,673	£1,365,580	-£73,397
10% affordable housing (80:20)	£1,795,642	£1,697,131	£1,636,023	£1,310,410	£1,073,525	-£409,237
20% affordable housing (80:20)	£1,458,784	£1,366,066	£1,304,958	£1,019,145	£779,537	-£751,055
30% affordable housing (80:20)	£1,121,926	£1,034,990	£972,883	£725,505	£485,550	-£1,092,874
40% affordable housing (50:50)	£945,236	£860,918	£798,812	£586,049	£346,095	-£1,255,867
40% affordable housing (80:20)	£783,135	£700,931	£638,824	£431,517	£191,562	-£1,434,691
100% affordable housing (80:20)	-£1,278,284	-£1,326,236	-£1,389,430	-£1,403,592	-£1,656,367	-£3,173,011

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,391,501	£1,287,195	£1,226,088	£860,673	£624,580	-£814,397
10% affordable housing (80:20)	£1,054,642	£956,131	£895,023	£569,410	£332,525	-£1,150,237
20% affordable housing (80:20)	£717,784	£625,066	£563,958	£278,145	£38,537	-£1,492,055
30% affordable housing (80:20)	£380,926	£293,990	£231,883	-£15,495	-£255,450	-£1,833,874
40% affordable housing (50:50)	£204,236	£119,918	£57,812	-£154,951	-£394,905	-£1,996,867
40% affordable housing (80:20)	£42,135	-£40,069	-£102,176	-£309,483	-£549,438	-£2,175,691
100% affordable housing (80:20)	-£2,019,284	-£2,067,236	-£2,130,430	-£2,144,592	-£2,397,367	-£3,914,011

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,156,318	-£1,260,624	-£1,321,732	-£1,687,147	-£1,923,240	-£3,362,217
10% affordable housing (80:20)	-£1,493,177	-£1,591,689	-£1,652,797	-£1,978,410	-£2,215,295	-£3,698,057
20% affordable housing (80:20)	-£1,830,036	-£1,922,754	-£1,983,862	-£2,269,675	-£2,509,282	-£4,039,875
30% affordable housing (80:20)	-£2,166,894	-£2,253,830	-£2,315,937	-£2,563,315	-£2,803,270	-£4,381,694
40% affordable housing (50:50)	-£2,343,584	-£2,427,901	-£2,490,008	-£2,702,771	-£2,942,725	-£4,544,687
40% affordable housing (80:20)	-£2,505,685	-£2,587,889	-£2,649,996	-£2,857,303	-£3,097,258	-£4,723,511
100% affordable housing (80:20)	-£4,567,104	-£4,615,056	-£4,678,250	-£4,692,412	-£4,945,186	-£6,461,831

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£211,298	£106,993	£45,885	-£319,530	-£555,623	-£1,994,600
10% affordable housing (80:20)	-£125,561	-£224,072	-£285,180	-£610,793	-£847,678	-£2,330,440
20% affordable housing (80:20)	-£462,419	-£555,137	-£616,245	-£902,058	-£1,141,666	-£2,672,258
30% affordable housing (80:20)	-£799,277	-£886,213	-£948,320	-£1,195,698	-£1,435,653	-£3,014,077
40% affordable housing (50:50)	-£975,967	-£1,060,285	-£1,122,391	-£1,335,154	-£1,575,108	-£3,177,070
40% affordable housing (80:20)	-£1,138,068	-£1,220,272	-£1,282,379	-£1,489,686	-£1,729,641	-£3,355,894
100% affordable housing (80:20)	-£3,199,487	-£3,247,439	-£3,310,633	-£3,324,795	-£3,577,570	-£5,094,214

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,091,120	£986,814	£925,706	£560,291	£324,198	-£1,114,779
10% affordable housing (80:20)	£754,261	£655,749	£594,641	£269,028	£32,143	-£1,450,619
20% affordable housing (80:20)	£417,402	£324,684	£263,576	-£22,237	-£261,844	-£1,792,437
30% affordable housing (80:20)	£80,544	-£6,392	-£68,499	-£315,877	-£555,832	-£2,134,256
40% affordable housing (50:50)	-£96,146	-£180,463	-£242,570	-£455,333	-£695,287	-£2,297,249
40% affordable housing (80:20)	-£258,247	-£340,451	-£402,558	-£609,865	-£849,820	-£2,476,073
100% affordable housing (80:20)	-£2,319,666	-£2,367,618	-£2,430,812	-£2,444,974	-£2,697,748	-£4,214,393

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 4

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,099,570	£2,979,720	£2,919,480	£2,239,999	£2,007,256	£581,281
10% affordable housing (80:20)	£2,682,250	£2,569,577	£2,509,337	£1,900,530	£1,666,500	£236,126
20% affordable housing (80:20)	£2,264,929	£2,159,434	£2,099,194	£1,561,034	£1,324,941	-£110,814
30% affordable housing (80:20)	£1,847,609	£1,749,291	£1,689,051	£1,219,476	£983,383	-£502,975
40% affordable housing (50:50)	£1,675,126	£1,579,775	£1,519,535	£1,113,684	£877,591	-£628,328
40% affordable housing (80:20)	£1,430,146	£1,337,921	£1,276,813	£877,918	£640,388	-£905,620
100% affordable housing (80:20)	-£1,126,276	-£1,176,842	-£1,240,037	-£1,254,198	-£1,506,972	-£3,023,617

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,358,570	£2,238,720	£2,178,480	£1,498,999	£1,266,256	-£159,719
10% affordable housing (80:20)	£1,941,250	£1,828,577	£1,768,337	£1,159,530	£925,500	-£504,874
20% affordable housing (80:20)	£1,523,929	£1,418,434	£1,358,194	£820,034	£583,941	-£851,814
30% affordable housing (80:20)	£1,106,609	£1,008,291	£948,051	£478,476	£242,383	-£1,243,975
40% affordable housing (50:50)	£934,126	£838,775	£778,535	£372,684	£136,591	-£1,369,328
40% affordable housing (80:20)	£689,146	£596,921	£535,813	£136,918	-£100,612	-£1,646,620
100% affordable housing (80:20)	-£1,867,276	-£1,917,842	-£1,981,037	-£1,995,198	-£2,247,972	-£3,764,617

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£189,250	-£309,100	-£369,340	-£1,048,821	-£1,281,564	-£2,707,539
10% affordable housing (80:20)	-£606,570	-£719,243	-£779,483	-£1,388,290	-£1,622,320	-£3,052,694
20% affordable housing (80:20)	-£1,023,891	-£1,129,386	-£1,189,626	-£1,727,785	-£1,963,879	-£3,399,633
30% affordable housing (80:20)	-£1,441,211	-£1,539,529	-£1,599,769	-£2,069,344	-£2,305,437	-£3,791,794
40% affordable housing (50:50)	-£1,613,694	-£1,709,045	-£1,769,285	-£2,175,136	-£2,411,229	-£3,917,148
40% affordable housing (80:20)	-£1,858,673	-£1,950,899	-£2,012,007	-£2,410,902	-£2,648,432	-£4,194,440
100% affordable housing (80:20)	-£4,415,095	-£4,465,662	-£4,528,856	-£4,543,018	-£4,795,792	-£6,312,437

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,178,367	£1,058,517	£998,277	£318,796	£86,053	-£1,339,922
10% affordable housing (80:20)	£761,047	£648,374	£588,134	-£20,673	-£254,703	-£1,685,077
20% affordable housing (80:20)	£343,726	£238,231	£177,991	-£360,169	-£596,262	-£2,032,017
30% affordable housing (80:20)	-£73,594	-£171,912	-£232,152	-£701,727	-£937,820	-£2,424,178
40% affordable housing (50:50)	-£246,077	-£341,428	-£401,668	-£807,519	-£1,043,612	-£2,549,531
40% affordable housing (80:20)	-£491,057	-£583,282	-£644,390	-£1,043,285	-£1,280,815	-£2,826,823
100% affordable housing (80:20)	-£3,047,479	-£3,098,045	-£3,161,239	-£3,175,401	-£3,428,175	-£4,944,820

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,058,188	£1,938,338	£1,878,098	£1,198,617	£965,874	-£460,101
10% affordable housing (80:20)	£1,640,868	£1,528,195	£1,467,955	£859,148	£625,118	-£805,256
20% affordable housing (80:20)	£1,223,547	£1,118,052	£1,057,812	£519,653	£283,560	-£1,152,195
30% affordable housing (80:20)	£806,227	£707,909	£647,669	£178,094	-£57,999	-£1,544,356
40% affordable housing (50:50)	£633,744	£538,393	£478,153	£72,302	-£163,791	-£1,669,710
40% affordable housing (80:20)	£388,765	£296,539	£235,431	-£163,464	-£400,994	-£1,947,002
100% affordable housing (80:20)	-£2,167,657	-£2,218,224	-£2,281,418	-£2,295,580	-£2,548,354	-£4,064,999

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 5

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,582,164	£3,454,665	£3,394,425	£2,698,747	£2,466,004	£1,051,427
10% affordable housing (80:20)	£3,124,427	£3,004,148	£2,943,908	£2,320,282	£2,087,539	£666,348
20% affordable housing (80:20)	£2,666,025	£2,553,632	£2,493,392	£1,941,817	£1,709,074	£281,269
30% affordable housing (80:20)	£2,207,624	£2,103,115	£2,042,875	£1,563,352	£1,328,967	-£105,509
40% affordable housing (50:50)	£2,037,532	£1,935,948	£1,875,708	£1,458,573	£1,225,633	-£220,257
40% affordable housing (80:20)	£1,749,223	£1,652,598	£1,592,358	£1,184,100	£948,006	-£546,365
100% affordable housing (80:20)	-£1,050,272	-£1,102,146	-£1,165,339	-£1,179,501	-£1,432,275	-£2,948,921

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,841,164	£2,713,665	£2,653,425	£1,957,747	£1,725,004	£310,427
10% affordable housing (80:20)	£2,383,427	£2,263,148	£2,202,908	£1,579,282	£1,346,539	-£74,652
20% affordable housing (80:20)	£1,925,025	£1,812,632	£1,752,392	£1,200,817	£968,074	-£459,731
30% affordable housing (80:20)	£1,466,624	£1,362,115	£1,301,875	£822,352	£587,967	-£846,509
40% affordable housing (50:50)	£1,296,532	£1,194,948	£1,134,708	£717,573	£484,633	-£961,257
40% affordable housing (80:20)	£1,008,223	£911,598	£851,358	£443,100	£207,006	-£1,287,365
100% affordable housing (80:20)	-£1,791,272	-£1,843,146	-£1,906,339	-£1,920,501	-£2,173,275	-£3,689,921

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£293,344	£165,846	£105,605	-£590,073	-£822,816	-£2,237,393
10% affordable housing (80:20)	-£164,393	-£284,671	-£344,911	-£968,537	-£1,201,280	-£2,622,472
20% affordable housing (80:20)	-£622,794	-£735,188	-£795,428	-£1,347,003	-£1,579,746	-£3,007,551
30% affordable housing (80:20)	-£1,081,196	-£1,185,705	-£1,245,945	-£1,725,468	-£1,959,853	-£3,394,329
40% affordable housing (50:50)	-£1,251,288	-£1,352,872	-£1,413,112	-£1,830,247	-£2,063,187	-£3,509,077
40% affordable housing (80:20)	-£1,539,597	-£1,636,222	-£1,696,462	-£2,104,720	-£2,340,814	-£3,835,185
100% affordable housing (80:20)	-£4,339,092	-£4,390,966	-£4,454,159	-£4,468,321	-£4,721,095	-£6,237,741

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,660,961	£1,533,462	£1,473,222	£777,544	£544,801	-£869,776
10% affordable housing (80:20)	£1,203,224	£1,082,946	£1,022,705	£399,079	£166,336	-£1,254,855
20% affordable housing (80:20)	£744,822	£632,429	£572,189	£20,614	-£212,129	-£1,639,934
30% affordable housing (80:20)	£286,421	£181,912	£121,672	-£357,851	-£592,236	-£2,026,712
40% affordable housing (50:50)	£116,329	£14,745	-£45,495	-£462,630	-£695,570	-£2,141,460
40% affordable housing (80:20)	-£171,980	-£268,605	-£328,845	-£737,103	-£973,197	-£2,467,568
100% affordable housing (80:20)	-£2,971,475	-£3,023,349	-£3,086,542	-£3,100,704	-£3,353,478	-£4,870,124

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£2,083,045	£1,962,767	£1,902,527	£1,278,901	£1,046,158	-£375,034
20% affordable housing (80:20)	£1,624,644	£1,512,250	£1,452,010	£900,435	£667,692	-£760,113
30% affordable housing (80:20)	£1,166,242	£1,061,733	£1,001,493	£521,970	£287,585	-£1,146,891
40% affordable housing (50:50)	£996,150	£894,566	£834,326	£417,191	£184,251	-£1,261,639
40% affordable housing (80:20)	£707,841	£611,216	£550,976	£142,718	-£93,376	-£1,587,747
100% affordable housing (80:20)	-£2,091,654	-£2,143,528	-£2,206,721	-£2,220,883	-£2,473,657	-£3,990,303

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 6

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,061,470	£3,926,147	£3,866,644	£2,874,055	£2,641,312	£1,233,975
10% affordable housing (80:20)	£3,563,587	£3,436,827	£3,377,323	£2,484,938	£2,252,195	£838,454
20% affordable housing (80:20)	£3,065,703	£2,947,506	£2,887,589	£2,095,819	£1,863,076	£442,131
30% affordable housing (80:20)	£2,567,640	£2,456,939	£2,396,699	£1,706,701	£1,473,958	£45,807
40% affordable housing (50:50)	£2,397,655	£2,290,948	£2,231,445	£1,632,536	£1,399,793	-£26,225
40% affordable housing (80:20)	£2,068,158	£1,966,047	£1,905,807	£1,317,582	£1,083,126	-£376,549
100% affordable housing (80:20)	-£974,267	-£1,027,449	-£1,090,642	-£1,104,804	-£1,357,578	-£2,874,224

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,320,470	£3,185,147	£3,125,644	£2,133,055	£1,900,312	£492,975
10% affordable housing (80:20)	£2,822,587	£2,695,827	£2,636,323	£1,743,938	£1,511,195	£97,454
20% affordable housing (80:20)	£2,324,703	£2,206,506	£2,146,589	£1,354,819	£1,122,076	-£298,869
30% affordable housing (80:20)	£1,826,640	£1,715,939	£1,655,699	£965,701	£732,958	-£695,193
40% affordable housing (50:50)	£1,656,655	£1,549,948	£1,490,445	£891,536	£658,793	-£767,225
40% affordable housing (80:20)	£1,327,158	£1,225,047	£1,164,807	£576,582	£342,126	-£1,117,549
100% affordable housing (80:20)	-£1,715,267	-£1,768,449	-£1,831,642	-£1,845,804	-£2,098,578	-£3,615,224

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£772,650	£637,327	£577,824	-£414,764	-£647,507	-£2,054,844
10% affordable housing (80:20)	£274,767	£148,007	£88,504	-£803,882	-£1,036,625	-£2,450,366
20% affordable housing (80:20)	-£223,117	-£341,313	-£401,230	-£1,193,001	-£1,425,744	-£2,846,689
30% affordable housing (80:20)	-£721,180	-£831,881	-£892,121	-£1,582,119	-£1,814,862	-£3,243,012
40% affordable housing (50:50)	-£891,165	-£997,872	-£1,057,375	-£1,656,284	-£1,889,027	-£3,315,045
40% affordable housing (80:20)	-£1,220,662	-£1,322,773	-£1,383,013	-£1,971,238	-£2,205,694	-£3,665,368
100% affordable housing (80:20)	-£4,263,087	-£4,316,269	-£4,379,462	-£4,393,624	-£4,646,398	-£6,163,044

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,140,267	£2,004,944	£1,945,441	£952,852	£720,110	-£687,227
10% affordable housing (80:20)	£1,642,384	£1,515,624	£1,456,121	£563,735	£330,992	-£1,082,749
20% affordable housing (80:20)	£1,144,500	£1,026,303	£966,387	£174,616	-£58,127	-£1,479,072
30% affordable housing (80:20)	£646,437	£535,736	£475,496	-£214,502	-£447,245	-£1,875,396
40% affordable housing (50:50)	£476,452	£369,745	£310,242	-£288,667	-£521,410	-£1,947,428
40% affordable housing (80:20)	£146,955	£44,844	-£15,396	-£603,621	-£838,077	-£2,297,752
100% affordable housing (80:20)	-£2,895,470	-£2,948,652	-£3,011,845	-£3,026,007	-£3,278,781	-£4,795,427

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,020,088	£2,884,765	£2,825,262	£1,832,674	£1,599,931	£192,594
10% affordable housing (80:20)	£2,522,205	£2,395,445	£2,335,942	£1,443,556	£1,210,813	-£202,928
20% affordable housing (80:20)	£2,024,321	£1,906,125	£1,846,208	£1,054,437	£821,694	-£599,251
30% affordable housing (80:20)	£1,526,258	£1,415,557	£1,355,317	£665,319	£432,576	-£995,574
40% affordable housing (50:50)	£1,356,274	£1,249,566	£1,190,063	£591,154	£358,411	-£1,067,607
40% affordable housing (80:20)	£1,026,776	£924,665	£864,425	£276,200	£41,744	-£1,417,930
100% affordable housing (80:20)	-£2,015,649	-£2,068,831	-£2,132,024	-£2,146,186	-£2,398,960	-£3,915,606

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 7

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,540,775	£4,397,209	£4,337,707	£3,331,491	£3,100,062	£1,697,767
10% affordable housing (80:20)	£4,002,118	£3,867,816	£3,808,313	£2,904,689	£2,671,946	£1,266,511
20% affordable housing (80:20)	£3,463,461	£3,338,423	£3,278,920	£2,476,574	£2,243,831	£832,429
30% affordable housing (80:20)	£2,924,803	£2,809,030	£2,749,527	£2,048,458	£1,815,715	£396,183
40% affordable housing (50:50)	£2,756,804	£2,643,920	£2,584,417	£1,976,157	£1,743,820	£327,193
40% affordable housing (80:20)	£2,386,145	£2,279,497	£2,219,257	£1,620,343	£1,387,600	-£40,720
100% affordable housing (80:20)	-£898,263	-£952,752	-£1,015,945	-£1,030,107	-£1,282,882	-£2,799,527

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,799,775	£3,656,209	£3,596,707	£2,590,491	£2,359,062	£956,767
10% affordable housing (80:20)	£3,261,118	£3,126,816	£3,067,313	£2,163,689	£1,930,946	£525,511
20% affordable housing (80:20)	£2,722,461	£2,597,423	£2,537,920	£1,735,574	£1,502,831	£91,429
30% affordable housing (80:20)	£2,183,803	£2,068,030	£2,008,527	£1,307,458	£1,074,715	-£344,817
40% affordable housing (50:50)	£2,015,804	£1,902,920	£1,843,417	£1,235,157	£1,002,820	-£413,807
40% affordable housing (80:20)	£1,645,145	£1,538,497	£1,478,257	£879,343	£646,600	-£781,720
100% affordable housing (80:20)	-£1,639,263	-£1,693,752	-£1,756,945	-£1,771,107	-£2,023,882	-£3,540,527

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,251,956	£1,108,389	£1,048,887	£42,671	-£188,758	-£1,591,053
10% affordable housing (80:20)	£713,298	£578,996	£519,493	-£384,131	-£616,874	-£2,022,309
20% affordable housing (80:20)	£174,641	£49,603	-£9,900	-£812,246	-£1,044,989	-£2,456,390
30% affordable housing (80:20)	-£364,016	-£479,790	-£539,293	-£1,240,362	-£1,473,105	-£2,892,637
40% affordable housing (50:50)	-£532,016	-£644,900	-£704,403	-£1,312,663	-£1,545,000	-£2,961,627
40% affordable housing (80:20)	-£902,675	-£1,009,323	-£1,069,563	-£1,608,477	-£1,901,220	-£3,329,540
100% affordable housing (80:20)	-£4,187,083	-£4,241,571	-£4,304,765	-£4,318,927	-£4,571,702	-£6,088,346

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,619,572	£2,476,006	£2,416,504	£1,410,288	£1,178,859	-£223,436
10% affordable housing (80:20)	£2,080,915	£1,946,613	£1,887,110	£983,486	£750,743	-£654,692
20% affordable housing (80:20)	£1,542,258	£1,417,220	£1,357,717	£555,371	£322,628	-£1,088,773
30% affordable housing (80:20)	£1,003,601	£887,827	£828,324	£127,255	-£105,488	-£1,525,020
40% affordable housing (50:50)	£835,601	£722,717	£663,214	£54,954	-£177,383	-£1,594,010
40% affordable housing (80:20)	£464,942	£358,294	£298,054	-£300,860	-£533,603	-£1,961,923
100% affordable housing (80:20)	-£2,819,466	-£2,873,955	-£2,937,148	-£2,951,310	-£3,204,085	-£4,720,730

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,499,394	£3,355,827	£3,296,325	£2,290,109	£2,058,680	£656,385
10% affordable housing (80:20)	£2,960,736	£2,826,434	£2,766,931	£1,863,307	£1,630,564	£225,129
20% affordable housing (80:20)	£2,422,079	£2,297,041	£2,237,538	£1,435,192	£1,202,449	-£208,952
30% affordable housing (80:20)	£1,883,422	£1,767,648	£1,708,145	£1,007,076	£774,333	-£645,199
40% affordable housing (50:50)	£1,715,422	£1,602,538	£1,543,035	£934,775	£702,438	-£714,189
40% affordable housing (80:20)	£1,344,763	£1,238,115	£1,177,875	£578,961	£346,218	-£1,082,102
100% affordable housing (80:20)	-£1,939,645	-£1,994,133	-£2,057,327	-£2,071,489	-£2,324,264	-£3,840,908

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 8

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,020,081	£4,868,271	£4,808,769	£3,786,490	£3,556,595	£2,161,558
10% affordable housing (80:20)	£4,440,650	£4,298,805	£4,239,302	£3,320,984	£3,091,090	£1,690,901
20% affordable housing (80:20)	£3,861,218	£3,729,339	£3,669,837	£2,855,480	£2,624,585	£1,220,243
30% affordable housing (80:20)	£3,281,787	£3,159,873	£3,100,371	£2,389,975	£2,157,473	£746,558
40% affordable housing (50:50)	£3,115,952	£2,996,891	£2,937,389	£2,317,091	£2,087,197	£680,190
40% affordable housing (80:20)	£2,702,355	£2,590,408	£2,530,904	£1,923,103	£1,690,361	£270,387
100% affordable housing (80:20)	-£822,259	-£878,054	-£941,248	-£955,410	-£1,208,185	-£2,724,829

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,279,081	£4,127,271	£4,067,769	£3,045,490	£2,815,595	£1,420,558
10% affordable housing (80:20)	£3,699,650	£3,557,805	£3,498,302	£2,579,984	£2,350,090	£949,901
20% affordable housing (80:20)	£3,120,218	£2,988,339	£2,928,837	£2,114,480	£1,883,585	£479,243
30% affordable housing (80:20)	£2,540,787	£2,418,873	£2,359,371	£1,648,975	£1,416,473	£5,558
40% affordable housing (50:50)	£2,374,952	£2,255,891	£2,196,389	£1,576,091	£1,346,197	-£60,810
40% affordable housing (80:20)	£1,961,355	£1,849,408	£1,789,904	£1,182,103	£949,361	-£470,613
100% affordable housing (80:20)	-£1,563,259	-£1,619,054	-£1,682,248	-£1,696,410	-£1,949,185	-£3,465,829

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,731,262	£1,579,451	£1,519,949	£497,670	£267,775	-£1,127,262
10% affordable housing (80:20)	£1,151,830	£1,009,986	£950,482	£32,164	-£197,730	-£1,597,919
20% affordable housing (80:20)	£572,398	£440,519	£381,017	-£433,340	-£664,235	-£2,068,577
30% affordable housing (80:20)	-£7,033	-£128,947	-£188,449	-£898,845	-£1,131,347	-£2,542,262
40% affordable housing (50:50)	-£172,868	-£291,929	-£351,431	-£971,729	-£1,201,623	-£2,608,630
40% affordable housing (80:20)	-£586,465	-£698,412	-£757,916	-£1,365,717	-£1,598,459	-£3,018,433
100% affordable housing (80:20)	-£4,111,079	-£4,166,874	-£4,230,068	-£4,244,230	-£4,497,004	-£6,013,649

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,098,878	£2,947,068	£2,887,566	£1,865,287	£1,635,392	£240,355
10% affordable housing (80:20)	£2,519,447	£2,377,603	£2,318,099	£1,399,781	£1,169,887	-£230,302
20% affordable housing (80:20)	£1,940,015	£1,808,136	£1,748,634	£934,277	£703,382	-£700,960
30% affordable housing (80:20)	£1,360,584	£1,238,670	£1,179,168	£468,772	£236,270	-£1,174,645
40% affordable housing (50:50)	£1,194,749	£1,075,688	£1,016,186	£395,888	£165,994	-£1,241,013
40% affordable housing (80:20)	£781,152	£669,205	£609,701	£1,900	-£230,842	-£1,650,816
100% affordable housing (80:20)	-£2,743,462	-£2,799,257	-£2,862,451	-£2,876,613	-£3,129,388	-£4,646,032

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,978,700	£3,826,889	£3,767,387	£2,745,108	£2,515,213	£1,120,176
10% affordable housing (80:20)	£3,399,268	£3,257,424	£3,197,920	£2,279,602	£2,049,708	£649,519
20% affordable housing (80:20)	£2,819,836	£2,687,957	£2,628,455	£1,814,098	£1,583,203	£178,861
30% affordable housing (80:20)	£2,240,405	£2,118,491	£2,058,989	£1,348,593	£1,116,091	-£294,824
40% affordable housing (50:50)	£2,074,570	£1,955,509	£1,896,007	£1,275,709	£1,045,815	-£361,192
40% affordable housing (80:20)	£1,660,973	£1,549,026	£1,489,522	£881,721	£648,979	-£770,995
100% affordable housing (80:20)	-£1,863,641	-£1,919,436	-£1,982,630	-£1,996,792	-£2,249,566	-£3,766,211

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 1

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£131,150	£37,762	-£42,710	-£490,303	-£892,399	-£1,261,294	-£3,474,664
10% affordable housing (80:20)	-£83,076	-£174,270	-£255,360	-£690,032	-£1,092,128	-£1,461,023	-£3,674,393
20% affordable housing (80:20)	-£299,447	-£386,919	-£468,009	-£889,761	-£1,291,858	-£1,660,754	-£3,874,123
30% affordable housing (80:20)	-£515,818	-£599,568	-£680,658	-£1,089,491	-£1,491,588	-£1,860,483	-£4,073,852
40% affordable housing (50:50)	-£753,711	-£833,370	-£914,461	-£1,313,279	-£1,715,375	-£2,084,270	-£4,297,640
40% affordable housing (80:20)	-£732,187	-£812,218	-£893,307	-£1,289,221	-£1,691,318	-£2,060,212	-£4,273,583
100% affordable housing (80:20)	-£2,034,988	-£2,092,820	-£2,174,093	-£2,192,215	-£2,546,566	-£2,871,657	-£4,822,206

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£876,610	-£969,998	-£1,050,470	-£1,498,063	-£1,900,159	-£2,269,054	-£4,482,424
10% affordable housing (80:20)	-£1,090,836	-£1,182,030	-£1,263,120	-£1,697,792	-£2,099,888	-£2,468,783	-£4,682,153
20% affordable housing (80:20)	-£1,307,207	-£1,394,679	-£1,475,769	-£1,897,521	-£2,299,618	-£2,668,514	-£4,881,883
30% affordable housing (80:20)	-£1,523,578	-£1,607,328	-£1,688,418	-£2,097,251	-£2,499,348	-£2,868,243	-£5,081,612
40% affordable housing (50:50)	-£1,761,471	-£1,841,130	-£1,922,221	-£2,321,039	-£2,723,135	-£3,092,030	-£5,305,400
40% affordable housing (80:20)	-£1,739,947	-£1,819,978	-£1,901,067	-£2,296,981	-£2,699,078	-£3,067,972	-£5,281,343
100% affordable housing (80:20)	-£3,042,748	-£3,100,580	-£3,181,853	-£3,199,975	-£3,554,326	-£3,879,417	-£5,829,966

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,341,645	-£4,435,033	-£4,515,505	-£4,963,098	-£5,365,194	-£5,734,089	-£7,947,459
10% affordable housing (80:20)	-£4,555,871	-£4,647,065	-£4,728,155	-£5,162,827	-£5,564,923	-£5,933,818	-£8,147,188
20% affordable housing (80:20)	-£4,772,242	-£4,859,714	-£4,940,804	-£5,362,556	-£5,764,653	-£6,133,549	-£8,346,918
30% affordable housing (80:20)	-£4,988,613	-£5,072,363	-£5,153,453	-£5,562,286	-£5,964,383	-£6,333,278	-£8,546,647
40% affordable housing (50:50)	-£5,226,506	-£5,306,165	-£5,387,256	-£5,786,073	-£6,188,170	-£6,557,065	-£8,770,434
40% affordable housing (80:20)	-£5,204,982	-£5,285,013	-£5,366,102	-£5,762,016	-£6,164,113	-£6,533,007	-£8,746,377
100% affordable housing (80:20)	-£6,507,783	-£6,565,615	-£6,646,888	-£6,665,010	-£7,019,361	-£7,344,452	-£9,295,001

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£2,481,686	-£2,575,074	-£2,655,546	-£3,103,139	-£3,505,235	-£3,874,130	-£6,087,500
10% affordable housing (80:20)	-£2,695,912	-£2,787,106	-£2,868,196	-£3,302,868	-£3,704,964	-£4,073,860	-£6,287,229
20% affordable housing (80:20)	-£2,912,283	-£2,999,755	-£3,080,845	-£3,502,597	-£3,904,694	-£4,273,590	-£6,486,959
30% affordable housing (80:20)	-£3,128,654	-£3,212,404	-£3,293,494	-£3,702,327	-£4,104,424	-£4,473,319	-£6,686,688
40% affordable housing (50:50)	-£3,366,547	-£3,446,206	-£3,527,297	-£3,926,115	-£4,328,211	-£4,697,106	-£6,910,476
40% affordable housing (80:20)	-£3,345,023	-£3,425,054	-£3,506,143	-£3,902,057	-£4,304,154	-£4,673,048	-£6,886,419
100% affordable housing (80:20)	-£4,647,824	-£4,705,656	-£4,786,929	-£4,805,051	-£5,159,402	-£5,484,493	-£7,435,042

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,285,130	-£1,378,517	-£1,458,990	-£1,906,582	-£2,308,678	-£2,677,574	-£4,890,943
10% affordable housing (80:20)	-£1,499,355	-£1,590,549	-£1,671,639	-£2,106,311	-£2,508,408	-£2,877,303	-£5,090,672
20% affordable housing (80:20)	-£1,715,726	-£1,803,198	-£1,884,288	-£2,306,040	-£2,708,138	-£3,077,033	-£5,290,402
30% affordable housing (80:20)	-£1,932,097	-£2,015,848	-£2,096,937	-£2,505,771	-£2,907,867	-£3,276,762	-£5,490,132
40% affordable housing (50:50)	-£2,169,990	-£2,249,650	-£2,330,741	-£2,729,558	-£3,131,654	-£3,500,549	-£5,713,919
40% affordable housing (80:20)	-£2,148,467	-£2,228,497	-£2,309,587	-£2,705,500	-£3,107,597	-£3,476,491	-£5,689,862
100% affordable housing (80:20)	-£3,451,267	-£3,509,099	-£3,590,372	-£3,608,494	-£3,962,845	-£4,287,937	-£6,238,485

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 2

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,385,449	£1,271,955	£1,193,454	£786,472	£445,112	£131,461	-£2,040,702
10% affordable housing (80:20)	£1,069,228	£961,173	£882,672	£515,325	£173,443	-£148,655	-£2,362,024
20% affordable housing (80:20)	£753,007	£649,478	£569,692	£243,655	-£101,083	-£469,979	-£2,683,348
30% affordable housing (80:20)	£433,647	£335,056	£255,272	-£28,472	-£422,407	-£791,302	-£3,004,672
40% affordable housing (50:50)	£207,697	£112,993	£33,207	-£234,877	-£636,975	-£1,005,869	-£3,219,239
40% affordable housing (80:20)	£113,723	£20,635	-£60,117	-£341,634	-£743,731	-£1,112,625	-£3,325,996
100% affordable housing (80:20)	-£1,839,490	-£1,900,685	-£1,981,958	-£2,000,080	-£2,354,431	-£2,679,523	-£4,630,071

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£377,689	£264,195	£185,694	-£221,288	-£562,648	-£876,299	-£3,048,462
10% affordable housing (80:20)	£61,468	-£46,587	-£125,088	-£492,435	-£834,317	-£1,156,415	-£3,369,784
20% affordable housing (80:20)	-£254,753	-£358,282	-£438,068	-£764,105	-£1,108,843	-£1,477,739	-£3,691,108
30% affordable housing (80:20)	-£574,113	-£672,704	-£752,488	-£1,036,232	-£1,430,167	-£1,799,062	-£4,012,432
40% affordable housing (50:50)	-£800,063	-£894,767	-£974,553	-£1,242,637	-£1,644,735	-£2,013,629	-£4,226,999
40% affordable housing (80:20)	-£894,037	-£987,125	-£1,067,877	-£1,349,394	-£1,751,491	-£2,120,385	-£4,333,756
100% affordable housing (80:20)	-£2,847,250	-£2,908,445	-£2,989,718	-£3,007,840	-£3,362,191	-£3,687,283	-£5,637,831

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£3,087,346	-£3,200,840	-£3,279,341	-£3,686,323	-£4,027,683	-£4,341,334	-£6,513,497
10% affordable housing (80:20)	-£3,403,567	-£3,511,622	-£3,590,123	-£3,957,470	-£4,299,352	-£4,621,450	-£6,834,819
20% affordable housing (80:20)	-£3,719,788	-£3,823,317	-£3,903,103	-£4,229,140	-£4,573,878	-£4,942,774	-£7,156,143
30% affordable housing (80:20)	-£4,039,148	-£4,137,739	-£4,217,523	-£4,501,267	-£4,895,202	-£5,264,097	-£7,477,467
40% affordable housing (50:50)	-£4,265,098	-£4,359,802	-£4,439,588	-£4,707,672	-£5,109,769	-£5,478,664	-£7,692,034
40% affordable housing (80:20)	-£4,359,072	-£4,452,160	-£4,532,912	-£4,814,429	-£5,216,526	-£5,585,420	-£7,798,791
100% affordable housing (80:20)	-£6,312,285	-£6,373,480	-£6,454,753	-£6,472,875	-£6,827,226	-£7,152,318	-£9,102,866

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,227,387	-£1,340,881	-£1,419,382	-£1,826,364	-£2,167,724	-£2,481,375	-£4,653,538
10% affordable housing (80:20)	-£1,543,608	-£1,651,663	-£1,730,164	-£2,097,511	-£2,439,393	-£2,761,491	-£4,974,860
20% affordable housing (80:20)	-£1,859,829	-£1,963,358	-£2,043,144	-£2,369,181	-£2,713,919	-£3,082,815	-£5,296,184
30% affordable housing (80:20)	-£2,179,189	-£2,277,780	-£2,357,564	-£2,641,308	-£3,035,243	-£3,404,138	-£5,617,508
40% affordable housing (50:50)	-£2,405,139	-£2,499,843	-£2,579,629	-£2,847,713	-£3,249,811	-£3,618,705	-£5,832,075
40% affordable housing (80:20)	-£2,499,113	-£2,592,201	-£2,672,953	-£2,954,470	-£3,356,567	-£3,725,461	-£5,938,832
100% affordable housing (80:20)	-£4,452,327	-£4,513,521	-£4,594,794	-£4,612,917	-£4,967,267	-£5,292,359	-£7,242,907

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£30,830	-£144,324	-£222,825	-£629,807	-£971,167	-£1,284,819	-£3,456,981
10% affordable housing (80:20)	-£347,051	-£455,107	-£533,607	-£900,955	-£1,242,836	-£1,564,934	-£3,778,304
20% affordable housing (80:20)	-£663,272	-£766,801	-£846,587	-£1,172,624	-£1,517,363	-£1,886,258	-£4,099,627
30% affordable housing (80:20)	-£982,632	-£1,081,223	-£1,161,008	-£1,444,752	-£1,838,686	-£2,207,582	-£4,420,951
40% affordable housing (50:50)	-£1,208,582	-£1,303,286	-£1,383,072	-£1,651,157	-£2,053,254	-£2,422,148	-£4,635,519
40% affordable housing (80:20)	-£1,302,556	-£1,395,645	-£1,476,396	-£1,757,913	-£2,160,010	-£2,528,904	-£4,742,275
100% affordable housing (80:20)	-£3,255,770	-£3,316,964	-£3,398,237	-£3,416,360	-£3,770,710	-£4,095,802	-£6,046,351

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 3

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,614,356	£2,482,589	£2,406,499	£1,985,120	£1,651,337	£1,342,732	-£606,738
10% affordable housing (80:20)	£2,199,006	£2,074,382	£1,997,644	£1,617,320	£1,280,940	£972,335	-£1,049,656
20% affordable housing (80:20)	£1,782,810	£1,663,925	£1,586,687	£1,246,923	£910,543	£600,574	-£1,492,574
30% affordable housing (80:20)	£1,363,995	£1,250,871	£1,172,369	£876,525	£539,173	£225,520	-£1,935,491
40% affordable housing (50:50)	£1,148,051	£1,038,641	£960,139	£704,871	£366,111	£52,459	-£2,140,838
40% affordable housing (80:20)	£942,292	£836,420	£757,918	£505,999	£164,118	-£165,038	-£2,378,409
100% affordable housing (80:20)	-£1,643,993	-£1,708,551	-£1,789,823	-£1,807,946	-£2,162,296	-£2,487,388	-£4,437,937

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,606,596	£1,474,829	£1,398,739	£977,360	£643,577	£334,972	-£1,614,498
10% affordable housing (80:20)	£1,191,246	£1,066,622	£989,884	£609,560	£273,180	-£35,425	-£2,057,416
20% affordable housing (80:20)	£775,050	£656,165	£578,927	£239,163	-£97,217	-£407,186	-£2,500,334
30% affordable housing (80:20)	£356,235	£243,111	£164,609	-£131,235	-£468,587	-£782,240	-£2,943,251
40% affordable housing (50:50)	£140,291	£30,881	-£47,621	-£302,889	-£641,649	-£955,301	-£3,148,598
40% affordable housing (80:20)	-£65,468	-£171,340	-£249,842	-£501,761	-£843,642	-£1,172,798	-£3,386,169
100% affordable housing (80:20)	-£2,651,753	-£2,716,311	-£2,797,583	-£2,815,706	-£3,170,056	-£3,495,148	-£5,445,697

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,858,438	-£1,990,206	-£2,066,296	-£2,487,675	-£2,821,458	-£3,130,063	-£5,079,533
10% affordable housing (80:20)	-£2,273,789	-£2,398,413	-£2,475,151	-£2,855,475	-£3,191,855	-£3,500,460	-£5,522,451
20% affordable housing (80:20)	-£2,689,985	-£2,808,870	-£2,886,108	-£3,225,872	-£3,562,252	-£3,872,220	-£5,965,369
30% affordable housing (80:20)	-£3,108,800	-£3,221,924	-£3,300,426	-£3,596,270	-£3,933,622	-£4,247,275	-£6,408,286
40% affordable housing (50:50)	-£3,324,744	-£3,434,154	-£3,512,656	-£3,767,924	-£4,106,684	-£4,420,335	-£6,613,633
40% affordable housing (80:20)	-£3,530,503	-£3,636,375	-£3,714,877	-£3,966,796	-£4,308,677	-£4,637,833	-£6,851,204
100% affordable housing (80:20)	-£6,116,788	-£6,181,345	-£6,262,618	-£6,280,741	-£6,635,091	-£6,960,183	-£8,910,732

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,520	-£130,247	-£206,337	-£627,716	-£961,499	-£1,270,104	-£3,219,574
10% affordable housing (80:20)	-£413,830	-£538,454	-£615,192	-£995,516	-£1,331,896	-£1,640,501	-£3,662,492
20% affordable housing (80:20)	-£830,026	-£948,911	-£1,026,149	-£1,365,913	-£1,702,293	-£2,012,262	-£4,105,410
30% affordable housing (80:20)	-£1,248,841	-£1,361,965	-£1,440,467	-£1,736,311	-£2,073,664	-£2,387,316	-£4,548,327
40% affordable housing (50:50)	-£1,464,785	-£1,574,195	-£1,652,697	-£1,907,965	-£2,246,725	-£2,560,377	-£4,753,674
40% affordable housing (80:20)	-£1,670,544	-£1,776,416	-£1,854,918	-£2,106,837	-£2,448,718	-£2,777,874	-£4,991,245
100% affordable housing (80:20)	-£4,256,829	-£4,321,387	-£4,402,659	-£4,420,782	-£4,775,132	-£5,100,224	-£7,050,773

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,198,077	£1,066,310	£990,220	£568,841	£235,058	-£73,547	-£2,023,018
10% affordable housing (80:20)	£782,727	£658,103	£581,365	£201,041	-£135,339	-£443,944	-£2,465,935
20% affordable housing (80:20)	£366,531	£247,646	£170,408	-£169,356	-£505,736	-£815,705	-£2,908,853
30% affordable housing (80:20)	-£52,284	-£165,409	-£243,910	-£539,754	-£877,107	-£1,190,760	-£3,351,771
40% affordable housing (50:50)	-£268,228	-£377,639	-£456,140	-£711,409	-£1,050,168	-£1,363,820	-£3,557,117
40% affordable housing (80:20)	-£473,988	-£579,859	-£658,361	-£910,280	-£1,252,161	-£1,581,318	-£3,794,688
100% affordable housing (80:20)	-£3,060,273	-£3,124,830	-£3,206,103	-£3,224,225	-£3,578,576	-£3,903,667	-£5,854,216

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 4

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,809,150	£3,659,605	£3,585,474	£2,792,436	£2,470,826	£2,170,586	£314,551
10% affordable housing (80:20)	£3,296,115	£3,155,394	£3,081,263	£2,366,572	£2,042,786	£1,739,149	-£128,613
20% affordable housing (80:20)	£2,783,081	£2,650,747	£2,575,692	£1,940,550	£1,611,349	£1,304,011	-£638,730
30% affordable housing (80:20)	£2,268,822	£2,144,395	£2,069,340	£1,510,879	£1,177,258	£868,653	-£1,161,124
40% affordable housing (50:50)	£2,058,304	£1,937,846	£1,862,791	£1,382,463	£1,050,078	£741,473	-£1,315,136
40% affordable housing (80:20)	£1,753,606	£1,636,643	£1,560,553	£1,078,280	£741,900	£432,083	-£1,683,520
100% affordable housing (80:20)	-£1,448,496	-£1,516,416	-£1,597,689	-£1,615,811	-£1,970,162	-£2,295,253	-£4,245,802

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,801,390	£2,651,845	£2,577,714	£1,784,676	£1,463,066	£1,162,826	-£693,209
10% affordable housing (80:20)	£2,288,355	£2,147,634	£2,073,503	£1,358,812	£1,035,026	£731,389	-£1,136,373
20% affordable housing (80:20)	£1,775,321	£1,642,987	£1,567,932	£932,790	£603,589	£296,251	-£1,646,490
30% affordable housing (80:20)	£1,261,062	£1,136,635	£1,061,580	£503,119	£169,498	-£139,107	-£2,168,884
40% affordable housing (50:50)	£1,050,544	£930,086	£855,031	£374,703	£42,318	-£266,287	-£2,322,896
40% affordable housing (80:20)	£745,846	£628,883	£552,793	£70,520	-£265,860	-£575,677	-£2,691,280
100% affordable housing (80:20)	-£2,456,256	-£2,524,176	-£2,605,449	-£2,623,571	-£2,977,922	-£3,303,013	-£5,253,562

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£663,645	-£813,190	-£887,321	-£1,680,359	-£2,001,969	-£2,302,209	-£4,158,244
10% affordable housing (80:20)	-£1,176,680	-£1,317,401	-£1,391,532	-£2,106,223	-£2,430,008	-£2,733,646	-£4,601,408
20% affordable housing (80:20)	-£1,689,714	-£1,822,048	-£1,897,103	-£2,532,245	-£2,861,446	-£3,168,784	-£5,111,525
30% affordable housing (80:20)	-£2,203,973	-£2,328,400	-£2,403,455	-£2,961,916	-£3,295,537	-£3,604,142	-£5,633,919
40% affordable housing (50:50)	-£2,414,491	-£2,534,949	-£2,610,004	-£3,090,332	-£3,422,717	-£3,731,322	-£5,787,931
40% affordable housing (80:20)	-£2,719,189	-£2,836,152	-£2,912,241	-£3,394,515	-£3,730,895	-£4,040,712	-£6,156,315
100% affordable housing (80:20)	-£5,921,291	-£5,989,211	-£6,070,484	-£6,088,606	-£6,442,957	-£6,768,048	-£8,718,597

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,196,314	£1,046,769	£972,638	£179,600	-£142,010	-£442,250	-£2,298,285
10% affordable housing (80:20)	£683,279	£542,558	£468,427	-£246,264	-£570,050	-£873,687	-£2,741,449
20% affordable housing (80:20)	£170,245	£37,911	-£37,144	-£672,286	-£1,001,487	-£1,308,825	-£3,251,566
30% affordable housing (80:20)	-£344,014	-£468,441	-£543,496	-£1,101,957	-£1,435,578	-£1,744,183	-£3,773,960
40% affordable housing (50:50)	-£554,532	-£674,991	-£750,045	-£1,230,373	-£1,562,758	-£1,871,363	-£3,927,972
40% affordable housing (80:20)	-£859,230	-£976,193	-£1,052,283	-£1,534,556	-£1,870,936	-£2,180,753	-£4,296,356
100% affordable housing (80:20)	-£4,061,332	-£4,129,252	-£4,210,525	-£4,228,647	-£4,582,998	-£4,908,089	-£6,858,638

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,392,871	£2,243,326	£2,169,195	£1,376,156	£1,054,546	£754,307	-£1,101,728
10% affordable housing (80:20)	£1,879,836	£1,739,115	£1,664,984	£950,293	£626,507	£322,869	-£1,544,893
20% affordable housing (80:20)	£1,366,802	£1,234,468	£1,159,413	£524,271	£195,070	-£112,268	-£2,055,009
30% affordable housing (80:20)	£852,543	£728,115	£653,061	£94,599	-£239,021	-£547,626	-£2,577,404
40% affordable housing (50:50)	£642,024	£521,566	£446,512	-£33,816	-£366,201	-£674,806	-£2,731,415
40% affordable housing (80:20)	£337,327	£220,364	£144,274	-£337,999	-£674,380	-£984,196	-£3,099,799
100% affordable housing (80:20)	-£2,864,776	-£2,932,695	-£3,013,968	-£3,032,090	-£3,386,441	-£3,711,533	-£5,662,081

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 5

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,400,693	£4,242,325	£4,169,009	£3,368,217	£3,050,216	£2,755,161	£923,721
10% affordable housing (80:20)	£3,838,773	£3,689,955	£3,615,825	£2,895,224	£2,575,132	£2,279,593	£431,375
20% affordable housing (80:20)	£3,276,468	£3,136,084	£3,061,954	£2,421,659	£2,100,049	£1,799,736	-£62,417
30% affordable housing (80:20)	£2,712,904	£2,582,213	£2,508,083	£1,946,575	£1,621,650	£1,316,448	-£626,535
40% affordable housing (50:50)	£2,503,904	£2,377,029	£2,302,898	£1,818,453	£1,496,127	£1,193,042	-£775,935
40% affordable housing (80:20)	£2,149,341	£2,027,247	£1,952,193	£1,470,427	£1,138,752	£830,147	-£1,209,726
100% affordable housing (80:20)	-£1,350,748	-£1,420,349	-£1,501,621	-£1,519,744	-£1,874,094	-£2,199,186	-£4,149,735

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,392,933	£3,234,565	£3,161,249	£2,360,457	£2,042,456	£1,747,401	-£84,039
10% affordable housing (80:20)	£2,831,013	£2,682,195	£2,608,065	£1,887,464	£1,567,372	£1,271,833	-£576,385
20% affordable housing (80:20)	£2,268,708	£2,128,324	£2,054,194	£1,413,899	£1,092,289	£791,976	-£1,070,177
30% affordable housing (80:20)	£1,705,144	£1,574,453	£1,500,323	£938,815	£613,890	£308,688	-£1,634,295
40% affordable housing (50:50)	£1,496,144	£1,369,269	£1,295,138	£810,693	£488,367	£185,282	-£1,783,695
40% affordable housing (80:20)	£1,141,581	£1,019,487	£944,433	£462,667	£130,992	-£177,613	-£2,217,486
100% affordable housing (80:20)	-£2,358,508	-£2,428,109	-£2,509,381	-£2,527,504	-£2,881,854	-£3,206,946	-£5,157,495

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£72,102	-£230,469	-£303,786	-£1,104,578	-£1,422,579	-£1,717,634	-£3,549,074
10% affordable housing (80:20)	-£634,022	-£782,840	-£856,970	-£1,577,571	-£1,897,663	-£2,193,202	-£4,041,420
20% affordable housing (80:20)	-£1,196,327	-£1,336,711	-£1,410,841	-£2,051,136	-£2,372,746	-£2,673,059	-£4,535,212
30% affordable housing (80:20)	-£1,759,891	-£1,890,582	-£1,964,712	-£2,526,220	-£2,851,145	-£3,156,347	-£5,099,330
40% affordable housing (50:50)	-£1,968,891	-£2,095,766	-£2,169,897	-£2,654,342	-£2,976,668	-£3,279,753	-£5,248,730
40% affordable housing (80:20)	-£2,323,454	-£2,445,548	-£2,520,602	-£3,002,368	-£3,334,043	-£3,642,648	-£5,682,521
100% affordable housing (80:20)	-£5,823,843	-£5,893,143	-£5,974,416	-£5,992,539	-£6,346,889	-£6,671,981	-£8,622,530

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,787,857	£1,629,489	£1,556,173	£755,381	£437,380	£142,325	-£1,689,116
10% affordable housing (80:20)	£1,225,937	£1,077,119	£1,002,989	£282,388	-£37,704	-£333,244	-£2,181,461
20% affordable housing (80:20)	£663,632	£523,248	£449,118	-£191,177	-£512,787	-£813,100	-£2,675,253
30% affordable housing (80:20)	£100,068	-£30,623	-£104,753	-£666,261	-£991,186	-£1,296,388	-£3,239,371
40% affordable housing (50:50)	-£108,932	-£235,807	-£309,938	-£794,383	-£1,116,709	-£1,419,794	-£3,388,771
40% affordable housing (80:20)	-£463,495	-£585,589	-£660,643	-£1,142,409	-£1,474,084	-£1,782,689	-£3,822,562
100% affordable housing (80:20)	-£3,963,584	-£4,033,185	-£4,114,457	-£4,132,580	-£4,486,930	-£4,812,022	-£6,762,571

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH3, LH, CIL+S106,	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£2,422,494	£2,273,675	£2,199,546	£1,478,945	£1,158,852	£863,313	-£984,904
20% affordable housing (80:20)	£1,860,189	£1,719,805	£1,645,674	£1,005,380	£683,770	£383,457	-£1,478,696
30% affordable housing (80:20)	£1,296,625	£1,165,934	£1,091,804	£530,296	£205,371	-£99,832	-£2,042,814
40% affordable housing (50:50)	£1,087,625	£960,749	£886,619	£402,173	£79,848	-£223,238	-£2,192,214
40% affordable housing (80:20)	£733,062	£610,968	£535,913	£54,148	-£277,527	-£586,132	-£2,626,006
100% affordable housing (80:20)	-£2,767,028	-£2,836,628	-£2,917,901	-£2,936,023	-£3,290,374	-£3,615,465	-£5,566,014

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 6

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,990,674	£4,822,159	£4,748,843	£3,585,631	£3,267,980	£2,975,654	£1,155,092
10% affordable housing (80:20)	£4,378,573	£4,220,587	£4,147,271	£3,099,509	£2,781,858	£2,487,240	£653,195
20% affordable housing (80:20)	£3,766,474	£3,619,014	£3,545,698	£2,613,386	£2,293,881	£1,998,724	£146,059
30% affordable housing (80:20)	£3,154,374	£3,017,442	£2,943,325	£2,127,077	£1,805,467	£1,504,160	-£386,758
40% affordable housing (50:50)	£2,946,071	£2,812,722	£2,739,406	£2,035,500	£1,716,329	£1,419,553	-£489,432
40% affordable housing (80:20)	£2,541,670	£2,413,925	£2,339,794	£1,638,664	£1,312,299	£1,005,447	-£988,631
100% affordable housing (80:20)	-£1,252,999	-£1,324,281	-£1,405,553	-£1,423,676	-£1,778,027	-£2,103,119	-£4,053,667

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,982,914	£3,814,399	£3,741,083	£2,577,871	£2,260,220	£1,967,894	£147,332
10% affordable housing (80:20)	£3,370,813	£3,212,827	£3,139,511	£2,091,749	£1,774,098	£1,479,480	-£354,565
20% affordable housing (80:20)	£2,758,714	£2,611,254	£2,537,938	£1,605,626	£1,286,121	£990,964	-£861,701
30% affordable housing (80:20)	£2,146,614	£2,009,682	£1,935,565	£1,119,317	£797,707	£496,400	-£1,394,518
40% affordable housing (50:50)	£1,938,311	£1,804,962	£1,731,646	£1,027,740	£708,569	£411,793	-£1,497,192
40% affordable housing (80:20)	£1,533,910	£1,406,165	£1,332,034	£630,904	£304,539	-£2,313	-£1,996,391
100% affordable housing (80:20)	-£2,260,759	-£2,332,041	-£2,413,313	-£2,431,436	-£2,785,787	-£3,110,879	-£5,061,427

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£517,879	£349,364	£276,048	-£887,164	-£1,204,815	-£1,497,141	-£3,317,703
10% affordable housing (80:20)	-£94,222	-£252,208	-£325,524	-£1,373,286	-£1,690,937	-£1,985,555	-£3,819,600
20% affordable housing (80:20)	-£706,321	-£853,781	-£927,097	-£1,859,409	-£2,178,914	-£2,474,071	-£4,326,736
30% affordable housing (80:20)	-£1,318,421	-£1,455,353	-£1,529,470	-£2,345,718	-£2,667,328	-£2,968,635	-£4,859,553
40% affordable housing (50:50)	-£1,526,724	-£1,660,073	-£1,733,389	-£2,437,295	-£2,756,466	-£3,053,242	-£4,962,227
40% affordable housing (80:20)	-£1,931,125	-£2,058,870	-£2,133,001	-£2,834,131	-£3,160,496	-£3,467,348	-£5,461,426
100% affordable housing (80:20)	-£5,725,794	-£5,797,076	-£5,878,348	-£5,896,471	-£6,250,822	-£6,575,914	-£8,526,462

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,377,838	£2,209,323	£2,136,007	£972,795	£655,144	£362,818	-£1,457,744
10% affordable housing (80:20)	£1,765,737	£1,607,751	£1,534,435	£486,672	£169,022	-£125,596	-£1,959,641
20% affordable housing (80:20)	£1,153,638	£1,006,178	£932,862	£550	-£318,955	-£614,112	-£2,466,777
30% affordable housing (80:20)	£541,538	£404,606	£330,489	-£485,759	-£807,389	-£1,108,676	-£2,999,594
40% affordable housing (50:50)	£333,235	£199,886	£126,570	-£577,336	-£896,507	-£1,193,283	-£3,102,268
40% affordable housing (80:20)	-£71,166	-£198,911	-£273,042	-£974,172	-£1,300,537	-£1,607,389	-£3,601,467
100% affordable housing (80:20)	-£3,865,835	-£3,937,117	-£4,018,389	-£4,036,512	-£4,390,863	-£4,715,955	-£6,666,503

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,574,394	£3,405,880	£3,332,563	£2,169,352	£1,851,701	£1,559,374	-£261,188
10% affordable housing (80:20)	£2,962,294	£2,804,308	£2,730,992	£1,683,229	£1,365,578	£1,070,961	-£763,085
20% affordable housing (80:20)	£2,350,194	£2,202,735	£2,129,419	£1,197,106	£877,601	£582,445	-£1,270,220
30% affordable housing (80:20)	£1,738,095	£1,601,163	£1,527,045	£710,798	£389,188	£87,881	-£1,803,037
40% affordable housing (50:50)	£1,529,791	£1,396,443	£1,323,127	£619,221	£300,050	£3,274	-£1,905,712
40% affordable housing (80:20)	£1,125,391	£997,645	£923,515	£222,385	-£103,980	-£410,832	-£2,404,910
100% affordable housing (80:20)	-£2,669,279	-£2,740,560	-£2,821,832	-£2,839,956	-£3,194,306	-£3,519,398	-£5,469,947

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 7

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,578,351	£5,401,060	£5,328,450	£4,156,997	£3,842,153	£3,550,731	£1,755,714
10% affordable housing (80:20)	£4,917,306	£4,751,103	£4,677,787	£3,623,699	£3,307,224	£3,015,803	£1,204,453
20% affordable housing (80:20)	£4,256,094	£4,100,213	£4,026,897	£3,089,947	£2,772,297	£2,479,776	£652,286
30% affordable housing (80:20)	£3,593,814	£3,449,324	£3,376,008	£2,555,020	£2,237,197	£1,942,143	£93,458
40% affordable housing (50:50)	£3,386,471	£3,246,878	£3,173,967	£2,464,932	£2,148,470	£1,856,100	£14,684
40% affordable housing (80:20)	£2,931,533	£2,798,434	£2,725,118	£2,020,091	£1,699,564	£1,400,113	-£514,837
100% affordable housing (80:20)	-£1,155,251	-£1,228,214	-£1,309,486	-£1,327,609	-£1,681,960	-£2,007,051	-£3,957,600

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,570,591	£4,393,300	£4,320,690	£3,149,237	£2,834,393	£2,542,971	£747,954
10% affordable housing (80:20)	£3,909,546	£3,743,343	£3,670,027	£2,615,939	£2,299,464	£2,008,043	£196,693
20% affordable housing (80:20)	£3,248,334	£3,092,453	£3,019,137	£2,082,187	£1,764,537	£1,472,016	-£355,474
30% affordable housing (80:20)	£2,586,054	£2,441,564	£2,368,248	£1,547,260	£1,229,437	£934,383	-£914,302
40% affordable housing (50:50)	£2,378,711	£2,239,118	£2,166,207	£1,457,172	£1,140,710	£848,340	-£993,076
40% affordable housing (80:20)	£1,923,773	£1,790,674	£1,717,358	£1,012,331	£691,804	£392,353	-£1,522,597
100% affordable housing (80:20)	-£2,163,011	-£2,235,974	-£2,317,246	-£2,335,369	-£2,689,720	-£3,014,811	-£4,965,360

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,105,556	£928,265	£855,655	-£315,798	-£630,642	-£922,064	-£2,717,081
10% affordable housing (80:20)	£444,511	£278,308	£204,992	-£849,096	-£1,165,571	-£1,456,992	-£3,268,342
20% affordable housing (80:20)	-£216,701	-£372,582	-£445,898	-£1,382,848	-£1,700,498	-£1,993,019	-£3,820,509
30% affordable housing (80:20)	-£878,981	-£1,023,471	-£1,096,787	-£1,917,775	-£2,235,598	-£2,530,652	-£4,379,337
40% affordable housing (50:50)	-£1,086,324	-£1,225,917	-£1,298,828	-£2,007,863	-£2,324,325	-£2,616,695	-£4,458,111
40% affordable housing (80:20)	-£1,541,262	-£1,674,361	-£1,747,677	-£2,452,704	-£2,773,231	-£3,072,682	-£4,987,632
100% affordable housing (80:20)	-£5,628,046	-£5,701,009	-£5,782,281	-£5,800,404	-£6,154,755	-£6,479,846	-£8,430,395

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,965,515	£2,788,224	£2,715,614	£1,544,161	£1,229,317	£937,895	-£857,122
10% affordable housing (80:20)	£2,304,470	£2,138,267	£2,064,951	£1,010,863	£694,388	£402,967	-£1,408,383
20% affordable housing (80:20)	£1,643,258	£1,487,377	£1,414,061	£477,111	£159,461	-£133,060	-£1,960,550
30% affordable housing (80:20)	£980,978	£836,488	£763,172	-£57,816	-£375,639	-£670,693	-£2,519,378
40% affordable housing (50:50)	£773,635	£634,042	£561,131	-£147,904	-£464,366	-£756,736	-£2,598,152
40% affordable housing (80:20)	£318,697	£185,598	£112,282	-£592,745	-£913,272	-£1,212,723	-£3,127,673
100% affordable housing (80:20)	-£3,768,087	-£3,841,050	-£3,922,322	-£3,940,445	-£4,294,796	-£4,619,887	-£6,570,436

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,162,072	£3,984,781	£3,912,171	£2,740,718	£2,425,874	£2,134,451	£339,435
10% affordable housing (80:20)	£3,501,027	£3,334,823	£3,261,507	£2,207,419	£1,890,945	£1,599,524	-£211,826
20% affordable housing (80:20)	£2,839,815	£2,683,934	£2,610,618	£1,673,668	£1,356,018	£1,063,497	-£763,994
30% affordable housing (80:20)	£2,177,534	£2,033,044	£1,959,728	£1,138,740	£820,918	£525,864	-£1,322,821
40% affordable housing (50:50)	£1,970,192	£1,830,599	£1,757,688	£1,048,653	£732,191	£439,821	-£1,401,595
40% affordable housing (80:20)	£1,515,254	£1,382,155	£1,308,839	£603,812	£283,285	-£16,167	-£1,931,117
100% affordable housing (80:20)	-£2,571,531	-£2,644,493	-£2,725,765	-£2,743,888	-£3,098,239	-£3,423,331	-£5,373,879

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 8

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,164,789	£5,977,411	£5,904,803	£4,726,858	£4,412,697	£4,124,477	£2,354,025
10% affordable housing (80:20)	£5,453,833	£5,278,684	£5,206,074	£4,145,090	£3,830,930	£3,541,170	£1,754,133
20% affordable housing (80:20)	£4,742,877	£4,579,955	£4,507,346	£3,563,323	£3,248,858	£2,957,436	£1,151,930
30% affordable housing (80:20)	£4,031,921	£3,881,206	£3,807,890	£2,981,555	£2,665,124	£2,373,702	£547,992
40% affordable housing (50:50)	£3,825,663	£3,678,516	£3,605,907	£2,892,021	£2,577,860	£2,287,670	£473,137
40% affordable housing (80:20)	£3,320,793	£3,180,999	£3,107,683	£2,399,041	£2,081,390	£1,787,020	-£63,551
100% affordable housing (80:20)	-£1,057,502	-£1,132,145	-£1,213,418	-£1,231,542	-£1,585,892	-£1,910,984	-£3,861,533

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,157,029	£4,969,651	£4,897,043	£3,719,098	£3,404,937	£3,116,717	£1,346,265
10% affordable housing (80:20)	£4,446,073	£4,270,924	£4,198,314	£3,137,330	£2,823,170	£2,533,410	£746,373
20% affordable housing (80:20)	£3,735,117	£3,572,195	£3,499,586	£2,555,563	£2,241,098	£1,949,676	£144,170
30% affordable housing (80:20)	£3,024,161	£2,873,446	£2,800,130	£1,973,795	£1,657,364	£1,365,942	-£459,768
40% affordable housing (50:50)	£2,817,903	£2,670,756	£2,598,147	£1,884,261	£1,570,100	£1,279,910	-£534,623
40% affordable housing (80:20)	£2,313,033	£2,173,239	£2,099,923	£1,391,281	£1,073,630	£779,260	-£1,071,311
100% affordable housing (80:20)	-£2,065,262	-£2,139,905	-£2,221,178	-£2,239,302	-£2,593,652	-£2,918,744	-£4,869,293

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,691,994	£1,504,616	£1,432,008	£254,063	-£60,098	-£348,318	-£2,118,770
10% affordable housing (80:20)	£981,038	£805,889	£733,279	-£327,705	-£641,865	-£931,625	-£2,718,662
20% affordable housing (80:20)	£270,082	£107,160	£34,551	-£909,472	-£1,223,937	-£1,515,359	-£3,320,865
30% affordable housing (80:20)	-£440,874	-£591,589	-£664,905	-£1,491,240	-£1,807,671	-£2,099,093	-£3,924,803
40% affordable housing (50:50)	-£647,132	-£794,279	-£866,888	-£1,580,774	-£1,894,935	-£2,185,125	-£3,999,657
40% affordable housing (80:20)	-£1,152,002	-£1,291,796	-£1,365,112	-£2,073,754	-£2,391,404	-£2,685,775	-£4,536,346
100% affordable housing (80:20)	-£5,530,297	-£5,604,940	-£5,686,213	-£5,704,337	-£6,058,687	-£6,383,779	-£8,334,328

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,551,953	£3,364,575	£3,291,967	£2,114,022	£1,799,861	£1,511,641	-£258,811
10% affordable housing (80:20)	£2,840,997	£2,665,848	£2,593,238	£1,532,254	£1,218,094	£928,334	-£858,703
20% affordable housing (80:20)	£2,130,041	£1,967,119	£1,894,510	£950,487	£636,022	£344,600	-£1,460,906
30% affordable housing (80:20)	£1,419,085	£1,268,370	£1,195,054	£368,719	£52,288	-£239,134	-£2,064,844
40% affordable housing (50:50)	£1,212,827	£1,065,680	£993,071	£279,184	-£34,976	-£325,166	-£2,139,699
40% affordable housing (80:20)	£707,957	£568,163	£494,847	-£213,795	-£531,446	-£825,816	-£2,676,387
100% affordable housing (80:20)	-£3,670,338	-£3,744,982	-£3,826,254	-£3,844,378	-£4,198,728	-£4,523,820	-£6,474,369

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,748,510	£4,561,132	£4,488,523	£3,310,578	£2,996,418	£2,708,198	£937,746
10% affordable housing (80:20)	£4,037,553	£3,862,404	£3,789,795	£2,728,811	£2,414,650	£2,124,891	£337,854
20% affordable housing (80:20)	£3,326,598	£3,163,676	£3,091,067	£2,147,044	£1,832,579	£1,541,157	-£264,350
30% affordable housing (80:20)	£2,615,642	£2,464,927	£2,391,611	£1,565,276	£1,248,845	£957,423	-£868,287
40% affordable housing (50:50)	£2,409,384	£2,262,237	£2,189,627	£1,475,741	£1,161,581	£871,391	-£943,142
40% affordable housing (80:20)	£1,904,514	£1,764,720	£1,691,404	£982,762	£665,111	£370,741	-£1,479,830
100% affordable housing (80:20)	-£2,473,782	-£2,548,425	-£2,629,698	-£2,647,821	-£3,002,172	-£3,327,263	-£5,277,812

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 1

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	£10,000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,780,510	-£5,054,033	-£5,289,779	-£6,401,325	-£7,428,028	-£8,369,954	-£14,021,514
10% affordable housing (80:20)	-£5,156,115	-£5,429,637	-£5,665,385	-£6,670,034	-£7,696,737	-£8,638,664	-£14,290,224
20% affordable housing (80:20)	-£5,531,720	-£5,805,243	-£6,040,989	-£6,938,745	-£7,965,447	-£8,907,374	-£14,558,933
30% affordable housing (80:20)	-£5,907,324	-£6,180,847	-£6,416,594	-£7,207,454	-£8,234,157	-£9,176,084	-£14,827,643
40% affordable housing (50:50)	-£6,344,427	-£6,617,949	-£6,853,696	-£7,537,592	-£8,564,296	-£9,506,222	-£15,157,781
40% affordable housing (80:20)	-£6,282,930	-£6,556,452	-£6,792,199	-£7,476,164	-£8,502,867	-£9,444,793	-£15,096,353
100% affordable housing (80:20)	-£8,672,172	-£8,950,039	-£9,189,531	-£9,243,203	-£10,287,391	-£11,245,359	-£16,993,167

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£7,803,790	-£8,077,313	-£8,313,059	-£9,424,605	-£10,451,308	-£11,393,234	-£17,044,794
10% affordable housing (80:20)	-£8,179,395	-£8,452,917	-£8,688,665	-£9,693,314	-£10,720,017	-£11,661,944	-£17,313,504
20% affordable housing (80:20)	-£8,555,000	-£8,828,523	-£9,064,269	-£9,962,025	-£10,988,727	-£11,930,654	-£17,582,213
30% affordable housing (80:20)	-£8,930,604	-£9,204,127	-£9,439,874	-£10,230,734	-£11,257,437	-£12,199,364	-£17,850,923
40% affordable housing (50:50)	-£9,367,707	-£9,641,229	-£9,876,976	-£10,560,872	-£11,587,576	-£12,529,502	-£18,181,061
40% affordable housing (80:20)	-£9,306,210	-£9,579,732	-£9,815,479	-£10,499,444	-£11,526,147	-£12,468,073	-£18,119,633
100% affordable housing (80:20)	-£11,695,452	-£11,973,319	-£12,212,811	-£12,266,483	-£13,310,671	-£14,268,639	-£20,016,447

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£18,198,895	-£18,472,418	-£18,708,164	-£19,819,710	-£20,846,413	-£21,788,339	-£27,439,899
10% affordable housing (80:20)	-£18,574,500	-£18,848,022	-£19,083,769	-£20,088,419	-£21,115,122	-£22,057,049	-£27,708,609
20% affordable housing (80:20)	-£18,950,105	-£19,223,628	-£19,459,374	-£20,357,130	-£21,383,832	-£22,325,759	-£27,977,318
30% affordable housing (80:20)	-£19,325,709	-£19,599,232	-£19,834,979	-£20,625,839	-£21,652,542	-£22,594,468	-£28,246,028
40% affordable housing (50:50)	-£19,762,811	-£20,036,334	-£20,272,081	-£20,955,977	-£21,982,680	-£22,924,606	-£28,576,166
40% affordable housing (80:20)	-£19,701,314	-£19,974,837	-£20,210,584	-£20,894,549	-£21,921,252	-£22,863,178	-£28,514,738
100% affordable housing (80:20)	-£22,090,557	-£22,368,424	-£22,607,916	-£22,661,588	-£23,705,776	-£24,663,744	-£30,411,552

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£12,619,019	-£12,892,541	-£13,128,287	-£14,239,833	-£15,266,536	-£16,208,462	-£21,860,022
10% affordable housing (80:20)	-£12,994,623	-£13,268,146	-£13,503,893	-£14,508,542	-£15,535,245	-£16,477,173	-£22,128,732
20% affordable housing (80:20)	-£13,370,228	-£13,643,751	-£13,879,497	-£14,777,253	-£15,803,955	-£16,745,882	-£22,397,441
30% affordable housing (80:20)	-£13,745,832	-£14,019,355	-£14,255,102	-£15,045,962	-£16,072,666	-£17,014,592	-£22,666,151
40% affordable housing (50:50)	-£14,182,935	-£14,456,457	-£14,692,204	-£15,376,100	-£16,402,804	-£17,344,730	-£22,996,289
40% affordable housing (80:20)	-£14,121,438	-£14,394,960	-£14,630,707	-£15,314,672	-£16,341,375	-£17,283,301	-£22,934,861
100% affordable housing (80:20)	-£16,510,680	-£16,788,547	-£17,028,039	-£17,081,711	-£18,125,899	-£19,083,867	-£24,831,675

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,029,348	-£9,302,871	-£9,538,617	-£10,650,163	-£11,676,866	-£12,618,792	-£18,270,352
10% affordable housing (80:20)	-£9,404,953	-£9,678,475	-£9,914,222	-£10,918,872	-£11,945,575	-£12,887,502	-£18,539,061
20% affordable housing (80:20)	-£9,780,558	-£10,054,081	-£10,289,827	-£11,187,583	-£12,214,285	-£13,156,212	-£18,807,771
30% affordable housing (80:20)	-£10,156,162	-£10,429,685	-£10,665,432	-£11,456,292	-£12,482,995	-£13,424,921	-£19,076,481
40% affordable housing (50:50)	-£10,593,264	-£10,866,787	-£11,102,534	-£11,786,430	-£12,813,133	-£13,755,059	-£19,406,619
40% affordable housing (80:20)	-£10,531,767	-£10,805,290	-£11,041,037	-£11,725,002	-£12,751,705	-£13,693,631	-£19,345,191
100% affordable housing (80:20)	-£12,921,010	-£13,198,877	-£13,438,369	-£13,492,041	-£14,536,229	-£15,494,197	-£21,242,005

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 2

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	10000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,438,429	-£1,711,951	-£1,947,698	-£3,063,004	-£4,089,707	-£5,031,634	-£10,683,193
10% affordable housing (80:20)	-£2,092,510	-£2,366,033	-£2,601,780	-£3,609,877	-£4,636,580	-£5,578,506	-£11,230,065
20% affordable housing (80:20)	-£2,746,590	-£3,020,113	-£3,255,860	-£4,156,749	-£5,183,452	-£6,125,379	-£11,776,938
30% affordable housing (80:20)	-£3,400,671	-£3,674,194	-£3,909,941	-£4,703,622	-£5,730,324	-£6,672,251	-£12,323,810
40% affordable housing (50:50)	-£3,781,856	-£4,055,379	-£4,291,126	-£4,977,905	-£6,004,608	-£6,946,534	-£12,598,094
40% affordable housing (80:20)	-£4,054,752	-£4,328,274	-£4,564,021	-£5,250,493	-£6,277,197	-£7,219,123	-£12,870,683
100% affordable housing (80:20)	-£8,105,996	-£8,383,863	-£8,623,355	-£8,677,027	-£9,721,215	-£10,679,183	-£16,426,991

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,461,709	-£4,735,231	-£4,970,978	-£6,086,284	-£7,112,987	-£8,054,914	-£13,706,473
10% affordable housing (80:20)	-£5,115,790	-£5,389,313	-£5,625,060	-£6,633,157	-£7,659,860	-£8,601,786	-£14,253,345
20% affordable housing (80:20)	-£5,769,870	-£6,043,393	-£6,279,140	-£7,180,029	-£8,206,732	-£9,148,659	-£14,800,218
30% affordable housing (80:20)	-£6,423,951	-£6,697,474	-£6,933,221	-£7,726,902	-£8,753,604	-£9,695,531	-£15,347,090
40% affordable housing (50:50)	-£6,805,136	-£7,078,659	-£7,314,406	-£8,001,185	-£9,027,888	-£9,969,814	-£15,621,374
40% affordable housing (80:20)	-£7,078,032	-£7,351,554	-£7,587,301	-£8,273,773	-£9,300,477	-£10,242,403	-£15,893,963
100% affordable housing (80:20)	-£11,129,276	-£11,407,143	-£11,646,635	-£11,700,307	-£12,744,495	-£13,702,463	-£19,450,271

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£14,856,813	-£15,130,336	-£15,366,083	-£16,481,389	-£17,508,092	-£18,450,019	-£24,101,578
10% affordable housing (80:20)	-£15,510,895	-£15,784,417	-£16,020,165	-£17,028,262	-£18,054,965	-£18,996,891	-£24,648,450
20% affordable housing (80:20)	-£16,164,975	-£16,438,498	-£16,674,245	-£17,575,133	-£18,601,837	-£19,543,764	-£25,195,323
30% affordable housing (80:20)	-£16,819,056	-£17,092,579	-£17,328,326	-£18,122,006	-£19,148,709	-£20,090,636	-£25,742,195
40% affordable housing (50:50)	-£17,200,241	-£17,473,764	-£17,709,511	-£18,396,290	-£19,422,993	-£20,364,919	-£26,016,478
40% affordable housing (80:20)	-£17,473,137	-£17,746,659	-£17,982,406	-£18,668,878	-£19,695,581	-£20,637,507	-£26,289,068
100% affordable housing (80:20)	-£21,524,381	-£21,802,248	-£22,041,740	-£22,095,412	-£23,139,600	-£24,097,568	-£29,845,376

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,276,937	-£9,550,459	-£9,786,206	-£10,901,512	-£11,928,215	-£12,870,142	-£18,521,701
10% affordable housing (80:20)	-£9,931,018	-£10,204,541	-£10,440,288	-£11,448,385	-£12,475,088	-£13,417,014	-£19,068,573
20% affordable housing (80:20)	-£10,585,098	-£10,858,621	-£11,094,368	-£11,995,257	-£13,021,960	-£13,963,887	-£19,615,446
30% affordable housing (80:20)	-£11,239,180	-£11,512,702	-£11,748,449	-£12,542,130	-£13,568,832	-£14,510,759	-£20,162,318
40% affordable housing (50:50)	-£11,620,365	-£11,893,887	-£12,129,634	-£12,816,413	-£13,843,116	-£14,785,042	-£20,436,602
40% affordable housing (80:20)	-£11,893,260	-£12,166,782	-£12,402,530	-£13,089,001	-£14,115,705	-£15,057,631	-£20,709,191
100% affordable housing (80:20)	-£15,944,504	-£16,222,372	-£16,461,863	-£16,515,535	-£17,559,723	-£18,517,691	-£24,265,499

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£5,687,266	-£5,960,789	-£6,196,536	-£7,311,842	-£8,338,545	-£9,280,472	-£14,932,031
10% affordable housing (80:20)	-£6,341,348	-£6,614,870	-£6,850,617	-£7,858,715	-£8,885,418	-£9,827,344	-£15,478,903
20% affordable housing (80:20)	-£6,995,428	-£7,268,951	-£7,504,698	-£8,405,586	-£9,432,290	-£10,374,217	-£16,025,776
30% affordable housing (80:20)	-£7,649,509	-£7,923,032	-£8,158,779	-£8,952,459	-£9,979,161	-£10,921,088	-£16,572,648
40% affordable housing (50:50)	-£8,030,694	-£8,304,217	-£8,539,964	-£9,226,743	-£10,253,446	-£11,195,372	-£16,846,931
40% affordable housing (80:20)	-£8,303,590	-£8,577,112	-£8,812,859	-£9,499,331	-£10,526,034	-£11,467,960	-£17,119,521
100% affordable housing (80:20)	-£12,354,834	-£12,632,701	-£12,872,193	-£12,925,865	-£13,970,053	-£14,928,021	-£20,675,829

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 3

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	10000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,859,316	£1,594,526	£1,366,305	£262,248	-£751,386	-£1,693,313	-£7,344,872
10% affordable housing (80:20)	£954,887	£686,348	£454,394	-£549,718	-£1,576,421	-£2,518,347	-£8,169,908
20% affordable housing (80:20)	£37,918	-£234,984	-£470,731	-£1,374,753	-£2,401,457	-£3,343,383	-£8,994,942
30% affordable housing (80:20)	-£894,018	-£1,167,540	-£1,403,287	-£2,199,789	-£3,226,491	-£4,168,418	-£9,819,977
40% affordable housing (50:50)	-£1,219,285	-£1,492,808	-£1,728,555	-£2,418,218	-£3,444,920	-£4,386,847	-£10,038,406
40% affordable housing (80:20)	-£1,826,575	-£2,100,097	-£2,335,844	-£3,024,823	-£4,051,526	-£4,993,453	-£10,645,012
100% affordable housing (80:20)	-£7,539,820	-£7,817,688	-£8,057,179	-£8,110,851	-£9,155,039	-£10,113,007	-£15,860,815

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,163,964	-£1,428,754	-£1,656,975	-£2,761,032	-£3,774,666	-£4,716,593	-£10,368,152
10% affordable housing (80:20)	-£2,068,393	-£2,336,932	-£2,568,886	-£3,572,998	-£4,599,701	-£5,541,627	-£11,193,188
20% affordable housing (80:20)	-£2,985,362	-£3,258,264	-£3,494,011	-£4,398,033	-£5,424,737	-£6,366,663	-£12,018,222
30% affordable housing (80:20)	-£3,917,298	-£4,190,820	-£4,426,567	-£5,223,069	-£6,249,771	-£7,191,698	-£12,843,257
40% affordable housing (50:50)	-£4,242,565	-£4,516,088	-£4,751,835	-£5,441,498	-£6,468,200	-£7,410,127	-£13,061,686
40% affordable housing (80:20)	-£4,849,855	-£5,123,377	-£5,359,124	-£6,048,103	-£7,074,806	-£8,016,733	-£13,668,292
100% affordable housing (80:20)	-£10,563,100	-£10,840,968	-£11,080,459	-£11,134,131	-£12,178,319	-£13,136,287	-£18,884,095

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£11,559,068	-£11,823,859	-£12,052,080	-£13,156,137	-£14,169,771	-£15,111,698	-£20,763,257
10% affordable housing (80:20)	-£12,463,498	-£12,732,037	-£12,963,991	-£13,968,103	-£14,994,806	-£15,936,732	-£21,588,292
20% affordable housing (80:20)	-£13,380,466	-£13,653,369	-£13,889,116	-£14,793,138	-£15,819,841	-£16,761,767	-£22,413,327
30% affordable housing (80:20)	-£14,312,402	-£14,585,925	-£14,821,672	-£15,618,174	-£16,644,876	-£17,586,803	-£23,238,362
40% affordable housing (50:50)	-£14,637,670	-£14,911,193	-£15,146,940	-£15,836,603	-£16,863,305	-£17,805,232	-£23,456,791
40% affordable housing (80:20)	-£15,244,960	-£15,518,482	-£15,754,228	-£16,443,208	-£17,469,911	-£18,411,838	-£24,063,397
100% affordable housing (80:20)	-£20,958,205	-£21,236,073	-£21,475,564	-£21,529,236	-£22,573,424	-£23,531,392	-£29,279,200

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£5,979,192	-£6,243,982	-£6,472,203	-£7,576,260	-£8,589,894	-£9,531,821	-£15,183,380
10% affordable housing (80:20)	-£6,883,621	-£7,152,160	-£7,384,114	-£8,388,226	-£9,414,929	-£10,356,855	-£16,008,416
20% affordable housing (80:20)	-£7,800,590	-£8,073,492	-£8,309,239	-£9,213,261	-£10,239,965	-£11,181,891	-£16,833,450
30% affordable housing (80:20)	-£8,732,526	-£9,006,048	-£9,241,795	-£10,038,297	-£11,064,999	-£12,006,926	-£17,658,485
40% affordable housing (50:50)	-£9,057,793	-£9,331,316	-£9,567,063	-£10,256,726	-£11,283,428	-£12,225,355	-£17,876,914
40% affordable housing (80:20)	-£9,665,083	-£9,938,606	-£10,174,352	-£10,863,331	-£11,890,034	-£12,831,961	-£18,483,520
100% affordable housing (80:20)	-£15,378,328	-£15,656,196	-£15,895,688	-£15,949,359	-£16,993,547	-£17,951,515	-£23,699,323

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£2,389,521	-£2,654,312	-£2,882,533	-£3,986,590	-£5,000,224	-£5,942,151	-£11,593,710
10% affordable housing (80:20)	-£3,293,951	-£3,562,490	-£3,794,444	-£4,798,556	-£5,825,259	-£6,767,185	-£12,418,745
20% affordable housing (80:20)	-£4,210,919	-£4,483,822	-£4,719,569	-£5,623,591	-£6,650,294	-£7,592,220	-£13,243,780
30% affordable housing (80:20)	-£5,142,855	-£5,416,378	-£5,652,125	-£6,448,626	-£7,475,329	-£8,417,256	-£14,068,815
40% affordable housing (50:50)	-£5,468,123	-£5,741,646	-£5,977,393	-£6,667,056	-£7,693,758	-£8,635,685	-£14,287,244
40% affordable housing (80:20)	-£6,075,413	-£6,348,935	-£6,584,681	-£7,273,661	-£8,300,364	-£9,242,291	-£14,893,850
100% affordable housing (80:20)	-£11,788,658	-£12,066,525	-£12,306,017	-£12,359,689	-£13,403,877	-£14,361,845	-£20,109,653

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 4

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	10000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,015,814	£4,763,602	£4,546,222	£2,416,781	£1,450,778	£553,200	-£5,071,276
10% affordable housing (80:20)	£3,878,258	£3,621,921	£3,400,986	£1,479,244	£501,006	-£417,568	-£6,068,001
20% affordable housing (80:20)	£2,732,532	£2,472,376	£2,247,828	£529,779	-£471,240	-£1,413,167	-£7,064,726
30% affordable housing (80:20)	£1,573,870	£1,309,079	£1,080,859	-£441,263	-£1,467,966	-£2,409,892	-£8,061,451
40% affordable housing (50:50)	£1,311,302	£1,046,511	£818,291	-£497,365	-£1,524,067	-£2,465,994	-£8,117,554
40% affordable housing (80:20)	£395,141	£126,019	-£107,667	-£1,437,987	-£2,464,690	-£3,406,617	-£9,058,176
100% affordable housing (80:20)	-£6,973,644	-£7,251,512	-£7,491,004	-£7,544,676	-£8,588,863	-£9,546,832	-£15,294,639

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,992,534	£1,740,322	£1,522,942	-£606,499	-£1,572,502	-£2,470,080	-£8,094,556
10% affordable housing (80:20)	£854,978	£598,641	£377,706	-£1,544,036	-£2,522,274	-£3,440,848	-£9,091,281
20% affordable housing (80:20)	-£290,748	-£550,904	-£775,452	-£2,493,501	-£3,494,520	-£4,436,447	-£10,088,006
30% affordable housing (80:20)	-£1,449,410	-£1,714,201	-£1,942,421	-£3,464,543	-£4,491,246	-£5,433,172	-£11,084,731
40% affordable housing (50:50)	-£1,711,978	-£1,976,769	-£2,204,989	-£3,520,645	-£4,547,347	-£5,489,274	-£11,140,834
40% affordable housing (80:20)	-£2,628,139	-£2,897,261	-£3,130,947	-£4,461,267	-£5,487,970	-£6,429,897	-£12,081,456
100% affordable housing (80:20)	-£9,996,924	-£10,274,792	-£10,514,284	-£10,567,956	-£11,612,143	-£12,570,112	-£18,317,919

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£8,402,571	-£8,654,783	-£8,872,163	-£11,001,604	-£11,967,606	-£12,865,185	-£18,489,661
10% affordable housing (80:20)	-£9,540,127	-£9,796,463	-£10,017,398	-£11,939,141	-£12,917,379	-£13,835,953	-£19,486,386
20% affordable housing (80:20)	-£10,685,853	-£10,946,009	-£11,170,557	-£12,888,606	-£13,889,625	-£14,831,552	-£20,483,111
30% affordable housing (80:20)	-£11,844,515	-£12,109,306	-£12,337,526	-£13,859,647	-£14,886,351	-£15,828,277	-£21,479,836
40% affordable housing (50:50)	-£12,107,083	-£12,371,874	-£12,600,094	-£13,915,750	-£14,942,452	-£15,884,379	-£21,535,939
40% affordable housing (80:20)	-£13,023,244	-£13,292,365	-£13,526,052	-£14,856,372	-£15,883,075	-£16,825,002	-£22,476,561
100% affordable housing (80:20)	-£20,392,029	-£20,669,897	-£20,909,389	-£20,963,060	-£22,007,248	-£22,965,216	-£28,713,024

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£2,822,694	-£3,074,906	-£3,292,286	-£5,421,727	-£6,387,730	-£7,285,308	-£12,909,784
10% affordable housing (80:20)	-£3,960,250	-£4,216,587	-£4,437,522	-£6,359,264	-£7,337,502	-£8,256,077	-£13,906,509
20% affordable housing (80:20)	-£5,105,977	-£5,366,132	-£5,590,680	-£7,308,729	-£8,309,748	-£9,251,675	-£14,903,235
30% affordable housing (80:20)	-£6,264,638	-£6,529,429	-£6,757,649	-£8,279,771	-£9,306,474	-£10,248,400	-£15,899,959
40% affordable housing (50:50)	-£6,527,206	-£6,791,997	-£7,020,217	-£8,335,873	-£9,362,575	-£10,304,503	-£15,956,062
40% affordable housing (80:20)	-£7,443,367	-£7,712,489	-£7,946,175	-£9,276,495	-£10,303,198	-£11,245,125	-£16,896,685
100% affordable housing (80:20)	-£14,812,153	-£15,090,020	-£15,329,512	-£15,383,184	-£16,427,371	-£17,385,340	-£23,133,148

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£766,976	£514,764	£297,384	-£1,832,057	-£2,798,059	-£3,695,638	-£9,320,114
10% affordable housing (80:20)	-£370,579	-£626,916	-£847,851	-£2,769,594	-£3,747,831	-£4,666,406	-£10,316,839
20% affordable housing (80:20)	-£1,516,306	-£1,776,462	-£2,001,010	-£3,719,059	-£4,720,078	-£5,662,005	-£11,313,564
30% affordable housing (80:20)	-£2,674,968	-£2,939,759	-£3,167,979	-£4,690,100	-£5,716,804	-£6,658,730	-£12,310,289
40% affordable housing (50:50)	-£2,937,536	-£3,202,326	-£3,430,547	-£4,746,203	-£5,772,905	-£6,714,832	-£12,366,391
40% affordable housing (80:20)	-£3,853,697	-£4,122,818	-£4,356,504	-£5,686,825	-£6,713,528	-£7,655,455	-£13,307,014
100% affordable housing (80:20)	-£11,222,482	-£11,500,350	-£11,739,841	-£11,793,513	-£12,837,701	-£13,795,669	-£19,543,477

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 5

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	10000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,554,695	£6,306,542	£6,092,660	£3,967,062	£3,020,351	£2,138,665	-£3,402,116
10% affordable housing (80:20)	£5,301,375	£5,049,163	£4,831,784	£2,911,985	£1,953,911	£1,062,292	-£4,537,922
20% affordable housing (80:20)	£4,037,577	£3,785,365	£3,564,437	£1,848,607	£877,449	-£28,771	-£5,673,728
30% affordable housing (80:20)	£2,764,978	£2,508,641	£2,284,499	£773,356	-£218,661	-£1,157,975	-£6,809,535
40% affordable housing (50:50)	£2,527,456	£2,271,119	£2,048,894	£746,346	-£245,513	-£1,186,150	-£6,837,710
40% affordable housing (80:20)	£1,477,768	£1,213,933	£985,713	-£325,152	-£1,351,855	-£2,293,782	-£7,945,341
100% affordable housing (80:20)	-£6,690,557	-£6,968,424	-£7,207,916	-£7,261,588	-£8,305,776	-£9,263,744	-£15,011,552

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,531,415	£3,283,262	£3,069,380	£943,782	-£2,929	-£884,615	-£6,425,396
10% affordable housing (80:20)	£2,278,095	£2,025,883	£1,808,504	-£111,295	-£1,069,369	-£1,960,988	-£7,561,202
20% affordable housing (80:20)	£1,014,297	£762,085	£541,157	-£1,174,673	-£2,145,831	-£3,052,051	-£8,697,008
30% affordable housing (80:20)	-£258,302	-£514,639	-£738,781	-£2,249,924	-£3,241,941	-£4,181,255	-£9,832,815
40% affordable housing (50:50)	-£495,824	-£752,161	-£974,386	-£2,276,934	-£3,268,793	-£4,209,430	-£9,860,990
40% affordable housing (80:20)	-£1,545,512	-£1,809,347	-£2,037,567	-£3,348,432	-£4,375,135	-£5,317,062	-£10,968,621
100% affordable housing (80:20)	-£9,713,837	-£9,991,704	-£10,231,196	-£10,284,868	-£11,329,056	-£12,287,024	-£18,034,832

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£6,863,690	-£7,111,843	-£7,325,724	-£9,451,323	-£10,398,034	-£11,279,720	-£16,820,501
10% affordable housing (80:20)	-£8,117,010	-£8,369,222	-£8,586,600	-£10,506,400	-£11,464,474	-£12,356,093	-£17,956,307
20% affordable housing (80:20)	-£9,380,808	-£9,633,020	-£9,853,947	-£11,569,778	-£12,540,936	-£13,447,156	-£19,092,113
30% affordable housing (80:20)	-£10,653,406	-£10,909,743	-£11,133,886	-£12,645,029	-£13,637,046	-£14,576,360	-£20,227,919
40% affordable housing (50:50)	-£10,890,929	-£11,147,266	-£11,369,491	-£12,672,039	-£13,663,898	-£14,604,535	-£20,256,094
40% affordable housing (80:20)	-£11,940,617	-£12,204,452	-£12,432,672	-£13,743,537	-£14,770,240	-£15,712,166	-£21,363,726
100% affordable housing (80:20)	-£20,108,941	-£20,386,809	-£20,626,301	-£20,679,972	-£21,724,160	-£22,682,129	-£28,429,936

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,283,813	-£1,531,966	-£1,745,848	-£3,871,447	-£4,818,157	-£5,699,843	-£11,240,624
10% affordable housing (80:20)	-£2,537,133	-£2,789,345	-£3,006,724	-£4,926,523	-£5,884,597	-£6,776,216	-£12,376,430
20% affordable housing (80:20)	-£3,800,931	-£4,053,143	-£4,274,071	-£5,989,901	-£6,961,060	-£7,867,279	-£13,512,236
30% affordable housing (80:20)	-£5,073,530	-£5,329,867	-£5,554,009	-£7,065,152	-£8,057,169	-£8,996,483	-£14,648,043
40% affordable housing (50:50)	-£5,311,052	-£5,567,389	-£5,789,614	-£7,092,162	-£8,084,021	-£9,024,658	-£14,676,218
40% affordable housing (80:20)	-£6,360,740	-£6,624,575	-£6,852,795	-£8,163,660	-£9,190,364	-£10,132,290	-£15,783,849
100% affordable housing (80:20)	-£14,529,065	-£14,806,932	-£15,046,424	-£15,100,096	-£16,144,284	-£17,102,252	-£22,850,060

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH3, LH, CIL+S106,	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£1,052,537	£800,325	£582,947	-£1,336,853	-£2,294,927	-£3,186,546	-£8,786,760
20% affordable housing (80:20)	-£211,261	-£463,473	-£684,400	-£2,400,231	-£3,371,389	-£4,277,609	-£9,922,566
30% affordable housing (80:20)	-£1,483,859	-£1,740,196	-£1,964,339	-£3,475,482	-£4,467,499	-£5,406,813	-£11,058,372
40% affordable housing (50:50)	-£1,721,382	-£1,977,719	-£2,199,944	-£3,502,492	-£4,494,351	-£5,434,988	-£11,086,547
40% affordable housing (80:20)	-£2,771,070	-£3,034,905	-£3,263,125	-£4,573,990	-£5,600,693	-£6,542,619	-£12,194,179
100% affordable housing (80:20)	-£10,939,394	-£11,217,262	-£11,456,754	-£11,510,425	-£12,554,613	-£13,512,581	-£19,260,389

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 6

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	10000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£8,072,763	£7,828,603	£7,618,163	£4,505,515	£3,566,034	£2,695,030	-£2,797,680
10% affordable housing (80:20)	£6,702,468	£6,454,724	£6,240,842	£3,428,766	£2,480,726	£1,597,981	-£3,966,095
20% affordable housing (80:20)	£5,322,305	£5,074,152	£4,858,864	£2,344,788	£1,383,676	£487,760	-£5,134,510
30% affordable housing (80:20)	£3,935,416	£3,683,204	£3,465,824	£1,248,822	£272,298	-£651,367	-£6,302,926
40% affordable housing (50:50)	£3,718,880	£3,466,819	£3,249,439	£1,346,326	£374,390	-£545,142	-£6,196,701
40% affordable housing (80:20)	£2,535,419	£2,279,082	£2,055,405	£136,394	-£877,854	-£1,819,781	-£7,471,341
100% affordable housing (80:20)	-£6,407,469	-£6,685,336	-£6,924,829	-£6,978,500	-£8,022,688	-£8,980,656	-£14,728,464

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,049,483	£4,805,323	£4,594,883	£1,482,235	£542,754	-£328,250	-£5,820,960
10% affordable housing (80:20)	£3,679,188	£3,431,444	£3,217,562	£405,486	-£542,554	-£1,425,299	-£6,989,375
20% affordable housing (80:20)	£2,299,025	£2,050,872	£1,835,584	-£678,492	-£1,639,604	-£2,535,520	-£8,157,790
30% affordable housing (80:20)	£912,136	£659,924	£442,544	-£1,774,458	-£2,750,982	-£3,674,647	-£9,326,206
40% affordable housing (50:50)	£695,600	£443,539	£226,159	-£1,676,954	-£2,648,890	-£3,568,422	-£9,219,981
40% affordable housing (80:20)	-£487,861	-£744,198	-£967,875	-£2,886,886	-£3,901,134	-£4,843,061	-£10,494,621
100% affordable housing (80:20)	-£9,430,749	-£9,708,616	-£9,948,109	-£10,001,780	-£11,045,968	-£12,003,936	-£17,751,744

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£5,345,622	-£5,589,782	-£5,800,222	-£8,912,870	-£9,852,351	-£10,723,355	-£16,216,065
10% affordable housing (80:20)	-£6,715,917	-£6,963,661	-£7,177,543	-£9,989,619	-£10,937,659	-£11,820,404	-£17,384,480
20% affordable housing (80:20)	-£8,096,079	-£8,344,233	-£8,559,521	-£11,073,597	-£12,034,709	-£12,930,625	-£18,552,895
30% affordable housing (80:20)	-£9,482,969	-£9,735,181	-£9,952,561	-£12,169,563	-£13,146,086	-£14,069,751	-£19,721,311
40% affordable housing (50:50)	-£9,699,505	-£9,951,566	-£10,168,946	-£12,072,059	-£13,043,995	-£13,963,527	-£19,615,086
40% affordable housing (80:20)	-£10,882,966	-£11,139,303	-£11,362,980	-£13,281,991	-£14,296,239	-£15,238,166	-£20,889,726
100% affordable housing (80:20)	-£19,825,853	-£20,103,721	-£20,343,214	-£20,396,885	-£21,441,072	-£22,399,041	-£28,146,849

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£234,255	-£9,905	-£220,345	-£3,332,993	-£4,272,474	-£5,143,478	-£10,636,189
10% affordable housing (80:20)	-£1,136,040	-£1,383,785	-£1,597,666	-£4,409,742	-£5,357,782	-£6,240,527	-£11,804,603
20% affordable housing (80:20)	-£2,516,203	-£2,764,356	-£2,979,644	-£5,493,720	-£6,454,832	-£7,350,749	-£12,973,018
30% affordable housing (80:20)	-£3,903,092	-£4,155,304	-£4,372,684	-£6,589,686	-£7,566,210	-£8,489,875	-£14,141,434
40% affordable housing (50:50)	-£4,119,628	-£4,371,689	-£4,589,069	-£6,492,182	-£7,464,118	-£8,383,650	-£14,035,209
40% affordable housing (80:20)	-£5,303,089	-£5,559,426	-£5,783,103	-£7,702,114	-£8,716,362	-£9,658,289	-£15,309,849
100% affordable housing (80:20)	-£14,245,977	-£14,523,844	-£14,763,337	-£14,817,008	-£15,861,196	-£16,819,164	-£22,566,972

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,823,925	£3,579,765	£3,369,325	£256,677	-£682,804	-£1,553,808	-£7,046,518
10% affordable housing (80:20)	£2,453,631	£2,205,886	£1,992,004	-£820,071	-£1,768,112	-£2,650,856	-£8,214,933
20% affordable housing (80:20)	£1,073,468	£825,314	£610,026	-£1,904,050	-£2,865,162	-£3,761,078	-£9,383,348
30% affordable housing (80:20)	-£313,422	-£565,634	-£783,014	-£3,000,015	-£3,976,539	-£4,900,204	-£10,551,764
40% affordable housing (50:50)	-£529,958	-£782,019	-£999,399	-£2,902,512	-£3,874,448	-£4,793,980	-£10,445,539
40% affordable housing (80:20)	-£1,713,419	-£1,969,756	-£2,193,433	-£4,112,444	-£5,126,692	-£6,068,619	-£11,720,178
100% affordable housing (80:20)	-£10,656,306	-£10,934,174	-£11,173,667	-£11,227,338	-£12,271,525	-£13,229,494	-£18,977,301

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 7

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	10000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£9,573,260	£9,333,029	£9,125,975	£6,020,420	£5,096,752	£4,241,656	-£1,128,520
10% affordable housing (80:20)	£8,085,753	£7,841,592	£7,631,153	£4,828,136	£3,896,660	£3,028,927	-£2,436,017
20% affordable housing (80:20)	£6,589,397	£6,345,238	£6,133,837	£3,628,043	£2,684,738	£1,806,562	-£3,743,513
30% affordable housing (80:20)	£5,087,705	£4,839,552	£4,625,670	£2,418,720	£1,461,661	£568,481	-£5,051,009
40% affordable housing (50:50)	£4,885,025	£4,640,795	£4,426,913	£2,535,319	£1,585,085	£696,765	-£4,916,858
40% affordable housing (80:20)	£3,574,773	£3,322,561	£3,105,181	£1,196,210	£219,777	-£706,947	-£6,358,506
100% affordable housing (80:20)	-£6,124,381	-£6,402,248	-£6,641,741	-£6,695,412	-£7,739,600	-£8,697,568	-£14,445,376

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,549,980	£6,309,749	£6,102,695	£2,997,140	£2,073,472	£1,218,376	-£4,151,800
10% affordable housing (80:20)	£5,062,473	£4,818,312	£4,607,873	£1,804,856	£873,380	£5,647	-£5,459,297
20% affordable housing (80:20)	£3,566,117	£3,321,958	£3,110,557	£604,763	-£338,542	-£1,216,718	-£6,766,793
30% affordable housing (80:20)	£2,064,425	£1,816,272	£1,602,390	-£604,560	-£1,561,619	-£2,454,799	-£8,074,289
40% affordable housing (50:50)	£1,861,745	£1,617,515	£1,403,633	-£487,961	-£1,438,195	-£2,326,515	-£7,940,138
40% affordable housing (80:20)	£551,493	£299,281	£81,901	-£1,827,070	-£2,803,503	-£3,730,227	-£9,381,786
100% affordable housing (80:20)	-£9,147,661	-£9,425,528	-£9,665,021	-£9,718,692	-£10,762,880	-£11,720,848	-£17,468,656

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£3,845,125	-£4,085,356	-£4,292,410	-£7,397,965	-£8,321,633	-£9,176,729	-£14,546,905
10% affordable housing (80:20)	-£5,332,632	-£5,576,793	-£5,787,232	-£8,590,249	-£9,521,725	-£10,389,458	-£15,854,401
20% affordable housing (80:20)	-£6,828,988	-£7,073,147	-£7,284,548	-£9,790,341	-£10,733,647	-£11,611,823	-£17,161,898
30% affordable housing (80:20)	-£8,330,680	-£8,578,833	-£8,792,715	-£10,999,665	-£11,956,723	-£12,849,904	-£18,469,394
40% affordable housing (50:50)	-£8,533,360	-£8,777,590	-£8,991,472	-£10,883,066	-£11,833,300	-£12,721,620	-£18,335,243
40% affordable housing (80:20)	-£9,843,612	-£10,095,824	-£10,313,204	-£12,222,175	-£13,198,608	-£14,125,332	-£19,776,891
100% affordable housing (80:20)	-£19,542,766	-£19,820,633	-£20,060,126	-£20,113,797	-£21,157,985	-£22,115,953	-£27,863,761

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,734,752	£1,494,521	£1,287,467	-£1,818,088	-£2,741,756	-£3,596,852	-£8,967,028
10% affordable housing (80:20)	£247,244	£3,084	-£207,356	-£3,010,372	-£3,941,849	-£4,809,581	-£10,274,525
20% affordable housing (80:20)	-£1,249,111	-£1,493,270	-£1,704,671	-£4,210,465	-£5,153,770	-£6,031,946	-£11,582,021
30% affordable housing (80:20)	-£2,750,803	-£2,998,956	-£3,212,838	-£5,419,788	-£6,376,847	-£7,270,027	-£12,889,518
40% affordable housing (50:50)	-£2,953,483	-£3,197,713	-£3,411,595	-£5,303,189	-£6,253,423	-£7,141,743	-£12,755,366
40% affordable housing (80:20)	-£4,263,735	-£4,515,947	-£4,733,327	-£6,642,298	-£7,618,731	-£8,545,455	-£14,197,014
100% affordable housing (80:20)	-£13,962,889	-£14,240,756	-£14,480,249	-£14,533,920	-£15,578,108	-£16,536,076	-£22,283,884

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,324,422	£5,084,191	£4,877,137	£1,771,582	£847,914	-£7,182	-£5,377,358
10% affordable housing (80:20)	£3,836,915	£3,592,754	£3,382,315	£579,298	-£352,178	-£1,219,911	-£6,684,854
20% affordable housing (80:20)	£2,340,559	£2,096,400	£1,884,999	-£620,794	-£1,564,100	-£2,442,276	-£7,992,351
30% affordable housing (80:20)	£838,867	£590,714	£376,833	-£1,830,118	-£2,787,176	-£3,680,357	-£9,299,847
40% affordable housing (50:50)	£636,187	£391,957	£178,076	-£1,713,519	-£2,663,753	-£3,552,073	-£9,165,696
40% affordable housing (80:20)	-£674,065	-£926,277	-£1,143,657	-£3,052,628	-£4,029,061	-£4,955,784	-£10,607,344
100% affordable housing (80:20)	-£10,373,219	-£10,651,086	-£10,890,579	-£10,944,250	-£11,988,438	-£12,946,406	-£18,694,214

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 8

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	10000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£11,059,357	£10,822,991	£10,617,088	£7,516,529	£6,606,394	£5,764,902	£510,544
10% affordable housing (80:20)	£9,452,925	£9,212,694	£9,005,641	£6,207,781	£5,291,294	£4,437,792	-£905,937
20% affordable housing (80:20)	£7,841,477	£7,601,247	£7,392,023	£4,892,682	£3,965,244	£3,102,858	-£2,352,515
30% affordable housing (80:20)	£6,224,208	£5,980,048	£5,769,608	£3,569,610	£2,629,920	£1,753,950	-£3,799,093
40% affordable housing (50:50)	£6,033,035	£5,792,805	£5,584,779	£3,698,450	£2,770,477	£1,903,225	-£3,637,014
40% affordable housing (80:20)	£4,597,918	£4,349,764	£4,135,883	£2,235,152	£1,278,453	£384,083	-£5,245,670
100% affordable housing (80:20)	-£5,841,293	-£6,119,160	-£6,358,653	-£6,412,324	-£7,456,512	-£8,414,480	-£14,162,288

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£8,036,077	£7,799,711	£7,593,808	£4,493,249	£3,583,114	£2,741,622	-£2,512,736
10% affordable housing (80:20)	£6,429,645	£6,189,414	£5,982,361	£3,184,501	£2,268,014	£1,414,512	-£3,929,217
20% affordable housing (80:20)	£4,818,197	£4,577,967	£4,368,743	£1,869,402	£941,964	£79,578	-£5,375,795
30% affordable housing (80:20)	£3,200,928	£2,956,768	£2,746,328	£546,330	-£393,360	-£1,269,330	-£6,822,373
40% affordable housing (50:50)	£3,009,755	£2,769,525	£2,561,499	£675,170	-£252,803	-£1,120,055	-£6,660,294
40% affordable housing (80:20)	£1,574,638	£1,326,484	£1,112,603	-£788,128	-£1,744,827	-£2,639,197	-£8,268,950
100% affordable housing (80:20)	-£8,864,573	-£9,142,440	-£9,381,933	-£9,435,604	-£10,479,792	-£11,437,760	-£17,185,568

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£2,359,028	-£2,595,393	-£2,801,297	-£5,901,856	-£6,811,991	-£7,653,483	-£12,907,841
10% affordable housing (80:20)	-£3,965,460	-£4,205,691	-£4,412,744	-£7,210,603	-£8,127,091	-£8,980,593	-£14,324,322
20% affordable housing (80:20)	-£5,576,908	-£5,817,138	-£6,026,362	-£8,525,703	-£9,453,141	-£10,315,527	-£15,770,900
30% affordable housing (80:20)	-£7,194,177	-£7,438,337	-£7,648,777	-£9,848,775	-£10,788,465	-£11,664,435	-£17,217,478
40% affordable housing (50:50)	-£7,385,350	-£7,625,580	-£7,833,606	-£9,719,934	-£10,647,908	-£11,515,160	-£17,055,399
40% affordable housing (80:20)	-£8,820,467	-£9,068,620	-£9,282,502	-£11,183,233	-£12,139,932	-£13,034,302	-£18,664,055
100% affordable housing (80:20)	-£19,259,678	-£19,537,545	-£19,777,038	-£19,830,709	-£20,874,897	-£21,832,865	-£27,580,673

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,220,849	£2,984,483	£2,778,580	-£321,979	-£1,232,114	-£2,073,606	-£7,327,964
10% affordable housing (80:20)	£1,614,417	£1,374,186	£1,167,133	-£1,630,727	-£2,547,214	-£3,400,717	-£8,744,445
20% affordable housing (80:20)	£2,969	-£237,261	-£446,485	-£2,945,827	-£3,873,264	-£4,735,650	-£10,191,023
30% affordable housing (80:20)	-£1,614,300	-£1,858,460	-£2,068,900	-£4,268,898	-£5,208,588	-£6,084,558	-£11,637,601
40% affordable housing (50:50)	-£1,805,473	-£2,045,703	-£2,253,729	-£4,140,058	-£5,068,031	-£5,935,283	-£11,475,522
40% affordable housing (80:20)	-£3,240,590	-£3,488,744	-£3,702,625	-£5,603,356	-£6,560,055	-£7,454,425	-£13,084,178
100% affordable housing (80:20)	-£13,679,801	-£13,957,668	-£14,197,161	-£14,250,832	-£15,295,020	-£16,252,988	-£22,000,796

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,810,519	£6,574,154	£6,368,250	£3,267,691	£2,357,556	£1,516,064	-£3,738,294
10% affordable housing (80:20)	£5,204,087	£4,963,856	£4,756,803	£1,958,944	£1,042,456	£188,954	-£5,154,775
20% affordable housing (80:20)	£3,592,639	£3,352,409	£3,143,185	£643,844	-£283,594	-£1,145,980	-£6,601,353
30% affordable housing (80:20)	£1,975,370	£1,731,210	£1,520,770	-£679,228	-£1,618,918	-£2,494,888	-£8,047,931
40% affordable housing (50:50)	£1,784,197	£1,543,967	£1,335,942	-£550,387	-£1,478,361	-£2,345,613	-£7,885,852
40% affordable housing (80:20)	£349,080	£100,927	-£112,955	-£2,013,686	-£2,970,385	-£3,864,755	-£9,494,508
100% affordable housing (80:20)	-£10,090,131	-£10,367,998	-£10,607,491	-£10,661,162	-£11,705,350	-£12,663,318	-£18,411,126

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 1

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	£20,000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£7,515,736	-£7,789,259	-£8,025,005	-£9,133,473	-£10,160,177	-£11,102,103	-£16,753,662
10% affordable housing (80:20)	-£7,891,341	-£8,164,863	-£8,400,610	-£9,402,183	-£10,428,886	-£11,370,812	-£17,022,371
20% affordable housing (80:20)	-£8,266,946	-£8,540,468	-£8,776,216	-£9,670,892	-£10,697,596	-£11,639,523	-£17,291,082
30% affordable housing (80:20)	-£8,642,550	-£8,916,073	-£9,151,820	-£9,939,602	-£10,966,305	-£11,908,232	-£17,559,791
40% affordable housing (50:50)	-£9,079,653	-£9,353,175	-£9,588,922	-£10,269,741	-£11,296,443	-£12,238,370	-£17,889,929
40% affordable housing (80:20)	-£9,018,155	-£9,291,678	-£9,527,425	-£10,208,313	-£11,235,015	-£12,176,942	-£17,828,501
100% affordable housing (80:20)	-£11,450,849	-£11,728,717	-£11,968,209	-£12,021,880	-£13,066,068	-£14,024,036	-£19,771,844

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£10,539,016	-£10,812,539	-£11,048,285	-£12,156,753	-£13,183,457	-£14,125,383	-£19,776,942
10% affordable housing (80:20)	-£10,914,621	-£11,188,143	-£11,423,890	-£12,425,463	-£13,452,166	-£14,394,092	-£20,045,651
20% affordable housing (80:20)	-£11,290,226	-£11,563,748	-£11,799,496	-£12,694,172	-£13,720,876	-£14,662,803	-£20,314,362
30% affordable housing (80:20)	-£11,665,830	-£11,939,353	-£12,175,100	-£12,962,882	-£13,989,585	-£14,931,512	-£20,583,071
40% affordable housing (50:50)	-£12,102,933	-£12,376,455	-£12,612,202	-£13,293,021	-£14,319,723	-£15,261,650	-£20,913,209
40% affordable housing (80:20)	-£12,041,435	-£12,314,958	-£12,550,705	-£13,231,593	-£14,258,295	-£15,200,222	-£20,851,781
100% affordable housing (80:20)	-£14,474,129	-£14,751,997	-£14,991,489	-£15,045,160	-£16,089,348	-£17,047,316	-£22,795,124

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£20,934,121	-£21,207,644	-£21,443,390	-£22,551,858	-£23,578,561	-£24,520,487	-£30,172,047
10% affordable housing (80:20)	-£21,309,725	-£21,583,248	-£21,818,995	-£22,820,568	-£23,847,271	-£24,789,197	-£30,440,756
20% affordable housing (80:20)	-£21,685,331	-£21,958,853	-£22,194,600	-£23,089,277	-£24,115,980	-£25,057,908	-£30,709,467
30% affordable housing (80:20)	-£22,060,935	-£22,334,458	-£22,570,205	-£23,357,987	-£24,384,690	-£25,326,617	-£30,978,176
40% affordable housing (50:50)	-£22,498,038	-£22,771,560	-£23,007,307	-£23,688,126	-£24,714,828	-£25,656,755	-£31,308,314
40% affordable housing (80:20)	-£22,436,540	-£22,710,063	-£22,945,810	-£23,626,697	-£24,653,400	-£25,595,327	-£31,246,886
100% affordable housing (80:20)	-£24,869,234	-£25,147,102	-£25,386,594	-£25,440,265	-£26,484,453	-£27,442,421	-£33,190,229

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£15,354,244	-£15,627,767	-£15,863,513	-£16,971,981	-£17,998,685	-£18,940,611	-£24,592,170
10% affordable housing (80:20)	-£15,729,849	-£16,003,371	-£16,239,118	-£17,240,691	-£18,267,394	-£19,209,320	-£24,860,879
20% affordable housing (80:20)	-£16,105,454	-£16,378,977	-£16,614,724	-£17,509,401	-£18,536,104	-£19,478,031	-£25,129,590
30% affordable housing (80:20)	-£16,481,058	-£16,754,581	-£16,990,328	-£17,778,110	-£18,804,813	-£19,746,740	-£25,398,300
40% affordable housing (50:50)	-£16,918,161	-£17,191,683	-£17,427,430	-£18,108,249	-£19,134,951	-£20,076,878	-£25,728,438
40% affordable housing (80:20)	-£16,856,663	-£17,130,186	-£17,365,933	-£18,046,821	-£19,073,523	-£20,015,450	-£25,667,009
100% affordable housing (80:20)	-£19,289,357	-£19,567,226	-£19,806,717	-£19,860,388	-£20,904,576	-£21,862,544	-£27,610,352

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£11,764,574	-£12,038,097	-£12,273,843	-£13,382,311	-£14,409,014	-£15,350,940	-£21,002,500
10% affordable housing (80:20)	-£12,140,178	-£12,413,701	-£12,649,448	-£13,651,021	-£14,677,724	-£15,619,650	-£21,271,209
20% affordable housing (80:20)	-£12,515,784	-£12,789,306	-£13,025,053	-£13,919,730	-£14,946,433	-£15,888,360	-£21,539,920
30% affordable housing (80:20)	-£12,891,388	-£13,164,911	-£13,400,658	-£14,188,440	-£15,215,143	-£16,157,070	-£21,808,629
40% affordable housing (50:50)	-£13,328,491	-£13,602,013	-£13,837,760	-£14,518,579	-£15,545,281	-£16,487,208	-£22,138,767
40% affordable housing (80:20)	-£13,266,993	-£13,540,516	-£13,776,263	-£14,457,150	-£15,483,853	-£16,425,780	-£22,077,339
100% affordable housing (80:20)	-£15,699,687	-£15,977,555	-£16,217,047	-£16,270,718	-£17,314,906	-£18,272,874	-£24,020,682

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 2

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	20000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,173,654	-£4,447,177	-£4,682,924	-£5,795,152	-£6,821,856	-£7,763,782	-£13,415,341
10% affordable housing (80:20)	-£4,827,736	-£5,101,258	-£5,337,005	-£6,342,024	-£7,368,728	-£8,310,655	-£13,962,214
20% affordable housing (80:20)	-£5,481,816	-£5,755,339	-£5,991,086	-£6,888,897	-£7,915,600	-£8,857,526	-£14,509,086
30% affordable housing (80:20)	-£6,135,897	-£6,409,420	-£6,645,167	-£7,435,769	-£8,462,472	-£9,404,399	-£15,055,959
40% affordable housing (50:50)	-£6,517,082	-£6,790,605	-£7,026,352	-£7,710,053	-£8,736,756	-£9,678,683	-£15,330,242
40% affordable housing (80:20)	-£6,789,977	-£7,063,500	-£7,299,247	-£7,982,642	-£9,009,345	-£9,951,271	-£15,602,831
100% affordable housing (80:20)	-£10,884,673	-£11,162,542	-£11,402,033	-£11,455,704	-£12,499,893	-£13,457,860	-£19,205,668

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£7,196,934	-£7,470,457	-£7,706,204	-£8,818,432	-£9,845,136	-£10,787,062	-£16,438,621
10% affordable housing (80:20)	-£7,851,016	-£8,124,538	-£8,360,285	-£9,365,304	-£10,392,008	-£11,333,935	-£16,985,494
20% affordable housing (80:20)	-£8,505,096	-£8,778,619	-£9,014,366	-£9,912,177	-£10,938,880	-£11,880,806	-£17,532,366
30% affordable housing (80:20)	-£9,159,177	-£9,432,700	-£9,668,447	-£10,459,049	-£11,485,752	-£12,427,679	-£18,079,239
40% affordable housing (50:50)	-£9,540,362	-£9,813,885	-£10,049,632	-£10,733,333	-£11,760,036	-£12,701,963	-£18,353,522
40% affordable housing (80:20)	-£9,813,257	-£10,086,780	-£10,322,527	-£11,005,922	-£12,032,625	-£12,974,551	-£18,626,111
100% affordable housing (80:20)	-£13,907,953	-£14,185,822	-£14,425,313	-£14,478,984	-£15,523,173	-£16,481,140	-£22,228,948

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£17,592,039	-£17,865,562	-£18,101,309	-£19,213,537	-£20,240,240	-£21,182,167	-£26,833,726
10% affordable housing (80:20)	-£18,246,121	-£18,519,643	-£18,755,390	-£19,760,409	-£20,787,112	-£21,729,039	-£27,380,599
20% affordable housing (80:20)	-£18,900,201	-£19,173,723	-£19,409,471	-£20,307,282	-£21,333,985	-£22,275,911	-£27,927,471
30% affordable housing (80:20)	-£19,554,282	-£19,827,805	-£20,063,552	-£20,854,154	-£21,880,857	-£22,822,784	-£28,474,343
40% affordable housing (50:50)	-£19,935,467	-£20,208,990	-£20,444,737	-£21,128,438	-£22,155,141	-£23,097,068	-£28,748,627
40% affordable housing (80:20)	-£20,208,362	-£20,481,885	-£20,717,632	-£21,401,027	-£22,427,730	-£23,369,656	-£29,021,215
100% affordable housing (80:20)	-£24,303,058	-£24,580,927	-£24,820,418	-£24,874,089	-£25,918,278	-£26,876,245	-£32,624,053

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£12,012,162	-£12,285,685	-£12,521,432	-£13,633,661	-£14,660,364	-£15,602,290	-£21,253,849
10% affordable housing (80:20)	-£12,666,244	-£12,939,766	-£13,175,514	-£14,180,532	-£15,207,236	-£16,149,163	-£21,800,722
20% affordable housing (80:20)	-£13,320,324	-£13,593,847	-£13,829,594	-£14,727,405	-£15,754,108	-£16,696,035	-£22,347,594
30% affordable housing (80:20)	-£13,974,405	-£14,247,928	-£14,483,675	-£15,274,277	-£16,300,980	-£17,242,907	-£22,894,467
40% affordable housing (50:50)	-£14,355,590	-£14,629,113	-£14,864,860	-£15,548,561	-£16,575,264	-£17,517,191	-£23,168,750
40% affordable housing (80:20)	-£14,628,486	-£14,902,008	-£15,137,755	-£15,821,150	-£16,847,853	-£17,789,779	-£23,441,339
100% affordable housing (80:20)	-£18,723,181	-£19,001,050	-£19,240,542	-£19,294,212	-£20,338,401	-£21,296,368	-£27,044,176

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£8,422,492	-£8,696,015	-£8,931,762	-£10,043,990	-£11,070,693	-£12,012,619	-£17,664,179
10% affordable housing (80:20)	-£9,076,573	-£9,350,096	-£9,585,843	-£10,590,862	-£11,617,565	-£12,559,492	-£18,211,052
20% affordable housing (80:20)	-£9,730,654	-£10,004,176	-£10,239,924	-£11,137,735	-£12,164,438	-£13,106,364	-£18,757,924
30% affordable housing (80:20)	-£10,384,735	-£10,658,258	-£10,894,005	-£11,684,607	-£12,711,310	-£13,653,237	-£19,304,796
40% affordable housing (50:50)	-£10,765,920	-£11,039,443	-£11,275,190	-£11,958,891	-£12,985,594	-£13,927,521	-£19,579,080
40% affordable housing (80:20)	-£11,038,815	-£11,312,338	-£11,548,085	-£12,231,480	-£13,258,183	-£14,200,109	-£19,851,668
100% affordable housing (80:20)	-£15,133,511	-£15,411,379	-£15,650,871	-£15,704,542	-£16,748,731	-£17,706,698	-£23,454,506

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 3

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	20000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£831,574	-£1,105,096	-£1,340,843	-£2,456,832	-£3,483,535	-£4,425,461	-£10,077,021
10% affordable housing (80:20)	-£1,764,131	-£2,037,652	-£2,273,400	-£3,281,867	-£4,308,570	-£5,250,496	-£10,902,055
20% affordable housing (80:20)	-£2,696,687	-£2,970,210	-£3,205,957	-£4,106,901	-£5,133,604	-£6,075,531	-£11,727,090
30% affordable housing (80:20)	-£3,629,243	-£3,902,766	-£4,138,513	-£4,931,936	-£5,958,639	-£6,900,566	-£12,552,126
40% affordable housing (50:50)	-£3,954,511	-£4,228,034	-£4,463,781	-£5,150,366	-£6,177,069	-£7,118,995	-£12,770,555
40% affordable housing (80:20)	-£4,561,801	-£4,835,323	-£5,071,070	-£5,756,972	-£6,783,675	-£7,725,601	-£13,377,160
100% affordable housing (80:20)	-£10,318,497	-£10,596,366	-£10,835,858	-£10,889,529	-£11,933,717	-£12,891,685	-£18,639,492

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£3,854,854	-£4,128,376	-£4,364,123	-£5,480,112	-£6,506,815	-£7,448,741	-£13,100,301
10% affordable housing (80:20)	-£4,787,411	-£5,060,932	-£5,296,680	-£6,305,147	-£7,331,850	-£8,273,776	-£13,925,335
20% affordable housing (80:20)	-£5,719,967	-£5,993,490	-£6,229,237	-£7,130,181	-£8,156,884	-£9,098,811	-£14,750,370
30% affordable housing (80:20)	-£6,652,523	-£6,926,046	-£7,161,793	-£7,955,216	-£8,981,919	-£9,923,846	-£15,575,406
40% affordable housing (50:50)	-£6,977,791	-£7,251,314	-£7,487,061	-£8,173,646	-£9,200,349	-£10,142,275	-£15,793,835
40% affordable housing (80:20)	-£7,585,081	-£7,858,603	-£8,094,350	-£8,780,252	-£9,806,955	-£10,748,881	-£16,400,440
100% affordable housing (80:20)	-£13,341,777	-£13,619,646	-£13,859,138	-£13,912,809	-£14,956,997	-£15,914,965	-£21,662,772

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£14,249,958	-£14,523,481	-£14,759,228	-£15,875,216	-£16,901,920	-£17,843,846	-£23,495,406
10% affordable housing (80:20)	-£15,182,516	-£15,456,037	-£15,691,784	-£16,700,252	-£17,726,955	-£18,668,881	-£24,320,440
20% affordable housing (80:20)	-£16,115,072	-£16,388,595	-£16,624,342	-£17,525,286	-£18,551,989	-£19,493,916	-£25,145,475
30% affordable housing (80:20)	-£17,047,628	-£17,321,151	-£17,556,898	-£18,350,321	-£19,377,024	-£20,318,950	-£25,970,511
40% affordable housing (50:50)	-£17,372,896	-£17,646,419	-£17,882,166	-£18,568,750	-£19,595,454	-£20,537,380	-£26,188,940
40% affordable housing (80:20)	-£17,980,185	-£18,253,708	-£18,489,455	-£19,175,356	-£20,202,060	-£21,143,986	-£26,795,545
100% affordable housing (80:20)	-£23,736,882	-£24,014,751	-£24,254,243	-£24,307,913	-£25,352,102	-£26,310,069	-£32,057,877

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£8,670,082	-£8,943,604	-£9,179,351	-£10,295,340	-£11,322,043	-£12,263,969	-£17,915,529
10% affordable housing (80:20)	-£9,602,639	-£9,876,161	-£10,111,908	-£11,120,375	-£12,147,078	-£13,089,004	-£18,740,563
20% affordable housing (80:20)	-£10,535,195	-£10,808,718	-£11,044,465	-£11,945,409	-£12,972,112	-£13,914,039	-£19,565,599
30% affordable housing (80:20)	-£11,467,751	-£11,741,274	-£11,977,021	-£12,770,444	-£13,797,148	-£14,739,074	-£20,390,634
40% affordable housing (50:50)	-£11,793,019	-£12,066,542	-£12,302,289	-£12,988,874	-£14,015,577	-£14,957,503	-£20,609,063
40% affordable housing (80:20)	-£12,400,309	-£12,673,831	-£12,909,578	-£13,595,480	-£14,622,183	-£15,564,109	-£21,215,668
100% affordable housing (80:20)	-£18,157,006	-£18,434,874	-£18,674,366	-£18,728,037	-£19,772,226	-£20,730,193	-£26,478,001

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£5,080,411	-£5,353,934	-£5,589,681	-£6,705,669	-£7,732,372	-£8,674,299	-£14,326,859
10% affordable housing (80:20)	-£6,012,969	-£6,286,490	-£6,522,237	-£7,530,705	-£8,557,408	-£9,499,334	-£15,150,893
20% affordable housing (80:20)	-£6,945,525	-£7,219,048	-£7,454,795	-£8,355,739	-£9,382,442	-£10,324,369	-£15,975,928
30% affordable housing (80:20)	-£7,878,081	-£8,151,604	-£8,387,351	-£9,180,774	-£10,207,477	-£11,149,403	-£16,800,964
40% affordable housing (50:50)	-£8,203,349	-£8,476,872	-£8,712,619	-£9,399,203	-£10,425,907	-£11,367,833	-£17,019,393
40% affordable housing (80:20)	-£8,810,638	-£9,084,161	-£9,319,908	-£10,005,809	-£11,032,513	-£11,974,439	-£17,625,998
100% affordable housing (80:20)	-£14,567,335	-£14,845,204	-£15,084,695	-£15,138,366	-£16,182,555	-£17,140,522	-£22,888,330

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 4

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	20000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,445,463	£2,183,738	£1,955,517	-£188,985	-£1,209,939	-£2,151,865	-£7,803,424
10% affordable housing (80:20)	£1,274,340	£1,009,442	£777,489	-£1,179,960	-£2,206,663	-£3,148,590	-£8,800,150
20% affordable housing (80:20)	£87,019	-£185,080	-£420,827	-£2,176,686	-£3,203,389	-£4,145,315	-£9,796,874
30% affordable housing (80:20)	-£1,122,590	-£1,396,113	-£1,631,860	-£3,173,411	-£4,200,113	-£5,142,040	-£10,793,600
40% affordable housing (50:50)	-£1,391,941	-£1,665,464	-£1,901,210	-£3,229,513	-£4,256,216	-£5,198,143	-£10,849,702
40% affordable housing (80:20)	-£2,333,623	-£2,607,145	-£2,842,892	-£4,170,136	-£5,196,839	-£6,138,765	-£11,790,324
100% affordable housing (80:20)	-£9,752,323	-£10,030,190	-£10,269,682	-£10,323,354	-£11,367,542	-£12,325,510	-£18,073,318

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£577,817	-£839,542	-£1,067,763	-£3,212,265	-£4,233,219	-£5,175,145	-£10,826,704
10% affordable housing (80:20)	-£1,748,940	-£2,013,838	-£2,245,791	-£4,203,240	-£5,229,943	-£6,171,870	-£11,823,430
20% affordable housing (80:20)	-£2,936,261	-£3,208,360	-£3,444,107	-£5,199,966	-£6,226,669	-£7,168,595	-£12,820,154
30% affordable housing (80:20)	-£4,145,870	-£4,419,393	-£4,655,140	-£6,196,691	-£7,223,393	-£8,165,320	-£13,816,880
40% affordable housing (50:50)	-£4,415,221	-£4,688,744	-£4,924,490	-£6,252,793	-£7,279,496	-£8,221,423	-£13,872,982
40% affordable housing (80:20)	-£5,356,903	-£5,630,425	-£5,866,172	-£7,193,416	-£8,220,119	-£9,162,045	-£14,813,604
100% affordable housing (80:20)	-£12,775,603	-£13,053,470	-£13,292,962	-£13,346,634	-£14,390,822	-£15,348,790	-£21,096,598

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£10,972,922	-£11,234,647	-£11,462,867	-£13,607,369	-£14,628,324	-£15,570,250	-£21,221,809
10% affordable housing (80:20)	-£12,144,044	-£12,408,943	-£12,640,895	-£14,598,345	-£15,625,048	-£16,566,975	-£22,218,534
20% affordable housing (80:20)	-£13,331,366	-£13,603,465	-£13,839,212	-£15,595,071	-£16,621,774	-£17,563,700	-£23,215,259
30% affordable housing (80:20)	-£14,540,975	-£14,814,498	-£15,050,245	-£16,591,796	-£17,618,498	-£18,560,425	-£24,211,985
40% affordable housing (50:50)	-£14,810,326	-£15,083,849	-£15,319,595	-£16,647,898	-£17,674,601	-£18,616,528	-£24,268,087
40% affordable housing (80:20)	-£15,752,008	-£16,025,530	-£16,261,277	-£17,588,521	-£18,615,224	-£19,557,150	-£25,208,709
100% affordable housing (80:20)	-£23,170,708	-£23,448,575	-£23,688,067	-£23,741,739	-£24,785,927	-£25,743,895	-£31,491,703

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£5,393,045	-£5,654,770	-£5,882,991	-£8,027,493	-£9,048,447	-£9,990,373	-£15,641,932
10% affordable housing (80:20)	-£6,564,168	-£6,829,066	-£7,061,019	-£9,018,468	-£10,045,171	-£10,987,098	-£16,638,658
20% affordable housing (80:20)	-£7,751,489	-£8,023,588	-£8,259,335	-£10,015,194	-£11,041,897	-£11,983,823	-£17,635,382
30% affordable housing (80:20)	-£8,961,098	-£9,234,621	-£9,470,368	-£11,011,919	-£12,038,621	-£12,980,548	-£18,632,108
40% affordable housing (50:50)	-£9,230,449	-£9,503,972	-£9,739,718	-£11,068,021	-£12,094,724	-£13,036,651	-£18,688,210
40% affordable housing (80:20)	-£10,172,131	-£10,445,653	-£10,681,400	-£12,008,644	-£13,035,347	-£13,977,273	-£19,628,832
100% affordable housing (80:20)	-£17,590,831	-£17,868,698	-£18,108,190	-£18,161,862	-£19,206,050	-£20,164,018	-£25,911,826

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,803,375	-£2,065,100	-£2,293,320	-£4,437,822	-£5,458,777	-£6,400,703	-£12,052,262
10% affordable housing (80:20)	-£2,974,497	-£3,239,395	-£3,471,348	-£5,428,798	-£6,455,501	-£7,397,428	-£13,048,987
20% affordable housing (80:20)	-£4,161,819	-£4,433,918	-£4,669,665	-£6,425,524	-£7,452,227	-£8,394,153	-£14,045,712
30% affordable housing (80:20)	-£5,371,428	-£5,644,951	-£5,880,698	-£7,422,249	-£8,448,951	-£9,390,878	-£15,042,437
40% affordable housing (50:50)	-£5,640,779	-£5,914,302	-£6,150,048	-£7,478,351	-£8,505,054	-£9,446,981	-£15,098,540
40% affordable housing (80:20)	-£6,582,460	-£6,855,983	-£7,091,730	-£8,418,974	-£9,445,677	-£10,387,603	-£16,039,162
100% affordable housing (80:20)	-£14,001,160	-£14,279,028	-£14,518,520	-£14,572,192	-£15,616,379	-£16,574,348	-£22,322,155

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 5

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	20000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,031,800	£3,775,463	£3,554,528	£1,417,068	£436,004	-£483,634	-£6,134,264
10% affordable housing (80:20)	£2,747,898	£2,487,368	£2,262,821	£331,239	-£676,585	-£1,618,511	-£7,270,071
20% affordable housing (80:20)	£1,448,952	£1,184,163	£955,942	-£785,688	-£1,812,391	-£2,754,318	-£8,405,877
30% affordable housing (80:20)	£128,633	-£142,786	-£378,533	-£1,921,494	-£2,948,197	-£3,890,124	-£9,541,683
40% affordable housing (50:50)	-£110,655	-£384,178	-£619,925	-£1,949,670	-£2,976,372	-£3,918,299	-£9,569,858
40% affordable housing (80:20)	-£1,219,534	-£1,493,057	-£1,728,804	-£3,057,301	-£4,084,003	-£5,025,930	-£10,677,489
100% affordable housing (80:20)	-£9,469,235	-£9,747,102	-£9,986,594	-£10,040,266	-£11,084,454	-£12,042,422	-£17,790,230

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,008,520	£752,183	£531,248	-£1,606,212	-£2,587,276	-£3,506,914	-£9,157,544
10% affordable housing (80:20)	-£275,382	-£535,912	-£760,459	-£2,692,041	-£3,699,865	-£4,641,791	-£10,293,351
20% affordable housing (80:20)	-£1,574,328	-£1,839,117	-£2,067,338	-£3,808,968	-£4,835,671	-£5,777,598	-£11,429,157
30% affordable housing (80:20)	-£2,894,647	-£3,166,066	-£3,401,813	-£4,944,774	-£5,971,477	-£6,913,404	-£12,564,963
40% affordable housing (50:50)	-£3,133,935	-£3,407,458	-£3,643,205	-£4,972,950	-£5,999,652	-£6,941,579	-£12,593,138
40% affordable housing (80:20)	-£4,242,814	-£4,516,337	-£4,752,084	-£6,080,581	-£7,107,283	-£8,049,210	-£13,700,769
100% affordable housing (80:20)	-£12,492,515	-£12,770,382	-£13,009,874	-£13,063,546	-£14,107,734	-£15,065,702	-£20,813,510

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,386,585	-£9,642,922	-£9,863,857	-£12,001,317	-£12,982,381	-£13,902,019	-£19,552,648
10% affordable housing (80:20)	-£10,670,487	-£10,931,016	-£11,155,564	-£13,087,146	-£14,094,969	-£15,036,895	-£20,688,456
20% affordable housing (80:20)	-£11,969,432	-£12,234,222	-£12,462,443	-£14,204,072	-£15,230,776	-£16,172,703	-£21,824,262
30% affordable housing (80:20)	-£13,289,752	-£13,561,170	-£13,796,918	-£15,339,879	-£16,366,582	-£17,308,509	-£22,960,068
40% affordable housing (50:50)	-£13,529,040	-£13,802,563	-£14,038,310	-£15,368,055	-£16,394,757	-£17,336,684	-£22,988,243
40% affordable housing (80:20)	-£14,637,919	-£14,911,442	-£15,147,189	-£16,475,686	-£17,502,388	-£18,444,315	-£24,095,874
100% affordable housing (80:20)	-£22,887,620	-£23,165,487	-£23,404,979	-£23,458,651	-£24,502,839	-£25,460,807	-£31,208,615

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£3,806,708	-£4,063,045	-£4,283,980	-£6,421,440	-£7,402,504	-£8,322,143	-£13,972,772
10% affordable housing (80:20)	-£5,090,610	-£5,351,140	-£5,575,687	-£7,507,269	-£8,515,093	-£9,457,019	-£15,108,579
20% affordable housing (80:20)	-£6,389,556	-£6,654,345	-£6,882,566	-£8,624,196	-£9,650,899	-£10,592,826	-£16,244,385
30% affordable housing (80:20)	-£7,709,875	-£7,981,294	-£8,217,041	-£9,760,002	-£10,786,705	-£11,728,632	-£17,380,191
40% affordable housing (50:50)	-£7,949,164	-£8,222,686	-£8,458,433	-£9,788,178	-£10,814,880	-£11,756,807	-£17,408,366
40% affordable housing (80:20)	-£9,058,042	-£9,331,565	-£9,567,312	-£10,895,809	-£11,922,511	-£12,864,438	-£18,515,998
100% affordable housing (80:20)	-£17,307,743	-£17,585,610	-£17,825,102	-£17,878,774	-£18,922,962	-£19,880,930	-£25,628,738

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH3, LH, CIL+S106,	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	-£1,500,940	-£1,761,469	-£1,986,017	-£3,917,599	-£4,925,422	-£5,867,348	-£11,518,909
20% affordable housing (80:20)	-£2,799,885	-£3,064,675	-£3,292,896	-£5,034,525	-£6,061,229	-£7,003,156	-£12,654,715
30% affordable housing (80:20)	-£4,120,205	-£4,391,623	-£4,627,371	-£6,170,332	-£7,197,035	-£8,138,962	-£13,790,521
40% affordable housing (50:50)	-£4,359,493	-£4,633,016	-£4,868,763	-£6,198,508	-£7,225,210	-£8,167,137	-£13,818,696
40% affordable housing (80:20)	-£5,468,372	-£5,741,895	-£5,977,642	-£7,306,139	-£8,332,841	-£9,274,768	-£14,926,327
100% affordable housing (80:20)	-£13,718,073	-£13,995,940	-£14,235,432	-£14,289,104	-£15,333,292	-£16,291,260	-£22,039,068

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 6

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	20000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,592,415	£5,340,203	£5,122,823	£1,979,484	£1,007,220	£105,009	-£5,529,828
10% affordable housing (80:20)	£4,195,250	£3,938,913	£3,717,978	£872,831	-£114,814	-£1,046,684	-£6,698,244
20% affordable housing (80:20)	£2,784,569	£2,524,039	£2,299,491	-£252,941	-£1,273,172	-£2,215,100	-£7,866,659
30% affordable housing (80:20)	£1,353,806	£1,089,016	£860,717	-£1,414,885	-£2,441,588	-£3,383,514	-£9,035,074
40% affordable housing (50:50)	£1,145,197	£880,406	£650,718	-£1,308,660	-£2,335,363	-£3,277,290	-£8,928,850
40% affordable housing (80:20)	-£105,446	-£378,968	-£614,715	-£2,583,300	-£3,610,003	-£4,551,930	-£10,203,489
100% affordable housing (80:20)	-£9,186,147	-£9,464,014	-£9,703,506	-£9,757,178	-£10,801,366	-£11,759,334	-£17,507,142

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,569,135	£2,316,923	£2,099,543	-£1,043,796	-£2,016,060	-£2,918,271	-£8,553,108
10% affordable housing (80:20)	£1,171,970	£915,633	£694,698	-£2,150,449	-£3,138,094	-£4,069,964	-£9,721,524
20% affordable housing (80:20)	-£238,711	-£499,241	-£723,789	-£3,276,221	-£4,296,452	-£5,238,380	-£10,889,939
30% affordable housing (80:20)	-£1,669,474	-£1,934,264	-£2,162,563	-£4,438,165	-£5,464,868	-£6,406,794	-£12,058,354
40% affordable housing (50:50)	-£1,878,083	-£2,142,874	-£2,372,562	-£4,331,940	-£5,358,643	-£6,300,570	-£11,952,130
40% affordable housing (80:20)	-£3,128,726	-£3,402,248	-£3,637,995	-£5,606,580	-£6,633,283	-£7,575,210	-£13,226,769
100% affordable housing (80:20)	-£12,209,427	-£12,487,294	-£12,726,786	-£12,780,458	-£13,824,646	-£14,782,614	-£20,530,422

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£7,825,970	-£8,078,182	-£8,295,562	-£11,438,901	-£12,411,164	-£13,313,376	-£18,948,213
10% affordable housing (80:20)	-£9,223,135	-£9,479,472	-£9,700,407	-£12,545,553	-£13,533,199	-£14,465,069	-£20,116,629
20% affordable housing (80:20)	-£10,633,816	-£10,894,346	-£11,118,894	-£13,671,325	-£14,691,557	-£15,633,484	-£21,285,044
30% affordable housing (80:20)	-£12,064,578	-£12,329,369	-£12,557,668	-£14,833,270	-£15,859,973	-£16,801,899	-£22,453,458
40% affordable housing (50:50)	-£12,273,188	-£12,537,979	-£12,767,666	-£14,727,045	-£15,753,748	-£16,695,675	-£22,347,235
40% affordable housing (80:20)	-£13,523,831	-£13,797,353	-£14,033,099	-£16,001,685	-£17,028,388	-£17,970,315	-£23,621,874
100% affordable housing (80:20)	-£22,604,532	-£22,882,399	-£23,121,891	-£23,175,563	-£24,219,751	-£25,177,719	-£30,925,527

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£2,246,093	-£2,498,305	-£2,715,685	-£5,859,025	-£6,831,288	-£7,733,499	-£13,368,336
10% affordable housing (80:20)	-£3,643,258	-£3,899,595	-£4,120,530	-£6,965,677	-£7,953,322	-£8,885,192	-£14,536,752
20% affordable housing (80:20)	-£5,053,939	-£5,314,469	-£5,539,017	-£8,091,449	-£9,111,681	-£10,053,608	-£15,705,167
30% affordable housing (80:20)	-£6,484,702	-£6,749,492	-£6,977,791	-£9,253,393	-£10,280,096	-£11,222,022	-£16,873,582
40% affordable housing (50:50)	-£6,693,311	-£6,958,102	-£7,187,790	-£9,147,168	-£10,173,872	-£11,115,799	-£16,767,358
40% affordable housing (80:20)	-£7,943,954	-£8,217,476	-£8,453,223	-£10,421,808	-£11,448,511	-£12,390,438	-£18,041,997
100% affordable housing (80:20)	-£17,024,655	-£17,302,522	-£17,542,014	-£17,595,686	-£18,639,874	-£19,597,842	-£25,345,650

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,343,577	£1,091,365	£873,985	-£2,269,354	-£3,241,617	-£4,143,829	-£9,778,666
10% affordable housing (80:20)	-£53,588	-£309,925	-£530,860	-£3,376,006	-£4,363,652	-£5,295,522	-£10,947,082
20% affordable housing (80:20)	-£1,464,269	-£1,724,799	-£1,949,347	-£4,501,778	-£5,522,010	-£6,463,937	-£12,115,497
30% affordable housing (80:20)	-£2,895,031	-£3,159,822	-£3,388,121	-£5,663,723	-£6,690,426	-£7,632,352	-£13,283,911
40% affordable housing (50:50)	-£3,103,641	-£3,368,432	-£3,598,119	-£5,557,498	-£6,584,201	-£7,526,128	-£13,177,688
40% affordable housing (80:20)	-£4,354,284	-£4,627,806	-£4,863,552	-£6,832,138	-£7,858,841	-£8,800,768	-£14,452,327
100% affordable housing (80:20)	-£13,434,985	-£13,712,852	-£13,952,344	-£14,006,016	-£15,050,204	-£16,008,172	-£21,755,980

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 7

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	20000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,130,670	£6,882,516	£6,668,635	£3,537,624	£2,584,112	£1,700,759	-£3,860,668
10% affordable housing (80:20)	£5,619,494	£5,367,282	£5,149,904	£2,318,661	£1,353,061	£455,879	-£5,168,164
20% affordable housing (80:20)	£4,096,694	£3,840,357	£3,619,422	£1,086,112	£103,794	-£824,101	-£6,475,661
30% affordable housing (80:20)	£2,555,475	£2,294,947	£2,070,398	-£169,478	-£1,189,672	-£2,131,598	-£7,783,157
40% affordable housing (50:50)	£2,371,811	£2,112,086	£1,887,538	-£36,181	-£1,055,519	-£1,997,446	-£7,649,006
40% affordable housing (80:20)	£988,901	£723,291	£491,338	-£1,470,465	-£2,497,168	-£3,439,094	-£9,090,654
100% affordable housing (80:20)	-£8,903,059	-£9,180,926	-£9,420,418	-£9,474,090	-£10,518,278	-£11,476,246	-£17,224,054

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,107,390	£3,859,236	£3,645,355	£514,344	-£439,168	-£1,322,521	-£6,883,948
10% affordable housing (80:20)	£2,596,214	£2,344,002	£2,126,624	-£704,619	-£1,670,219	-£2,567,401	-£8,191,444
20% affordable housing (80:20)	£1,073,414	£817,077	£596,142	-£1,937,168	-£2,919,486	-£3,847,381	-£9,498,941
30% affordable housing (80:20)	-£467,805	-£728,333	-£952,882	-£3,192,758	-£4,212,952	-£5,154,878	-£10,806,437
40% affordable housing (50:50)	-£651,469	-£911,194	-£1,135,742	-£3,059,461	-£4,078,799	-£5,020,726	-£10,672,286
40% affordable housing (80:20)	-£2,034,379	-£2,299,989	-£2,531,942	-£4,493,745	-£5,520,448	-£6,462,374	-£12,113,934
100% affordable housing (80:20)	-£11,926,339	-£12,204,206	-£12,443,698	-£12,497,370	-£13,541,558	-£14,499,526	-£20,247,334

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£6,287,715	-£6,535,868	-£6,749,750	-£9,880,761	-£10,834,273	-£11,717,626	-£17,279,053
10% affordable housing (80:20)	-£7,798,891	-£8,051,102	-£8,268,481	-£11,099,724	-£12,065,324	-£12,962,506	-£18,586,549
20% affordable housing (80:20)	-£9,321,691	-£9,578,028	-£9,798,963	-£12,332,273	-£13,314,591	-£14,242,486	-£19,894,046
30% affordable housing (80:20)	-£10,862,910	-£11,123,438	-£11,347,987	-£13,587,863	-£14,608,057	-£15,549,983	-£21,201,542
40% affordable housing (50:50)	-£11,046,574	-£11,306,299	-£11,530,846	-£13,454,566	-£14,473,904	-£15,415,831	-£21,067,390
40% affordable housing (80:20)	-£12,429,484	-£12,695,094	-£12,927,047	-£14,888,850	-£15,915,553	-£16,857,479	-£22,509,038
100% affordable housing (80:20)	-£22,321,444	-£22,599,311	-£22,838,803	-£22,892,475	-£23,936,663	-£24,894,631	-£30,642,439

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£707,838	-£955,992	-£1,169,873	-£4,300,884	-£5,254,396	-£6,137,750	-£11,699,176
10% affordable housing (80:20)	-£2,219,014	-£2,471,226	-£2,688,604	-£5,519,847	-£6,485,447	-£7,382,630	-£13,006,672
20% affordable housing (80:20)	-£3,741,814	-£3,998,151	-£4,219,086	-£6,752,396	-£7,734,714	-£8,662,609	-£14,314,169
30% affordable housing (80:20)	-£5,283,033	-£5,543,561	-£5,768,110	-£8,007,987	-£9,028,180	-£9,970,106	-£15,621,665
40% affordable housing (50:50)	-£5,466,697	-£5,726,422	-£5,950,970	-£7,874,689	-£8,894,027	-£9,835,954	-£15,487,514
40% affordable housing (80:20)	-£6,849,608	-£7,115,217	-£7,347,170	-£9,308,973	-£10,335,676	-£11,277,602	-£16,929,162
100% affordable housing (80:20)	-£16,741,567	-£17,019,434	-£17,258,926	-£17,312,598	-£18,356,786	-£19,314,754	-£25,062,562

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,881,832	£2,633,679	£2,419,797	-£711,214	-£1,664,726	-£2,548,079	-£8,109,506
10% affordable housing (80:20)	£1,370,657	£1,118,445	£901,066	-£1,930,177	-£2,895,777	-£3,792,959	-£9,417,002
20% affordable housing (80:20)	-£152,144	-£408,481	-£629,416	-£3,162,726	-£4,145,044	-£5,072,939	-£10,724,498
30% affordable housing (80:20)	-£1,693,363	-£1,953,891	-£2,178,440	-£4,418,316	-£5,438,510	-£6,380,436	-£12,031,995
40% affordable housing (50:50)	-£1,877,027	-£2,136,752	-£2,361,299	-£4,285,018	-£5,304,357	-£6,246,284	-£11,897,843
40% affordable housing (80:20)	-£3,259,937	-£3,525,547	-£3,757,500	-£5,719,303	-£6,746,006	-£7,687,932	-£13,339,491
100% affordable housing (80:20)	-£13,151,897	-£13,429,764	-£13,669,256	-£13,722,928	-£14,767,116	-£15,725,084	-£21,472,892

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 8

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	20000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£8,649,851	£8,405,690	£8,195,251	£5,072,200	£4,135,073	£3,266,534	-£2,191,507
10% affordable housing (80:20)	£7,023,664	£6,775,510	£6,561,629	£3,740,305	£2,792,694	£1,909,948	-£3,638,085
20% affordable housing (80:20)	£5,387,904	£5,135,881	£4,918,501	£2,396,646	£1,433,781	£536,600	-£5,084,664
30% affordable housing (80:20)	£3,736,131	£3,479,794	£3,258,859	£1,034,273	£51,272	-£879,681	-£6,531,241
40% affordable housing (50:50)	£3,570,043	£3,317,831	£3,098,402	£1,187,746	£209,460	-£717,602	-£6,369,162
40% affordable housing (80:20)	£2,060,619	£1,800,089	£1,574,931	-£359,703	-£1,384,333	-£2,326,260	-£7,977,819
100% affordable housing (80:20)	-£8,619,971	-£8,897,838	-£9,137,330	-£9,191,002	-£10,235,190	-£11,193,158	-£16,940,966

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,626,571	£5,382,410	£5,171,971	£2,048,920	£1,111,793	£243,254	-£5,214,787
10% affordable housing (80:20)	£4,000,384	£3,752,230	£3,538,349	£717,025	-£230,586	-£1,113,332	-£6,661,365
20% affordable housing (80:20)	£2,364,624	£2,112,601	£1,895,221	-£626,634	-£1,589,499	-£2,486,680	-£8,107,944
30% affordable housing (80:20)	£712,851	£456,514	£235,579	-£1,989,007	-£2,972,008	-£3,902,961	-£9,554,521
40% affordable housing (50:50)	£546,763	£294,551	£75,122	-£1,835,534	-£2,813,820	-£3,740,882	-£9,392,442
40% affordable housing (80:20)	-£962,661	-£1,223,191	-£1,448,349	-£3,382,983	-£4,407,613	-£5,349,540	-£11,001,099
100% affordable housing (80:20)	-£11,643,251	-£11,921,118	-£12,160,610	-£12,214,282	-£13,258,470	-£14,216,438	-£19,964,246

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,768,534	-£5,012,694	-£5,223,134	-£8,346,185	-£9,283,312	-£10,151,851	-£15,609,892
10% affordable housing (80:20)	-£6,394,721	-£6,642,875	-£6,856,756	-£9,678,080	-£10,625,691	-£11,508,437	-£17,056,470
20% affordable housing (80:20)	-£8,030,481	-£8,282,504	-£8,499,884	-£11,021,739	-£11,984,604	-£12,881,785	-£18,503,048
30% affordable housing (80:20)	-£9,682,254	-£9,938,591	-£10,159,526	-£12,384,111	-£13,367,113	-£14,298,066	-£19,949,626
40% affordable housing (50:50)	-£9,848,342	-£10,100,554	-£10,319,983	-£12,230,639	-£13,208,925	-£14,135,987	-£19,787,547
40% affordable housing (80:20)	-£11,357,766	-£11,618,296	-£11,843,454	-£13,778,088	-£14,802,717	-£15,744,644	-£21,396,204
100% affordable housing (80:20)	-£22,038,356	-£22,316,223	-£22,555,715	-£22,609,387	-£23,653,575	-£24,611,543	-£30,359,351

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£811,343	£567,182	£356,743	-£2,766,308	-£3,703,435	-£4,571,974	-£10,030,015
10% affordable housing (80:20)	-£814,844	-£1,062,998	-£1,276,879	-£4,098,203	-£5,045,815	-£5,928,560	-£11,476,593
20% affordable housing (80:20)	-£2,450,604	-£2,702,627	-£2,920,007	-£5,441,862	-£6,404,727	-£7,301,908	-£12,923,172
30% affordable housing (80:20)	-£4,102,377	-£4,358,714	-£4,579,649	-£6,804,235	-£7,787,236	-£8,718,190	-£14,369,749
40% affordable housing (50:50)	-£4,268,465	-£4,520,677	-£4,740,106	-£6,650,763	-£7,629,048	-£8,556,110	-£14,207,671
40% affordable housing (80:20)	-£5,777,889	-£6,038,419	-£6,263,577	-£8,198,211	-£9,222,841	-£10,164,768	-£15,816,327
100% affordable housing (80:20)	-£16,458,479	-£16,736,347	-£16,975,838	-£17,029,510	-£18,073,698	-£19,031,666	-£24,779,474

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,401,013	£4,156,853	£3,946,413	£823,362	-£113,765	-£982,304	-£6,440,345
10% affordable housing (80:20)	£2,774,826	£2,526,672	£2,312,791	-£508,533	-£1,456,144	-£2,338,890	-£7,886,923
20% affordable housing (80:20)	£1,139,066	£887,043	£669,663	-£1,852,192	-£2,815,057	-£3,712,238	-£9,333,501
30% affordable housing (80:20)	-£512,707	-£769,044	-£989,979	-£3,214,564	-£4,197,565	-£5,128,519	-£10,780,079
40% affordable housing (50:50)	-£678,795	-£931,006	-£1,150,436	-£3,061,092	-£4,039,378	-£4,966,440	-£10,618,000
40% affordable housing (80:20)	-£2,188,219	-£2,448,749	-£2,673,907	-£4,608,541	-£5,633,170	-£6,575,097	-£12,226,657
100% affordable housing (80:20)	-£12,868,809	-£13,146,676	-£13,386,168	-£13,439,840	-£14,484,028	-£15,441,996	-£21,189,804

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 1

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	£10,000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,952,537	-£10,404,321	-£10,790,686	-£12,596,004	-£14,280,563	-£15,826,026	-£25,098,802
10% affordable housing (80:20)	-£10,359,848	-£10,811,632	-£11,197,997	-£12,831,398	-£14,515,957	-£16,061,420	-£25,334,196
20% affordable housing (80:20)	-£10,767,158	-£11,218,942	-£11,605,308	-£13,066,792	-£14,751,352	-£16,296,814	-£25,569,591
30% affordable housing (80:20)	-£11,174,469	-£11,626,253	-£12,012,619	-£13,302,186	-£14,986,745	-£16,532,208	-£25,804,984
40% affordable housing (50:50)	-£11,682,568	-£12,134,351	-£12,520,717	-£13,638,369	-£15,322,928	-£16,868,390	-£26,141,167
40% affordable housing (80:20)	-£11,581,780	-£12,033,563	-£12,419,929	-£13,537,581	-£15,222,140	-£16,767,603	-£26,040,379
100% affordable housing (80:20)	-£14,361,187	-£14,823,778	-£15,219,387	-£15,307,601	-£17,032,461	-£18,614,897	-£28,109,510

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£14,993,807	-£15,445,591	-£15,831,956	-£17,637,274	-£19,321,833	-£20,867,296	-£30,140,072
10% affordable housing (80:20)	-£15,401,118	-£15,852,902	-£16,239,267	-£17,872,668	-£19,557,227	-£21,102,690	-£30,375,466
20% affordable housing (80:20)	-£15,808,428	-£16,260,212	-£16,646,578	-£18,108,062	-£19,792,622	-£21,338,084	-£30,610,861
30% affordable housing (80:20)	-£16,215,739	-£16,667,523	-£17,053,889	-£18,343,456	-£20,028,015	-£21,573,478	-£30,846,254
40% affordable housing (50:50)	-£16,723,838	-£17,175,621	-£17,561,987	-£18,679,639	-£20,364,198	-£21,909,660	-£31,182,437
40% affordable housing (80:20)	-£16,623,050	-£17,074,833	-£17,461,199	-£18,578,851	-£20,263,410	-£21,808,873	-£31,081,649
100% affordable housing (80:20)	-£19,402,457	-£19,865,048	-£20,260,657	-£20,348,871	-£22,073,731	-£23,656,167	-£33,150,780

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£32,327,475	-£32,779,258	-£33,165,624	-£34,970,942	-£36,655,501	-£38,200,964	-£47,473,740
10% affordable housing (80:20)	-£32,734,786	-£33,186,569	-£33,572,935	-£35,206,335	-£36,890,895	-£38,436,357	-£47,709,134
20% affordable housing (80:20)	-£33,142,096	-£33,593,879	-£33,980,245	-£35,441,730	-£37,126,289	-£38,671,752	-£47,944,528
30% affordable housing (80:20)	-£33,549,406	-£34,001,191	-£34,387,556	-£35,677,124	-£37,361,683	-£38,907,145	-£48,179,922
40% affordable housing (50:50)	-£34,057,505	-£34,509,289	-£34,895,654	-£36,013,306	-£37,697,865	-£39,243,328	-£48,516,104
40% affordable housing (80:20)	-£33,956,717	-£34,408,501	-£34,794,866	-£35,912,518	-£37,597,078	-£39,142,540	-£48,415,316
100% affordable housing (80:20)	-£36,736,124	-£37,198,715	-£37,594,324	-£37,682,539	-£39,407,398	-£40,989,834	-£50,484,448

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£23,023,121	-£23,474,905	-£23,861,270	-£25,666,588	-£27,351,148	-£28,896,610	-£38,169,387
10% affordable housing (80:20)	-£23,430,432	-£23,882,216	-£24,268,581	-£25,901,982	-£27,586,541	-£29,132,004	-£38,404,780
20% affordable housing (80:20)	-£23,837,743	-£24,289,526	-£24,675,892	-£26,137,377	-£27,821,936	-£29,367,398	-£38,640,175
30% affordable housing (80:20)	-£24,245,053	-£24,696,837	-£25,083,203	-£26,372,770	-£28,057,330	-£29,602,792	-£38,875,568
40% affordable housing (50:50)	-£24,753,152	-£25,204,935	-£25,591,301	-£26,708,953	-£28,393,512	-£29,938,975	-£39,211,751
40% affordable housing (80:20)	-£24,652,364	-£25,104,147	-£25,490,513	-£26,608,165	-£28,292,724	-£29,838,187	-£39,110,963
100% affordable housing (80:20)	-£27,431,771	-£27,894,362	-£28,289,971	-£28,378,186	-£30,103,045	-£31,685,481	-£41,180,095

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£17,037,405	-£17,489,188	-£17,875,554	-£19,680,872	-£21,365,431	-£22,910,894	-£32,183,670
10% affordable housing (80:20)	-£17,444,716	-£17,896,499	-£18,282,865	-£19,916,265	-£21,600,825	-£23,146,287	-£32,419,064
20% affordable housing (80:20)	-£17,852,026	-£18,303,810	-£18,690,175	-£20,151,660	-£21,836,219	-£23,381,682	-£32,654,458
30% affordable housing (80:20)	-£18,259,336	-£18,711,121	-£19,097,486	-£20,387,054	-£22,071,613	-£23,617,076	-£32,889,852
40% affordable housing (50:50)	-£18,767,435	-£19,219,219	-£19,605,584	-£20,723,236	-£22,407,796	-£23,953,258	-£33,226,034
40% affordable housing (80:20)	-£18,666,647	-£19,118,431	-£19,504,796	-£20,622,448	-£22,307,008	-£23,852,470	-£33,125,247
100% affordable housing (80:20)	-£21,446,054	-£21,908,645	-£22,304,254	-£22,392,469	-£24,117,328	-£25,699,764	-£35,194,378

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 2

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	10000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,752,890	-£5,204,674	-£5,591,039	-£7,396,357	-£9,080,917	-£10,626,379	-£19,899,155
10% affordable housing (80:20)	-£5,588,826	-£6,040,610	-£6,426,976	-£8,060,377	-£9,744,935	-£11,290,398	-£20,563,174
20% affordable housing (80:20)	-£6,424,762	-£6,876,545	-£7,262,911	-£8,724,396	-£10,408,955	-£11,954,418	-£21,227,194
30% affordable housing (80:20)	-£7,260,698	-£7,712,481	-£8,098,847	-£9,388,415	-£11,072,975	-£12,618,437	-£21,891,213
40% affordable housing (50:50)	-£7,649,385	-£8,101,168	-£8,487,534	-£9,605,186	-£11,289,745	-£12,835,207	-£22,107,984
40% affordable housing (80:20)	-£8,096,633	-£8,548,417	-£8,934,782	-£10,052,434	-£11,736,993	-£13,282,456	-£22,555,232
100% affordable housing (80:20)	-£13,425,939	-£13,888,532	-£14,284,140	-£14,372,354	-£16,097,214	-£17,679,650	-£27,174,263

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,794,160	-£10,245,944	-£10,632,309	-£12,437,627	-£14,122,187	-£15,667,649	-£24,940,425
10% affordable housing (80:20)	-£10,630,096	-£11,081,880	-£11,468,246	-£13,101,647	-£14,786,205	-£16,331,668	-£25,604,444
20% affordable housing (80:20)	-£11,466,032	-£11,917,815	-£12,304,181	-£13,765,666	-£15,450,225	-£16,995,688	-£26,268,464
30% affordable housing (80:20)	-£12,301,968	-£12,753,751	-£13,140,117	-£14,429,685	-£16,114,245	-£17,659,707	-£26,932,483
40% affordable housing (50:50)	-£12,690,655	-£13,142,438	-£13,528,804	-£14,646,456	-£16,331,015	-£17,876,477	-£27,149,254
40% affordable housing (80:20)	-£13,137,903	-£13,589,687	-£13,976,052	-£15,093,704	-£16,778,263	-£18,323,726	-£27,596,502
100% affordable housing (80:20)	-£18,467,209	-£18,929,802	-£19,325,410	-£19,413,624	-£21,138,484	-£22,720,920	-£32,215,533

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£27,127,828	-£27,579,611	-£27,965,977	-£29,771,295	-£31,455,854	-£33,001,317	-£42,274,093
10% affordable housing (80:20)	-£27,963,764	-£28,415,547	-£28,801,913	-£30,435,314	-£32,119,873	-£33,665,335	-£42,938,112
20% affordable housing (80:20)	-£28,799,699	-£29,251,483	-£29,637,848	-£31,099,333	-£32,783,892	-£34,329,355	-£43,602,131
30% affordable housing (80:20)	-£29,635,635	-£30,087,419	-£30,473,785	-£31,763,353	-£33,447,912	-£34,993,375	-£44,266,150
40% affordable housing (50:50)	-£30,024,322	-£30,476,106	-£30,862,471	-£31,980,123	-£33,664,682	-£35,210,145	-£44,482,921
40% affordable housing (80:20)	-£30,471,571	-£30,923,354	-£31,309,720	-£32,427,372	-£34,111,931	-£35,657,393	-£44,930,170
100% affordable housing (80:20)	-£35,800,877	-£36,263,469	-£36,659,077	-£36,747,292	-£38,472,151	-£40,054,587	-£49,549,201

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£17,823,474	-£18,275,258	-£18,661,623	-£20,466,941	-£22,151,501	-£23,696,963	-£32,969,740
10% affordable housing (80:20)	-£18,659,411	-£19,111,194	-£19,497,560	-£21,130,961	-£22,815,519	-£24,360,982	-£33,633,758
20% affordable housing (80:20)	-£19,495,346	-£19,947,129	-£20,333,495	-£21,794,980	-£23,479,539	-£25,025,002	-£34,297,778
30% affordable housing (80:20)	-£20,331,282	-£20,783,065	-£21,169,431	-£22,459,000	-£24,143,559	-£25,689,021	-£34,961,797
40% affordable housing (50:50)	-£20,719,969	-£21,171,752	-£21,558,118	-£22,675,770	-£24,360,329	-£25,905,792	-£35,178,568
40% affordable housing (80:20)	-£21,167,217	-£21,619,001	-£22,005,366	-£23,123,018	-£24,807,578	-£26,353,040	-£35,625,816
100% affordable housing (80:20)	-£26,496,524	-£26,959,116	-£27,354,724	-£27,442,938	-£29,167,798	-£30,750,234	-£40,244,847

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£11,837,758	-£12,289,541	-£12,675,907	-£14,481,225	-£16,165,784	-£17,711,247	-£26,984,023
10% affordable housing (80:20)	-£12,673,694	-£13,125,477	-£13,511,843	-£15,145,245	-£16,829,803	-£18,375,265	-£27,648,042
20% affordable housing (80:20)	-£13,509,629	-£13,961,413	-£14,347,778	-£15,809,263	-£17,493,823	-£19,039,285	-£28,312,062
30% affordable housing (80:20)	-£14,345,566	-£14,797,349	-£15,183,715	-£16,473,283	-£18,157,842	-£19,703,305	-£28,976,080
40% affordable housing (50:50)	-£14,734,252	-£15,186,036	-£15,572,401	-£16,690,053	-£18,374,613	-£19,920,075	-£29,192,851
40% affordable housing (80:20)	-£15,181,501	-£15,633,284	-£16,019,650	-£17,137,302	-£18,821,861	-£20,367,324	-£29,640,100
100% affordable housing (80:20)	-£20,510,807	-£20,973,399	-£21,369,007	-£21,457,222	-£23,182,081	-£24,764,517	-£34,259,131

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 3

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	10000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£439,567	-£5,027	-£391,393	-£2,196,710	-£3,881,270	-£5,426,732	-£14,699,508
10% affordable housing (80:20)	-£817,805	-£1,269,588	-£1,655,954	-£3,289,355	-£4,973,914	-£6,519,377	-£15,792,152
20% affordable housing (80:20)	-£2,082,365	-£2,534,149	-£2,920,515	-£4,381,999	-£6,066,558	-£7,612,021	-£16,884,797
30% affordable housing (80:20)	-£3,346,926	-£3,798,710	-£4,185,075	-£5,474,644	-£7,159,203	-£8,704,666	-£17,977,442
40% affordable housing (50:50)	-£3,616,201	-£4,067,985	-£4,454,351	-£5,572,003	-£7,256,561	-£8,802,023	-£18,074,800
40% affordable housing (80:20)	-£4,611,488	-£5,063,271	-£5,449,637	-£6,567,288	-£8,251,847	-£9,797,310	-£19,070,086
100% affordable housing (80:20)	-£12,490,692	-£12,953,284	-£13,348,893	-£13,437,107	-£15,161,967	-£16,744,402	-£26,239,016

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,601,703	-£5,046,297	-£5,432,663	-£7,237,980	-£8,922,540	-£10,468,002	-£19,740,778
10% affordable housing (80:20)	-£5,859,075	-£6,310,858	-£6,697,224	-£8,330,625	-£10,015,184	-£11,560,647	-£20,833,422
20% affordable housing (80:20)	-£7,123,635	-£7,575,419	-£7,961,785	-£9,423,269	-£11,107,828	-£12,653,291	-£21,926,067
30% affordable housing (80:20)	-£8,388,196	-£8,839,980	-£9,226,345	-£10,515,914	-£12,200,473	-£13,745,936	-£23,018,712
40% affordable housing (50:50)	-£8,657,471	-£9,109,255	-£9,495,621	-£10,613,273	-£12,297,831	-£13,843,293	-£23,116,070
40% affordable housing (80:20)	-£9,652,758	-£10,104,541	-£10,490,907	-£11,608,558	-£13,293,117	-£14,838,580	-£24,111,356
100% affordable housing (80:20)	-£17,531,962	-£17,994,554	-£18,390,163	-£18,478,377	-£20,203,237	-£21,785,672	-£31,280,286

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£21,935,371	-£22,379,964	-£22,766,331	-£24,571,648	-£26,256,207	-£27,801,670	-£37,074,446
10% affordable housing (80:20)	-£23,192,742	-£23,644,526	-£24,030,891	-£25,664,293	-£27,348,852	-£28,894,314	-£38,167,090
20% affordable housing (80:20)	-£24,457,302	-£24,909,087	-£25,295,452	-£26,756,936	-£28,441,496	-£29,986,958	-£39,259,735
30% affordable housing (80:20)	-£25,721,864	-£26,173,647	-£26,560,013	-£27,849,581	-£29,534,141	-£31,079,603	-£40,352,379
40% affordable housing (50:50)	-£25,991,138	-£26,442,923	-£26,829,288	-£27,946,940	-£29,631,498	-£31,176,961	-£40,449,737
40% affordable housing (80:20)	-£26,986,425	-£27,438,209	-£27,824,574	-£28,942,226	-£30,626,784	-£32,172,248	-£41,445,023
100% affordable housing (80:20)	-£34,865,630	-£35,328,222	-£35,723,831	-£35,812,045	-£37,536,905	-£39,119,340	-£48,613,954

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£12,631,017	-£13,075,611	-£13,461,977	-£15,267,294	-£16,951,854	-£18,497,316	-£27,770,093
10% affordable housing (80:20)	-£13,888,389	-£14,340,172	-£14,726,538	-£16,359,939	-£18,044,499	-£19,589,961	-£28,862,736
20% affordable housing (80:20)	-£15,152,949	-£15,604,733	-£15,991,099	-£17,452,583	-£19,137,142	-£20,682,605	-£29,955,381
30% affordable housing (80:20)	-£16,417,510	-£16,869,294	-£17,255,659	-£18,545,228	-£20,229,787	-£21,775,250	-£31,048,026
40% affordable housing (50:50)	-£16,686,785	-£17,138,569	-£17,524,935	-£18,642,587	-£20,327,145	-£21,872,608	-£31,145,384
40% affordable housing (80:20)	-£17,682,072	-£18,133,855	-£18,520,221	-£19,637,873	-£21,322,431	-£22,867,895	-£32,140,670
100% affordable housing (80:20)	-£25,561,276	-£26,023,869	-£26,419,478	-£26,507,691	-£28,232,552	-£29,814,987	-£39,309,600

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£6,645,301	-£7,089,894	-£7,476,261	-£9,281,578	-£10,966,137	-£12,511,600	-£21,784,376
10% affordable housing (80:20)	-£7,902,672	-£8,354,456	-£8,740,821	-£10,374,223	-£12,058,782	-£13,604,245	-£22,877,020
20% affordable housing (80:20)	-£9,167,233	-£9,619,017	-£10,005,383	-£11,466,867	-£13,151,426	-£14,696,888	-£23,969,665
30% affordable housing (80:20)	-£10,431,794	-£10,883,577	-£11,269,943	-£12,559,511	-£14,244,071	-£15,789,533	-£25,062,310
40% affordable housing (50:50)	-£10,701,068	-£11,152,853	-£11,539,218	-£12,656,870	-£14,341,429	-£15,886,891	-£25,159,667
40% affordable housing (80:20)	-£11,696,355	-£12,148,139	-£12,534,504	-£13,652,156	-£15,336,714	-£16,882,178	-£26,154,953
100% affordable housing (80:20)	-£19,575,560	-£20,038,152	-£20,433,761	-£20,521,975	-£22,246,835	-£23,829,270	-£33,323,884

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 4

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	10000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,402,967	£4,986,383	£4,624,671	£1,262,755	-£400,787	-£1,946,249	-£11,219,026
10% affordable housing (80:20)	£3,811,504	£3,388,106	£3,020,714	-£65,581	-£1,750,140	-£3,295,603	-£12,568,379
20% affordable housing (80:20)	£2,200,337	£1,766,493	£1,392,463	-£1,414,934	-£3,099,494	-£4,644,956	-£13,917,733
30% affordable housing (80:20)	£557,723	£113,210	-£271,304	-£2,764,288	-£4,448,847	-£5,994,310	-£15,267,085
40% affordable housing (50:50)	£410,272	-£34,801	-£421,167	-£2,570,318	-£4,254,876	-£5,800,340	-£15,073,115
40% affordable housing (80:20)	-£1,126,341	-£1,578,124	-£1,964,490	-£4,113,641	-£5,798,199	-£7,343,662	-£16,616,438
100% affordable housing (80:20)	-£11,555,445	-£12,018,037	-£12,413,646	-£12,501,860	-£14,226,720	-£15,809,155	-£25,303,769

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£361,697	-£54,887	-£416,599	-£3,778,515	-£5,442,057	-£6,987,519	-£16,260,296
10% affordable housing (80:20)	-£1,229,766	-£1,653,164	-£2,020,556	-£5,106,851	-£6,791,410	-£8,336,873	-£17,609,649
20% affordable housing (80:20)	-£2,840,933	-£3,274,777	-£3,648,807	-£6,456,204	-£8,140,764	-£9,686,226	-£18,959,003
30% affordable housing (80:20)	-£4,483,547	-£4,928,060	-£5,312,574	-£7,805,558	-£9,490,117	-£11,035,580	-£20,308,355
40% affordable housing (50:50)	-£4,630,998	-£5,076,071	-£5,462,437	-£7,611,588	-£9,296,146	-£10,841,610	-£20,114,385
40% affordable housing (80:20)	-£6,167,611	-£6,619,394	-£7,005,760	-£9,154,911	-£10,839,469	-£12,384,932	-£21,657,708
100% affordable housing (80:20)	-£16,596,715	-£17,059,307	-£17,454,916	-£17,543,130	-£19,267,990	-£20,850,425	-£30,345,039

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£16,971,971	-£17,388,555	-£17,750,267	-£21,112,182	-£22,775,724	-£24,321,187	-£33,593,963
10% affordable housing (80:20)	-£18,563,434	-£18,986,832	-£19,354,223	-£22,440,518	-£24,125,078	-£25,670,540	-£34,943,317
20% affordable housing (80:20)	-£20,174,601	-£20,608,444	-£20,982,475	-£23,789,872	-£25,474,431	-£27,019,894	-£36,292,670
30% affordable housing (80:20)	-£21,817,214	-£22,261,727	-£22,646,241	-£25,139,225	-£26,823,785	-£28,369,247	-£37,642,022
40% affordable housing (50:50)	-£21,964,665	-£22,409,739	-£22,796,104	-£24,945,255	-£26,629,813	-£28,175,277	-£37,448,052
40% affordable housing (80:20)	-£23,501,278	-£23,953,062	-£24,339,428	-£26,488,579	-£28,173,137	-£29,718,599	-£38,991,376
100% affordable housing (80:20)	-£33,930,383	-£34,392,975	-£34,788,584	-£34,876,797	-£36,601,658	-£38,184,093	-£47,678,707

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£7,667,617	-£8,084,201	-£8,445,913	-£11,807,829	-£13,471,371	-£15,016,834	-£24,289,610
10% affordable housing (80:20)	-£9,259,080	-£9,682,478	-£10,049,870	-£13,136,165	-£14,820,724	-£16,366,187	-£25,638,963
20% affordable housing (80:20)	-£10,870,247	-£11,304,091	-£11,678,122	-£14,485,518	-£16,170,078	-£17,715,540	-£26,988,317
30% affordable housing (80:20)	-£12,512,861	-£12,957,374	-£13,341,888	-£15,834,872	-£17,519,431	-£19,064,894	-£28,337,669
40% affordable housing (50:50)	-£12,660,312	-£13,105,385	-£13,491,751	-£15,640,902	-£17,325,460	-£18,870,924	-£28,143,699
40% affordable housing (80:20)	-£14,196,925	-£14,648,709	-£15,035,074	-£17,184,225	-£18,868,784	-£20,414,246	-£29,687,022
100% affordable housing (80:20)	-£24,626,029	-£25,088,621	-£25,484,230	-£25,572,444	-£27,297,304	-£28,879,739	-£38,374,353

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,681,901	-£2,098,485	-£2,460,197	-£5,822,112	-£7,485,655	-£9,031,117	-£18,303,893
10% affordable housing (80:20)	-£3,273,364	-£3,696,762	-£4,064,153	-£7,150,449	-£8,835,008	-£10,380,470	-£19,653,247
20% affordable housing (80:20)	-£4,884,531	-£5,318,375	-£5,692,405	-£8,499,802	-£10,184,361	-£11,729,824	-£21,002,600
30% affordable housing (80:20)	-£6,527,144	-£6,971,657	-£7,356,171	-£9,849,155	-£11,533,715	-£13,079,177	-£22,351,953
40% affordable housing (50:50)	-£6,674,595	-£7,119,669	-£7,506,034	-£9,655,185	-£11,339,744	-£12,885,207	-£22,157,983
40% affordable housing (80:20)	-£8,211,209	-£8,662,992	-£9,049,358	-£11,198,509	-£12,883,067	-£14,428,530	-£23,701,306
100% affordable housing (80:20)	-£18,640,313	-£19,102,905	-£19,498,514	-£19,586,728	-£21,311,588	-£22,894,023	-£32,388,637

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 5

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	10000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,788,509	£7,378,628	£7,028,097	£3,738,693	£2,144,361	£643,056	-£8,619,202
10% affordable housing (80:20)	£6,027,218	£5,613,539	£5,257,277	£2,254,533	£625,146	-£910,092	-£10,182,868
20% affordable housing (80:20)	£4,250,657	£3,828,748	£3,466,658	£744,094	-£928,295	-£2,473,758	-£11,746,534
30% affordable housing (80:20)	£2,447,537	£2,017,215	£1,646,412	-£807,401	-£2,491,961	-£4,037,423	-£13,310,200
40% affordable housing (50:50)	£2,355,170	£1,925,099	£1,557,041	-£553,725	-£2,238,284	-£3,783,747	-£13,056,523
40% affordable housing (80:20)	£606,315	£161,803	-£221,917	-£2,371,068	-£4,055,627	-£5,601,090	-£14,873,865
100% affordable housing (80:20)	-£11,087,821	-£11,550,414	-£11,946,023	-£12,034,236	-£13,759,097	-£15,341,533	-£24,836,146

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,747,239	£2,337,358	£1,986,827	-£1,302,577	-£2,896,909	-£4,398,214	-£13,660,472
10% affordable housing (80:20)	£985,948	£572,269	£216,007	-£2,786,737	-£4,416,124	-£5,951,362	-£15,224,138
20% affordable housing (80:20)	-£790,613	-£1,212,522	-£1,574,612	-£4,297,176	-£5,969,565	-£7,515,028	-£16,787,804
30% affordable housing (80:20)	-£2,593,733	-£3,024,055	-£3,394,858	-£5,848,671	-£7,533,231	-£9,078,693	-£18,351,470
40% affordable housing (50:50)	-£2,686,100	-£3,116,171	-£3,484,229	-£5,594,995	-£7,279,554	-£8,825,017	-£18,097,793
40% affordable housing (80:20)	-£4,434,955	-£4,879,467	-£5,263,187	-£7,412,338	-£9,096,897	-£10,642,360	-£19,915,135
100% affordable housing (80:20)	-£16,129,091	-£16,591,684	-£16,987,293	-£17,075,506	-£18,800,367	-£20,382,803	-£29,877,416

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£14,586,429	-£14,996,309	-£15,346,840	-£18,636,245	-£20,230,577	-£21,731,881	-£30,994,140
10% affordable housing (80:20)	-£16,347,720	-£16,761,398	-£17,117,661	-£20,120,405	-£21,749,791	-£23,285,030	-£32,557,805
20% affordable housing (80:20)	-£18,124,280	-£18,546,189	-£18,908,280	-£21,630,844	-£23,303,233	-£24,848,695	-£34,121,472
30% affordable housing (80:20)	-£19,927,400	-£20,357,722	-£20,728,525	-£23,182,339	-£24,866,898	-£26,412,361	-£35,685,137
40% affordable housing (50:50)	-£20,019,767	-£20,449,839	-£20,817,896	-£22,928,663	-£24,613,222	-£26,158,685	-£35,431,461
40% affordable housing (80:20)	-£21,768,622	-£22,213,135	-£22,596,854	-£24,746,005	-£26,430,565	-£27,976,027	-£37,248,802
100% affordable housing (80:20)	-£33,462,759	-£33,925,351	-£34,320,960	-£34,409,174	-£36,134,034	-£37,716,470	-£47,211,084

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£5,282,075	-£5,691,956	-£6,042,487	-£9,331,891	-£10,926,224	-£12,427,528	-£21,689,786
10% affordable housing (80:20)	-£7,043,366	-£7,457,045	-£7,813,308	-£10,816,051	-£12,445,438	-£13,980,677	-£23,253,452
20% affordable housing (80:20)	-£8,819,927	-£9,241,836	-£9,603,926	-£12,326,490	-£13,998,879	-£15,544,342	-£24,817,118
30% affordable housing (80:20)	-£10,623,047	-£11,053,369	-£11,424,172	-£13,877,985	-£15,562,545	-£17,108,007	-£26,380,784
40% affordable housing (50:50)	-£10,715,414	-£11,145,485	-£11,513,543	-£13,624,309	-£15,308,869	-£16,854,331	-£26,127,107
40% affordable housing (80:20)	-£12,464,269	-£12,908,781	-£13,292,501	-£15,441,652	-£17,126,211	-£18,671,674	-£27,944,449
100% affordable housing (80:20)	-£24,158,406	-£24,620,998	-£25,016,607	-£25,104,821	-£26,829,681	-£28,412,117	-£37,906,731

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH3, LH, CIL+S106,	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	-£1,057,650	-£1,471,328	-£1,827,591	-£4,830,335	-£6,459,721	-£7,994,960	-£17,267,735
20% affordable housing (80:20)	-£2,834,210	-£3,256,120	-£3,618,210	-£6,340,774	-£8,013,163	-£9,558,625	-£18,831,402
30% affordable housing (80:20)	-£4,637,330	-£5,067,652	-£5,438,455	-£7,892,269	-£9,576,828	-£11,122,291	-£20,395,067
40% affordable housing (50:50)	-£4,729,697	-£5,159,769	-£5,527,826	-£7,638,593	-£9,323,152	-£10,868,615	-£20,141,391
40% affordable housing (80:20)	-£6,478,552	-£6,923,065	-£7,306,784	-£9,455,935	-£11,140,495	-£12,685,957	-£21,958,733
100% affordable housing (80:20)	-£18,172,689	-£18,635,281	-£19,030,890	-£19,119,104	-£20,843,964	-£22,426,400	-£31,921,014

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 6

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	10000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£10,118,946	£9,722,151	£9,380,684	£4,552,328	£2,978,417	£1,507,121	-£7,738,543
10% affordable housing (80:20)	£8,190,110	£7,786,824	£7,441,935	£3,042,760	£1,445,308	-£71,829	-£9,344,605
20% affordable housing (80:20)	£6,246,916	£5,837,035	£5,486,505	£1,515,445	-£132,428	-£1,677,891	-£10,950,667
30% affordable housing (80:20)	£4,282,162	£3,865,578	£3,504,475	-£53,931	-£1,738,490	-£3,283,953	-£12,556,729
40% affordable housing (50:50)	£4,230,060	£3,815,980	£3,459,716	£424,426	-£1,253,192	-£2,798,655	-£12,071,430
40% affordable housing (80:20)	£2,285,907	£1,855,585	£1,485,231	-£1,659,993	-£3,344,552	-£4,890,014	-£14,162,791
100% affordable housing (80:20)	-£10,620,198	-£11,082,790	-£11,478,399	-£11,566,614	-£13,291,473	-£14,873,909	-£24,368,523

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,077,676	£4,680,881	£4,339,414	-£488,942	-£2,062,853	-£3,534,149	-£12,779,813
10% affordable housing (80:20)	£3,148,840	£2,745,554	£2,400,665	-£1,998,510	-£3,595,962	-£5,113,099	-£14,385,875
20% affordable housing (80:20)	£1,205,646	£795,765	£445,235	-£3,525,825	-£5,173,698	-£6,719,161	-£15,991,937
30% affordable housing (80:20)	-£759,108	-£1,175,692	-£1,536,795	-£5,095,201	-£6,779,760	-£8,325,223	-£17,597,999
40% affordable housing (50:50)	-£811,210	-£1,225,290	-£1,581,554	-£4,616,844	-£6,294,462	-£7,839,925	-£17,112,700
40% affordable housing (80:20)	-£2,755,363	-£3,185,685	-£3,556,039	-£6,701,263	-£8,385,822	-£9,931,284	-£19,204,061
100% affordable housing (80:20)	-£15,661,468	-£16,124,060	-£16,519,669	-£16,607,884	-£18,332,743	-£19,915,179	-£29,409,793

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£12,255,991	-£12,652,787	-£12,994,254	-£17,822,609	-£19,396,520	-£20,867,816	-£30,113,481
10% affordable housing (80:20)	-£14,184,828	-£14,588,113	-£14,933,002	-£19,332,178	-£20,929,630	-£22,446,766	-£31,719,543
20% affordable housing (80:20)	-£16,128,022	-£16,537,903	-£16,888,432	-£20,859,493	-£22,507,366	-£24,052,828	-£33,325,604
30% affordable housing (80:20)	-£18,092,776	-£18,509,360	-£18,870,462	-£22,428,868	-£24,113,428	-£25,658,890	-£34,931,666
40% affordable housing (50:50)	-£18,144,878	-£18,558,958	-£18,915,221	-£21,950,511	-£23,628,130	-£25,173,592	-£34,446,367
40% affordable housing (80:20)	-£20,089,030	-£20,519,352	-£20,889,707	-£24,034,930	-£25,719,489	-£27,264,952	-£36,537,728
100% affordable housing (80:20)	-£32,995,135	-£33,457,728	-£33,853,337	-£33,941,551	-£35,666,411	-£37,248,847	-£46,743,460

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£2,951,638	-£3,348,433	-£3,689,900	-£8,518,256	-£10,092,167	-£11,563,463	-£20,809,127
10% affordable housing (80:20)	-£4,880,474	-£5,283,760	-£5,628,649	-£10,027,824	-£11,625,276	-£13,142,413	-£22,415,189
20% affordable housing (80:20)	-£6,823,669	-£7,233,549	-£7,584,079	-£11,555,139	-£13,203,012	-£14,748,475	-£24,021,251
30% affordable housing (80:20)	-£8,788,422	-£9,205,006	-£9,566,109	-£13,124,515	-£14,809,074	-£16,354,537	-£25,627,313
40% affordable housing (50:50)	-£8,840,524	-£9,254,604	-£9,610,868	-£12,646,158	-£14,323,776	-£15,869,239	-£25,142,014
40% affordable housing (80:20)	-£10,784,677	-£11,214,999	-£11,585,353	-£14,730,577	-£16,415,136	-£17,960,599	-£27,233,375
100% affordable housing (80:20)	-£23,690,782	-£24,153,374	-£24,548,983	-£24,637,198	-£26,362,057	-£27,944,493	-£37,439,107

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,034,079	£2,637,283	£2,295,816	-£2,532,539	-£4,106,450	-£5,577,746	-£14,823,411
10% affordable housing (80:20)	£1,105,242	£701,956	£357,068	-£4,042,108	-£5,639,560	-£7,156,696	-£16,429,473
20% affordable housing (80:20)	-£837,952	-£1,247,833	-£1,598,363	-£5,569,423	-£7,217,296	-£8,762,758	-£18,035,535
30% affordable housing (80:20)	-£2,802,706	-£3,219,290	-£3,580,392	-£7,138,798	-£8,823,358	-£10,368,820	-£19,641,597
40% affordable housing (50:50)	-£2,854,808	-£3,268,888	-£3,625,151	-£6,660,441	-£8,338,060	-£9,883,522	-£19,156,298
40% affordable housing (80:20)	-£4,798,961	-£5,229,282	-£5,599,637	-£8,744,860	-£10,429,420	-£11,974,882	-£21,247,658
100% affordable housing (80:20)	-£17,705,066	-£18,167,658	-£18,563,267	-£18,651,481	-£20,376,341	-£21,958,777	-£31,453,391

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 7

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	10000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£12,410,682	£12,020,272	£11,686,394	£6,942,119	£5,405,639	£3,972,175	-£5,138,720
10% affordable housing (80:20)	£10,312,775	£9,917,659	£9,578,319	£5,263,544	£3,704,749	£2,248,004	-£6,959,095
20% affordable housing (80:20)	£8,200,789	£7,801,749	£7,456,860	£3,567,682	£1,981,237	£485,369	-£8,779,469
30% affordable housing (80:20)	£6,073,035	£5,665,070	£5,314,540	£1,846,959	£214,882	-£1,327,067	-£10,599,844
40% affordable housing (50:50)	£6,050,940	£5,649,209	£5,304,319	£2,352,871	£751,115	-£782,063	-£10,054,838
40% affordable housing (80:20)	£3,916,566	£3,499,981	£3,139,471	£81,251	-£1,601,979	-£3,147,441	-£12,420,218
100% affordable housing (80:20)	-£10,152,575	-£10,615,167	-£11,010,776	-£11,098,990	-£12,823,850	-£14,406,286	-£23,900,899

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,369,412	£6,979,002	£6,645,124	£1,900,849	£364,369	-£1,069,095	-£10,179,990
10% affordable housing (80:20)	£5,271,505	£4,876,389	£4,537,049	£222,274	-£1,336,521	-£2,793,266	-£12,000,365
20% affordable housing (80:20)	£3,159,519	£2,760,479	£2,415,590	-£1,473,588	-£3,060,033	-£4,555,901	-£13,820,739
30% affordable housing (80:20)	£1,031,765	£623,800	£273,270	-£3,194,311	-£4,826,388	-£6,368,337	-£15,641,114
40% affordable housing (50:50)	£1,009,670	£607,939	£263,049	-£2,688,399	-£4,290,155	-£5,823,333	-£15,096,108
40% affordable housing (80:20)	-£1,124,704	-£1,541,289	-£1,901,799	-£4,960,019	-£6,643,249	-£8,188,711	-£17,461,488
100% affordable housing (80:20)	-£15,193,845	-£15,656,437	-£16,052,046	-£16,140,260	-£17,865,120	-£19,447,556	-£28,942,169

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,964,255	-£10,354,665	-£10,688,544	-£15,432,819	-£16,969,298	-£18,402,762	-£27,513,657
10% affordable housing (80:20)	-£12,062,162	-£12,457,278	-£12,796,619	-£17,111,394	-£18,670,188	-£20,126,933	-£29,334,032
20% affordable housing (80:20)	-£14,174,148	-£14,573,188	-£14,918,077	-£18,807,256	-£20,393,700	-£21,889,569	-£31,154,406
30% affordable housing (80:20)	-£16,301,902	-£16,709,867	-£17,060,397	-£20,527,978	-£22,160,056	-£23,702,005	-£32,974,781
40% affordable housing (50:50)	-£16,323,997	-£16,725,728	-£17,070,618	-£20,022,067	-£21,623,822	-£23,157,001	-£32,429,776
40% affordable housing (80:20)	-£18,458,372	-£18,874,957	-£19,235,467	-£22,293,687	-£23,976,916	-£25,522,379	-£34,795,155
100% affordable housing (80:20)	-£32,527,513	-£32,990,104	-£33,385,713	-£33,473,928	-£35,198,787	-£36,781,223	-£46,275,837

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£659,902	-£1,050,312	-£1,384,190	-£6,128,465	-£7,664,945	-£9,098,409	-£18,209,304
10% affordable housing (80:20)	-£2,757,809	-£3,152,925	-£3,492,265	-£7,807,041	-£9,365,835	-£10,822,580	-£20,029,679
20% affordable housing (80:20)	-£4,869,795	-£5,268,835	-£5,613,724	-£9,502,903	-£11,089,347	-£12,585,215	-£21,850,053
30% affordable housing (80:20)	-£6,997,549	-£7,405,514	-£7,756,044	-£11,223,625	-£12,855,703	-£14,397,651	-£23,670,428
40% affordable housing (50:50)	-£7,019,644	-£7,421,375	-£7,766,265	-£10,717,713	-£12,319,469	-£13,852,647	-£23,125,423
40% affordable housing (80:20)	-£9,154,018	-£9,570,603	-£9,931,114	-£12,989,333	-£14,672,563	-£16,218,025	-£25,490,802
100% affordable housing (80:20)	-£23,223,159	-£23,685,751	-£24,081,360	-£24,169,574	-£25,894,434	-£27,476,870	-£36,971,483

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,325,815	£4,935,404	£4,601,526	-£142,749	-£1,679,228	-£3,112,692	-£12,223,587
10% affordable housing (80:20)	£3,227,908	£2,832,791	£2,493,451	-£1,821,324	-£3,380,118	-£4,836,863	-£14,043,962
20% affordable housing (80:20)	£1,115,922	£716,882	£371,993	-£3,517,186	-£5,103,630	-£6,599,499	-£15,864,336
30% affordable housing (80:20)	-£1,011,832	-£1,419,797	-£1,770,327	-£5,237,908	-£6,869,986	-£8,411,935	-£17,684,711
40% affordable housing (50:50)	-£1,033,928	-£1,435,658	-£1,780,548	-£4,731,997	-£6,333,752	-£7,866,931	-£17,139,706
40% affordable housing (80:20)	-£3,168,302	-£3,584,887	-£3,945,397	-£7,003,617	-£8,686,846	-£10,232,309	-£19,505,085
100% affordable housing (80:20)	-£17,237,443	-£17,700,034	-£18,095,643	-£18,183,858	-£19,908,717	-£21,491,153	-£30,985,767

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 8

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	10000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£14,667,840	£14,283,713	£13,955,206	£9,286,525	£7,784,828	£6,384,332	-£2,538,896
10% affordable housing (80:20)	£12,396,836	£12,012,708	£11,679,609	£7,432,859	£5,912,980	£4,493,251	-£4,573,583
20% affordable housing (80:20)	£10,117,494	£9,727,084	£9,392,215	£5,567,825	£4,024,345	£2,579,518	-£6,608,270
30% affordable housing (80:20)	£7,823,879	£7,427,083	£7,085,285	£3,683,698	£2,108,335	£619,683	-£8,642,957
40% affordable housing (50:50)	£7,825,530	£7,435,120	£7,101,242	£4,215,475	£2,667,428	£1,207,074	-£8,038,247
40% affordable housing (80:20)	£5,508,210	£5,101,443	£4,750,914	£1,769,641	£138,332	-£1,404,869	-£10,677,644
100% affordable housing (80:20)	-£9,684,952	-£10,147,543	-£10,543,152	-£10,631,367	-£12,356,226	-£13,938,662	-£23,433,276

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£9,626,570	£9,242,443	£8,913,936	£4,245,255	£2,743,558	£1,343,062	-£7,580,166
10% affordable housing (80:20)	£7,355,566	£6,971,438	£6,638,339	£2,391,589	£871,710	-£548,019	-£9,614,853
20% affordable housing (80:20)	£5,076,224	£4,685,814	£4,350,945	£526,555	-£1,016,925	-£2,461,752	-£11,649,540
30% affordable housing (80:20)	£2,782,609	£2,385,813	£2,044,015	-£1,357,572	-£2,932,935	-£4,421,587	-£13,684,227
40% affordable housing (50:50)	£2,784,260	£2,393,850	£2,059,972	-£825,795	-£2,373,842	-£3,834,196	-£13,079,517
40% affordable housing (80:20)	£466,940	£60,173	-£290,356	-£3,271,629	-£4,902,938	-£6,446,139	-£15,718,914
100% affordable housing (80:20)	-£14,726,222	-£15,188,813	-£15,584,422	-£15,672,637	-£17,397,496	-£18,979,932	-£28,474,546

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£7,707,097	-£8,091,225	-£8,419,732	-£13,088,412	-£14,590,110	-£15,990,606	-£24,913,834
10% affordable housing (80:20)	-£9,978,102	-£10,362,230	-£10,695,328	-£14,942,078	-£16,461,957	-£17,881,687	-£26,948,521
20% affordable housing (80:20)	-£12,257,443	-£12,647,853	-£12,982,723	-£16,807,112	-£18,350,593	-£19,795,420	-£28,983,208
30% affordable housing (80:20)	-£14,551,059	-£14,947,854	-£15,289,653	-£18,691,239	-£20,266,603	-£21,755,254	-£31,017,895
40% affordable housing (50:50)	-£14,549,407	-£14,939,817	-£15,273,696	-£18,159,463	-£19,707,510	-£21,167,864	-£30,413,184
40% affordable housing (80:20)	-£16,866,728	-£17,273,494	-£17,624,024	-£20,605,296	-£22,236,606	-£23,779,806	-£33,052,582
100% affordable housing (80:20)	-£32,059,889	-£32,622,480	-£32,918,089	-£33,006,304	-£34,731,163	-£36,313,599	-£45,808,213

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,597,256	£1,213,128	£884,622	-£3,784,059	-£5,285,756	-£6,686,253	-£15,609,480
10% affordable housing (80:20)	-£673,748	-£1,057,876	-£1,390,975	-£5,637,725	-£7,157,604	-£8,577,333	-£17,644,167
20% affordable housing (80:20)	-£2,953,090	-£3,343,500	-£3,678,370	-£7,502,759	-£9,046,239	-£10,491,066	-£19,678,854
30% affordable housing (80:20)	-£5,246,706	-£5,643,501	-£5,985,299	-£9,386,886	-£10,962,249	-£12,450,901	-£21,713,541
40% affordable housing (50:50)	-£5,245,054	-£5,635,464	-£5,969,342	-£8,855,109	-£10,403,157	-£11,863,510	-£21,108,831
40% affordable housing (80:20)	-£7,562,374	-£7,969,141	-£8,319,671	-£11,300,943	-£12,932,252	-£14,475,453	-£23,748,228
100% affordable housing (80:20)	-£22,755,536	-£23,218,127	-£23,613,736	-£23,701,951	-£25,426,810	-£27,009,246	-£36,503,860

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,582,973	£7,198,845	£6,870,338	£2,201,658	£699,960	-£700,536	-£9,623,764
10% affordable housing (80:20)	£5,311,968	£4,927,840	£4,594,741	£347,991	-£1,171,887	-£2,591,617	-£11,658,451
20% affordable housing (80:20)	£3,032,627	£2,642,217	£2,307,347	-£1,517,042	-£3,060,523	-£4,505,350	-£13,693,138
30% affordable housing (80:20)	£739,011	£342,215	£417	-£3,401,169	-£4,976,533	-£6,465,185	-£15,727,825
40% affordable housing (50:50)	£740,663	£350,253	£16,374	-£2,869,393	-£4,417,440	-£5,877,794	-£15,123,115
40% affordable housing (80:20)	-£1,576,658	-£1,983,424	-£2,333,954	-£5,315,226	-£6,946,536	-£8,489,737	-£17,762,512
100% affordable housing (80:20)	-£16,769,819	-£17,232,411	-£17,628,020	-£17,716,234	-£19,441,094	-£21,023,530	-£30,518,143

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 1

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	£20,000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£14,470,374	-£14,922,157	-£15,308,523	-£17,113,841	-£18,798,399	-£20,343,863	-£29,616,638
10% affordable housing (80:20)	-£14,877,684	-£15,329,467	-£15,715,833	-£17,349,234	-£19,033,794	-£20,579,256	-£29,852,033
20% affordable housing (80:20)	-£15,284,995	-£15,736,779	-£16,123,144	-£17,584,629	-£19,269,187	-£20,814,651	-£30,087,426
30% affordable housing (80:20)	-£15,692,305	-£16,144,089	-£16,530,454	-£17,820,023	-£19,504,582	-£21,050,045	-£30,322,821
40% affordable housing (50:50)	-£16,200,404	-£16,652,188	-£17,038,553	-£18,156,205	-£19,840,765	-£21,386,227	-£30,659,003
40% affordable housing (80:20)	-£16,099,616	-£16,551,400	-£16,937,765	-£18,055,417	-£19,739,976	-£21,285,439	-£30,558,215
100% affordable housing (80:20)	-£18,987,106	-£19,449,697	-£19,845,306	-£19,933,521	-£21,658,380	-£23,240,816	-£32,735,430

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£19,511,644	-£19,963,427	-£20,349,793	-£22,155,111	-£23,839,669	-£25,385,133	-£34,657,908
10% affordable housing (80:20)	-£19,918,954	-£20,370,737	-£20,757,103	-£22,390,504	-£24,075,064	-£25,620,526	-£34,893,303
20% affordable housing (80:20)	-£20,326,265	-£20,778,049	-£21,164,414	-£22,625,899	-£24,310,457	-£25,855,921	-£35,128,696
30% affordable housing (80:20)	-£20,733,575	-£21,185,359	-£21,571,724	-£22,861,293	-£24,545,852	-£26,091,315	-£35,364,091
40% affordable housing (50:50)	-£21,241,674	-£21,693,458	-£22,079,823	-£23,197,475	-£24,882,035	-£26,427,497	-£35,700,273
40% affordable housing (80:20)	-£21,140,886	-£21,592,670	-£21,979,035	-£23,096,687	-£24,781,246	-£26,326,709	-£35,599,485
100% affordable housing (80:20)	-£24,028,376	-£24,490,967	-£24,886,576	-£24,974,791	-£26,699,650	-£28,282,086	-£37,776,700

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£36,845,311	-£37,297,095	-£37,683,460	-£39,488,778	-£41,173,337	-£42,718,800	-£51,991,576
10% affordable housing (80:20)	-£37,252,621	-£37,704,405	-£38,090,771	-£39,724,172	-£41,408,731	-£42,954,194	-£52,226,970
20% affordable housing (80:20)	-£37,659,933	-£38,111,716	-£38,498,082	-£39,959,567	-£41,644,125	-£43,189,588	-£52,462,364
30% affordable housing (80:20)	-£38,067,243	-£38,519,026	-£38,905,392	-£40,194,960	-£41,879,520	-£43,424,982	-£52,697,758
40% affordable housing (50:50)	-£38,575,342	-£39,027,125	-£39,413,491	-£40,531,143	-£42,215,702	-£43,761,165	-£53,033,941
40% affordable housing (80:20)	-£38,474,554	-£38,926,337	-£39,312,703	-£40,430,355	-£42,114,913	-£43,660,377	-£52,933,152
100% affordable housing (80:20)	-£41,362,043	-£41,824,634	-£42,220,243	-£42,308,458	-£44,033,317	-£45,615,753	-£55,110,367

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£27,540,958	-£27,992,741	-£28,379,107	-£30,184,425	-£31,868,983	-£33,414,447	-£42,687,222
10% affordable housing (80:20)	-£27,948,268	-£28,400,052	-£28,786,417	-£30,419,819	-£32,104,378	-£33,649,840	-£42,922,617
20% affordable housing (80:20)	-£28,355,579	-£28,807,363	-£29,193,728	-£30,655,213	-£32,339,772	-£33,885,235	-£43,158,010
30% affordable housing (80:20)	-£28,762,889	-£29,214,673	-£29,601,038	-£30,890,607	-£32,575,166	-£34,120,629	-£43,393,405
40% affordable housing (50:50)	-£29,270,988	-£29,722,772	-£30,109,138	-£31,226,789	-£32,911,349	-£34,456,811	-£43,729,588
40% affordable housing (80:20)	-£29,170,201	-£29,621,984	-£30,008,350	-£31,126,001	-£32,810,560	-£34,356,023	-£43,628,799
100% affordable housing (80:20)	-£32,057,690	-£32,520,281	-£32,915,890	-£33,004,105	-£34,728,964	-£36,311,400	-£45,806,014

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£21,555,241	-£22,007,025	-£22,393,390	-£24,198,708	-£25,883,267	-£27,428,730	-£36,701,506
10% affordable housing (80:20)	-£21,962,552	-£22,414,335	-£22,800,701	-£24,434,102	-£26,118,661	-£27,664,124	-£36,936,900
20% affordable housing (80:20)	-£22,369,863	-£22,821,646	-£23,208,012	-£24,669,497	-£26,354,055	-£27,899,519	-£37,172,294
30% affordable housing (80:20)	-£22,777,173	-£23,228,956	-£23,615,322	-£24,904,890	-£26,589,450	-£28,134,912	-£37,407,689
40% affordable housing (50:50)	-£23,285,272	-£23,737,055	-£24,123,421	-£25,241,073	-£26,925,632	-£28,471,095	-£37,743,871
40% affordable housing (80:20)	-£23,184,484	-£23,636,267	-£24,022,633	-£25,140,285	-£26,824,843	-£28,370,307	-£37,643,082
100% affordable housing (80:20)	-£26,071,973	-£26,534,564	-£26,930,173	-£27,018,388	-£28,743,247	-£30,325,683	-£39,820,297

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 2

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	20000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,270,727	-£9,722,510	-£10,108,876	-£11,914,194	-£13,598,752	-£15,144,216	-£24,416,991
10% affordable housing (80:20)	-£10,106,662	-£10,558,447	-£10,944,812	-£12,578,213	-£14,262,772	-£15,808,234	-£25,081,011
20% affordable housing (80:20)	-£10,942,598	-£11,394,382	-£11,780,747	-£13,242,232	-£14,926,792	-£16,472,254	-£25,745,031
30% affordable housing (80:20)	-£11,778,534	-£12,230,318	-£12,616,684	-£13,906,251	-£15,590,810	-£17,136,273	-£26,409,049
40% affordable housing (50:50)	-£12,167,221	-£12,619,005	-£13,005,370	-£14,123,022	-£15,807,581	-£17,353,044	-£26,625,819
40% affordable housing (80:20)	-£12,614,470	-£13,066,253	-£13,452,619	-£14,570,271	-£16,254,830	-£17,800,293	-£27,073,069
100% affordable housing (80:20)	-£18,051,858	-£18,514,450	-£18,910,059	-£18,998,273	-£20,723,133	-£22,305,569	-£31,800,182

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£14,311,997	-£14,763,780	-£15,150,146	-£16,955,464	-£18,640,022	-£20,185,486	-£29,458,261
10% affordable housing (80:20)	-£15,147,932	-£15,599,717	-£15,986,082	-£17,619,483	-£19,304,042	-£20,849,504	-£30,122,281
20% affordable housing (80:20)	-£15,983,868	-£16,435,652	-£16,822,017	-£18,283,502	-£19,968,062	-£21,513,524	-£30,786,301
30% affordable housing (80:20)	-£16,819,804	-£17,271,588	-£17,657,954	-£18,947,521	-£20,632,080	-£22,177,543	-£31,450,319
40% affordable housing (50:50)	-£17,208,491	-£17,660,275	-£18,046,640	-£19,164,292	-£20,848,851	-£22,394,314	-£31,667,089
40% affordable housing (80:20)	-£17,655,740	-£18,107,523	-£18,493,889	-£19,611,541	-£21,296,100	-£22,841,563	-£32,114,339
100% affordable housing (80:20)	-£23,093,128	-£23,555,720	-£23,951,329	-£24,039,543	-£25,764,403	-£27,346,839	-£36,841,452

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£31,645,664	-£32,097,448	-£32,483,813	-£34,289,131	-£35,973,690	-£37,519,153	-£46,791,929
10% affordable housing (80:20)	-£32,481,600	-£32,933,384	-£33,319,750	-£34,953,150	-£36,637,709	-£38,183,172	-£47,455,948
20% affordable housing (80:20)	-£33,317,536	-£33,769,319	-£34,155,685	-£35,617,170	-£37,301,729	-£38,847,192	-£48,119,968
30% affordable housing (80:20)	-£34,153,471	-£34,605,256	-£34,991,621	-£36,281,189	-£37,965,748	-£39,511,210	-£48,783,987
40% affordable housing (50:50)	-£34,542,159	-£34,993,942	-£35,380,308	-£36,497,960	-£38,182,518	-£39,727,982	-£49,000,757
40% affordable housing (80:20)	-£34,989,407	-£35,441,191	-£35,827,556	-£36,945,208	-£38,629,768	-£40,175,230	-£49,448,006
100% affordable housing (80:20)	-£40,426,796	-£40,889,387	-£41,284,996	-£41,373,211	-£43,098,070	-£44,680,506	-£54,175,120

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£22,341,311	-£22,793,094	-£23,179,460	-£24,984,778	-£26,669,336	-£28,214,800	-£37,487,575
10% affordable housing (80:20)	-£23,177,246	-£23,629,031	-£24,015,396	-£25,648,797	-£27,333,356	-£28,878,819	-£38,151,595
20% affordable housing (80:20)	-£24,013,182	-£24,464,966	-£24,851,332	-£26,312,816	-£27,997,376	-£29,542,838	-£38,815,615
30% affordable housing (80:20)	-£24,849,118	-£25,300,902	-£25,687,268	-£26,976,835	-£28,661,395	-£30,206,857	-£39,479,633
40% affordable housing (50:50)	-£25,237,805	-£25,689,589	-£26,075,955	-£27,193,606	-£28,878,165	-£30,423,628	-£39,696,404
40% affordable housing (80:20)	-£25,685,054	-£26,136,837	-£26,523,203	-£27,640,855	-£29,325,414	-£30,870,877	-£40,143,653
100% affordable housing (80:20)	-£31,122,443	-£31,585,034	-£31,980,643	-£32,068,857	-£33,793,717	-£35,376,153	-£44,870,767

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£16,355,594	-£16,807,378	-£17,193,744	-£18,999,061	-£20,683,620	-£22,229,083	-£31,501,859
10% affordable housing (80:20)	-£17,191,530	-£17,643,314	-£18,029,680	-£19,663,080	-£21,347,640	-£22,893,102	-£32,165,878
20% affordable housing (80:20)	-£18,027,466	-£18,479,249	-£18,865,615	-£20,327,100	-£22,011,659	-£23,557,122	-£32,829,898
30% affordable housing (80:20)	-£18,863,401	-£19,315,186	-£19,701,551	-£20,991,119	-£22,675,678	-£24,221,141	-£33,493,917
40% affordable housing (50:50)	-£19,252,089	-£19,703,872	-£20,090,238	-£21,207,890	-£22,892,448	-£24,437,912	-£33,710,687
40% affordable housing (80:20)	-£19,699,337	-£20,151,121	-£20,537,487	-£21,655,138	-£23,339,698	-£24,885,160	-£34,157,937
100% affordable housing (80:20)	-£25,136,726	-£25,599,317	-£25,994,926	-£26,083,141	-£27,808,000	-£29,390,436	-£38,885,050

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 3

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	20000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,071,080	-£4,522,863	-£4,909,229	-£6,714,547	-£8,399,106	-£9,944,569	-£19,217,344
10% affordable housing (80:20)	-£5,335,641	-£5,787,425	-£6,173,790	-£7,807,191	-£9,491,750	-£11,037,213	-£20,309,989
20% affordable housing (80:20)	-£6,600,202	-£7,051,985	-£7,438,351	-£8,899,836	-£10,584,395	-£12,129,857	-£21,402,634
30% affordable housing (80:20)	-£7,864,763	-£8,316,546	-£8,702,912	-£9,992,480	-£11,677,040	-£13,222,502	-£22,495,278
40% affordable housing (50:50)	-£8,134,037	-£8,585,821	-£8,972,186	-£10,089,838	-£11,774,398	-£13,319,860	-£22,592,636
40% affordable housing (80:20)	-£9,129,323	-£9,581,107	-£9,967,472	-£11,085,124	-£12,769,683	-£14,315,146	-£23,587,922
100% affordable housing (80:20)	-£17,116,611	-£17,579,203	-£17,974,812	-£18,063,026	-£19,787,887	-£21,370,321	-£30,864,935

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,112,350	-£9,564,133	-£9,950,499	-£11,755,817	-£13,440,376	-£14,985,839	-£24,258,614
10% affordable housing (80:20)	-£10,376,911	-£10,828,695	-£11,215,060	-£12,848,461	-£14,533,020	-£16,078,483	-£25,351,259
20% affordable housing (80:20)	-£11,641,472	-£12,093,255	-£12,479,621	-£13,941,106	-£15,625,665	-£17,171,127	-£26,443,904
30% affordable housing (80:20)	-£12,906,033	-£13,357,816	-£13,744,182	-£15,033,750	-£16,718,310	-£18,263,772	-£27,536,548
40% affordable housing (50:50)	-£13,175,307	-£13,627,091	-£14,013,456	-£15,131,108	-£16,815,668	-£18,361,130	-£27,633,906
40% affordable housing (80:20)	-£14,170,593	-£14,622,377	-£15,008,742	-£16,126,394	-£17,810,953	-£19,356,416	-£28,629,192
100% affordable housing (80:20)	-£22,157,881	-£22,620,473	-£23,016,082	-£23,104,296	-£24,829,157	-£26,411,591	-£35,906,205

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£26,446,017	-£26,897,801	-£27,284,166	-£29,089,484	-£30,774,044	-£32,319,506	-£41,592,282
10% affordable housing (80:20)	-£27,710,579	-£28,162,362	-£28,548,728	-£30,182,128	-£31,866,688	-£33,412,150	-£42,684,926
20% affordable housing (80:20)	-£28,975,139	-£29,426,923	-£29,813,288	-£31,274,773	-£32,959,332	-£34,504,795	-£43,777,571
30% affordable housing (80:20)	-£30,239,700	-£30,691,484	-£31,077,849	-£32,367,418	-£34,051,977	-£35,597,440	-£44,870,215
40% affordable housing (50:50)	-£30,508,975	-£30,960,758	-£31,347,124	-£32,464,776	-£34,149,335	-£35,694,798	-£44,967,574
40% affordable housing (80:20)	-£31,504,261	-£31,956,044	-£32,342,410	-£33,460,062	-£35,144,621	-£36,690,084	-£45,962,860
100% affordable housing (80:20)	-£39,491,549	-£39,954,141	-£40,349,750	-£40,437,964	-£42,162,824	-£43,745,259	-£53,239,873

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£17,141,664	-£17,593,447	-£17,979,813	-£19,785,131	-£21,469,690	-£23,015,153	-£32,287,928
10% affordable housing (80:20)	-£18,406,225	-£18,858,009	-£19,244,374	-£20,877,775	-£22,562,334	-£24,107,797	-£33,380,573
20% affordable housing (80:20)	-£19,670,786	-£20,122,569	-£20,508,935	-£21,970,420	-£23,654,979	-£25,200,442	-£34,473,218
30% affordable housing (80:20)	-£20,935,347	-£21,387,130	-£21,773,496	-£23,063,064	-£24,747,624	-£26,293,086	-£35,565,862
40% affordable housing (50:50)	-£21,204,621	-£21,656,405	-£22,042,770	-£23,160,422	-£24,844,982	-£26,390,444	-£35,663,221
40% affordable housing (80:20)	-£22,199,907	-£22,651,691	-£23,038,056	-£24,155,708	-£25,840,268	-£27,385,730	-£36,658,507
100% affordable housing (80:20)	-£30,187,195	-£30,649,788	-£31,045,397	-£31,133,610	-£32,858,471	-£34,440,906	-£43,935,519

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£11,155,948	-£11,607,731	-£11,994,097	-£13,799,415	-£15,483,974	-£17,029,436	-£26,302,212
10% affordable housing (80:20)	-£12,420,509	-£12,872,292	-£13,258,658	-£14,892,058	-£16,576,618	-£18,122,080	-£27,394,857
20% affordable housing (80:20)	-£13,685,069	-£14,136,853	-£14,523,218	-£15,984,703	-£17,669,263	-£19,214,725	-£28,487,501
30% affordable housing (80:20)	-£14,949,630	-£15,401,414	-£15,787,780	-£17,077,348	-£18,761,907	-£20,307,370	-£29,580,145
40% affordable housing (50:50)	-£15,218,905	-£15,670,688	-£16,057,054	-£17,174,706	-£18,859,265	-£20,404,728	-£29,677,504
40% affordable housing (80:20)	-£16,214,191	-£16,665,974	-£17,052,340	-£18,169,992	-£19,854,551	-£21,400,014	-£30,672,790
100% affordable housing (80:20)	-£24,201,479	-£24,664,071	-£25,059,680	-£25,147,894	-£26,872,754	-£28,455,189	-£37,949,803

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 4

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	20000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,110,406	£665,892	£285,744	-£3,234,064	-£4,918,624	-£6,464,086	-£15,736,862
10% affordable housing (80:20)	-£564,619	-£1,016,403	-£1,402,768	-£4,583,418	-£6,267,977	-£7,813,439	-£17,086,215
20% affordable housing (80:20)	-£2,257,805	-£2,709,589	-£3,095,955	-£5,932,771	-£7,617,329	-£9,162,793	-£18,435,568
30% affordable housing (80:20)	-£3,950,991	-£4,402,775	-£4,789,140	-£7,282,123	-£8,966,683	-£10,512,145	-£19,784,922
40% affordable housing (50:50)	-£4,100,854	-£4,552,638	-£4,939,003	-£7,088,153	-£8,772,713	-£10,318,175	-£19,590,952
40% affordable housing (80:20)	-£5,644,178	-£6,095,961	-£6,482,327	-£8,631,477	-£10,316,036	-£11,861,499	-£21,134,275
100% affordable housing (80:20)	-£16,181,364	-£16,643,956	-£17,039,565	-£17,127,779	-£18,852,639	-£20,435,074	-£29,929,688

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£3,930,864	-£4,375,378	-£4,755,526	-£8,275,334	-£9,959,894	-£11,505,356	-£20,778,132
10% affordable housing (80:20)	-£5,605,889	-£6,057,673	-£6,444,038	-£9,624,688	-£11,309,247	-£12,854,709	-£22,127,485
20% affordable housing (80:20)	-£7,299,075	-£7,750,859	-£8,137,225	-£10,974,041	-£12,658,599	-£14,204,063	-£23,476,838
30% affordable housing (80:20)	-£8,992,261	-£9,444,045	-£9,830,410	-£12,323,393	-£14,007,953	-£15,553,415	-£24,826,192
40% affordable housing (50:50)	-£9,142,124	-£9,593,908	-£9,980,273	-£12,129,423	-£13,813,983	-£15,359,445	-£24,632,222
40% affordable housing (80:20)	-£10,685,448	-£11,137,231	-£11,523,597	-£13,672,747	-£15,357,306	-£16,902,769	-£26,175,545
100% affordable housing (80:20)	-£21,222,634	-£21,685,226	-£22,080,835	-£22,169,049	-£23,893,909	-£25,476,344	-£34,970,958

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£21,264,531	-£21,709,045	-£22,089,194	-£25,609,002	-£27,293,561	-£28,839,024	-£38,111,800
10% affordable housing (80:20)	-£22,939,557	-£23,391,340	-£23,777,706	-£26,958,355	-£28,642,914	-£30,188,377	-£39,461,152
20% affordable housing (80:20)	-£24,632,742	-£25,084,527	-£25,470,892	-£28,307,708	-£29,992,267	-£31,537,730	-£40,810,506
30% affordable housing (80:20)	-£26,325,929	-£26,777,712	-£27,164,078	-£29,657,061	-£31,341,620	-£32,887,083	-£42,159,859
40% affordable housing (50:50)	-£26,475,792	-£26,927,575	-£27,313,941	-£29,463,091	-£31,147,650	-£32,693,113	-£41,965,889
40% affordable housing (80:20)	-£28,019,115	-£28,470,899	-£28,857,264	-£31,006,414	-£32,690,974	-£34,236,436	-£43,509,212
100% affordable housing (80:20)	-£38,556,302	-£39,018,894	-£39,414,503	-£39,502,717	-£41,227,577	-£42,810,012	-£52,304,626

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£11,960,178	-£12,404,692	-£12,784,840	-£16,304,648	-£17,989,208	-£19,534,670	-£28,807,447
10% affordable housing (80:20)	-£13,635,203	-£14,086,987	-£14,473,353	-£17,654,002	-£19,338,561	-£20,884,024	-£30,156,799
20% affordable housing (80:20)	-£15,328,389	-£15,780,173	-£16,166,539	-£19,003,355	-£20,687,913	-£22,233,377	-£31,506,152
30% affordable housing (80:20)	-£17,021,575	-£17,473,359	-£17,859,724	-£20,352,707	-£22,037,267	-£23,582,729	-£32,855,506
40% affordable housing (50:50)	-£17,171,438	-£17,623,222	-£18,009,587	-£20,158,737	-£21,843,297	-£23,388,759	-£32,661,536
40% affordable housing (80:20)	-£18,714,762	-£19,166,545	-£19,552,911	-£21,702,061	-£23,386,620	-£24,932,083	-£34,204,859
100% affordable housing (80:20)	-£29,251,948	-£29,714,540	-£30,110,149	-£30,198,363	-£31,923,223	-£33,505,658	-£43,000,272

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£5,974,462	-£6,418,975	-£6,799,124	-£10,318,932	-£12,003,491	-£13,548,954	-£22,821,730
10% affordable housing (80:20)	-£7,649,487	-£8,101,270	-£8,487,636	-£11,668,285	-£13,352,845	-£14,898,307	-£24,171,082
20% affordable housing (80:20)	-£9,342,672	-£9,794,457	-£10,180,823	-£13,017,639	-£14,702,197	-£16,247,660	-£25,520,436
30% affordable housing (80:20)	-£11,035,859	-£11,487,642	-£11,874,008	-£14,366,991	-£16,051,550	-£17,597,013	-£26,869,789
40% affordable housing (50:50)	-£11,185,722	-£11,637,505	-£12,023,871	-£14,173,021	-£15,857,580	-£17,403,043	-£26,675,819
40% affordable housing (80:20)	-£12,729,045	-£13,180,829	-£13,567,194	-£15,716,344	-£17,400,904	-£18,946,366	-£28,219,143
100% affordable housing (80:20)	-£23,266,232	-£23,728,824	-£24,124,433	-£24,212,647	-£25,937,507	-£27,519,942	-£37,014,556

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 5

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	20000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,613,698	£3,183,375	£2,815,363	-£634,241	-£2,318,800	-£3,864,263	-£13,137,039
10% affordable housing (80:20)	£1,781,586	£1,344,226	£966,928	-£2,197,906	-£3,882,465	-£5,427,928	-£14,700,704
20% affordable housing (80:20)	-£86,607	-£538,391	-£924,756	-£3,761,573	-£5,446,132	-£6,991,594	-£16,264,370
30% affordable housing (80:20)	-£1,994,106	-£2,445,889	-£2,832,255	-£5,325,238	-£7,009,797	-£8,555,260	-£17,828,036
40% affordable housing (50:50)	-£2,084,263	-£2,536,046	-£2,922,412	-£5,071,562	-£6,756,121	-£8,301,584	-£17,574,360
40% affordable housing (80:20)	-£3,901,604	-£4,353,388	-£4,739,753	-£6,888,903	-£8,573,463	-£10,118,925	-£19,391,702
100% affordable housing (80:20)	-£15,713,741	-£16,176,333	-£16,571,942	-£16,660,155	-£18,385,016	-£19,967,452	-£29,462,066

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,427,572	-£1,857,895	-£2,225,907	-£5,675,511	-£7,360,070	-£8,905,533	-£18,178,309
10% affordable housing (80:20)	-£3,259,684	-£3,697,044	-£4,074,342	-£7,239,176	-£8,923,735	-£10,469,198	-£19,741,974
20% affordable housing (80:20)	-£5,127,877	-£5,579,661	-£5,966,026	-£8,802,843	-£10,487,402	-£12,032,864	-£21,305,640
30% affordable housing (80:20)	-£7,035,376	-£7,487,159	-£7,873,525	-£10,366,508	-£12,051,067	-£13,596,530	-£22,869,306
40% affordable housing (50:50)	-£7,125,533	-£7,577,316	-£7,963,682	-£10,112,832	-£11,797,391	-£13,342,854	-£22,615,630
40% affordable housing (80:20)	-£8,942,874	-£9,394,658	-£9,781,023	-£11,930,173	-£13,614,733	-£15,160,195	-£24,432,972
100% affordable housing (80:20)	-£20,755,011	-£21,217,603	-£21,613,212	-£21,701,425	-£23,426,286	-£25,008,722	-£34,503,336

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£18,761,240	-£19,191,563	-£19,559,575	-£23,009,178	-£24,693,738	-£26,239,200	-£35,511,976
10% affordable housing (80:20)	-£20,593,351	-£21,030,712	-£21,408,009	-£24,572,844	-£26,257,403	-£27,802,866	-£37,075,642
20% affordable housing (80:20)	-£22,461,545	-£22,913,328	-£23,299,694	-£26,136,510	-£27,821,069	-£29,366,532	-£38,639,307
30% affordable housing (80:20)	-£24,369,043	-£24,820,827	-£25,207,192	-£27,700,175	-£29,384,735	-£30,930,197	-£40,202,974
40% affordable housing (50:50)	-£24,459,200	-£24,910,984	-£25,297,349	-£27,446,499	-£29,131,059	-£30,676,521	-£39,949,298
40% affordable housing (80:20)	-£26,276,542	-£26,728,325	-£27,114,691	-£29,263,841	-£30,948,400	-£32,493,863	-£41,766,639
100% affordable housing (80:20)	-£38,088,678	-£38,551,270	-£38,946,879	-£39,035,093	-£40,759,953	-£42,342,389	-£51,837,003

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,456,887	-£9,887,209	-£10,255,221	-£13,704,825	-£15,389,384	-£16,934,847	-£26,207,623
10% affordable housing (80:20)	-£11,288,998	-£11,726,358	-£12,103,656	-£15,268,490	-£16,953,050	-£18,498,512	-£27,771,289
20% affordable housing (80:20)	-£13,157,192	-£13,608,975	-£13,995,341	-£16,832,157	-£18,516,716	-£20,062,179	-£29,334,954
30% affordable housing (80:20)	-£15,064,690	-£15,516,473	-£15,902,839	-£18,395,822	-£20,080,381	-£21,625,844	-£30,898,620
40% affordable housing (50:50)	-£15,154,847	-£15,606,630	-£15,992,996	-£18,142,146	-£19,826,705	-£21,372,168	-£30,644,944
40% affordable housing (80:20)	-£16,972,188	-£17,423,972	-£17,810,338	-£19,959,488	-£21,644,047	-£23,189,509	-£32,462,286
100% affordable housing (80:20)	-£28,784,325	-£29,246,917	-£29,642,526	-£29,730,740	-£31,455,600	-£33,038,036	-£42,532,650

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH3, LH, CIL+S106,	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	-£5,303,281	-£5,740,642	-£6,117,940	-£9,282,774	-£10,967,333	-£12,512,796	-£21,785,572
20% affordable housing (80:20)	-£7,171,475	-£7,623,258	-£8,009,624	-£10,846,440	-£12,531,000	-£14,076,462	-£23,349,237
30% affordable housing (80:20)	-£9,078,973	-£9,530,757	-£9,917,123	-£12,410,106	-£14,094,665	-£15,640,128	-£24,912,904
40% affordable housing (50:50)	-£9,169,130	-£9,620,914	-£10,007,279	-£12,156,429	-£13,840,989	-£15,386,451	-£24,659,228
40% affordable housing (80:20)	-£10,986,472	-£11,438,255	-£11,824,621	-£13,973,771	-£15,658,330	-£17,203,793	-£26,476,569
100% affordable housing (80:20)	-£22,798,608	-£23,261,200	-£23,656,809	-£23,745,023	-£25,469,883	-£27,052,319	-£36,546,933

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 6

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	20000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,050,369	£5,633,785	£5,274,931	£242,453	-£1,438,141	-£2,983,603	-£12,256,380
10% affordable housing (80:20)	£4,058,940	£3,634,991	£3,266,979	-£1,359,643	-£3,044,203	-£4,589,665	-£13,862,442
20% affordable housing (80:20)	£2,035,536	£1,598,176	£1,224,144	-£2,965,705	-£4,650,265	-£6,195,727	-£15,468,504
30% affordable housing (80:20)	-£37,219	-£489,004	-£875,370	-£4,571,767	-£6,256,327	-£7,801,789	-£17,074,566
40% affordable housing (50:50)	-£67,670	-£519,455	-£905,820	-£4,086,469	-£5,771,028	-£7,316,490	-£16,589,267
40% affordable housing (80:20)	-£2,159,031	-£2,610,814	-£2,997,180	-£6,177,829	-£7,862,389	-£9,407,851	-£18,680,627
100% affordable housing (80:20)	-£15,246,117	-£15,708,709	-£16,104,318	-£16,192,533	-£17,917,392	-£19,499,828	-£28,994,442

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,009,099	£592,515	£233,661	-£4,798,817	-£6,479,411	-£8,024,873	-£17,297,650
10% affordable housing (80:20)	-£982,330	-£1,406,279	-£1,774,291	-£6,400,913	-£8,085,473	-£9,630,935	-£18,903,712
20% affordable housing (80:20)	-£3,005,734	-£3,443,094	-£3,817,126	-£8,006,975	-£9,691,535	-£11,236,997	-£20,509,774
30% affordable housing (80:20)	-£5,078,489	-£5,530,274	-£5,916,640	-£9,613,037	-£11,297,597	-£12,843,059	-£22,115,836
40% affordable housing (50:50)	-£5,108,940	-£5,560,725	-£5,947,090	-£9,127,739	-£10,812,298	-£12,357,760	-£21,630,537
40% affordable housing (80:20)	-£7,200,301	-£7,652,084	-£8,038,450	-£11,219,099	-£12,903,659	-£14,449,121	-£23,721,897
100% affordable housing (80:20)	-£20,287,387	-£20,749,979	-£21,145,588	-£21,233,803	-£22,958,662	-£24,541,098	-£34,035,712

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£16,324,568	-£16,741,152	-£17,100,007	-£22,132,485	-£23,813,078	-£25,358,541	-£34,631,317
10% affordable housing (80:20)	-£18,315,997	-£18,739,946	-£19,107,958	-£23,734,581	-£25,419,140	-£26,964,603	-£36,237,379
20% affordable housing (80:20)	-£20,339,401	-£20,776,762	-£21,150,793	-£25,340,643	-£27,025,202	-£28,570,665	-£37,843,441
30% affordable housing (80:20)	-£22,412,157	-£22,863,941	-£23,250,307	-£26,946,705	-£28,631,264	-£30,176,727	-£39,449,503
40% affordable housing (50:50)	-£22,442,608	-£22,894,392	-£23,280,758	-£26,461,407	-£28,145,965	-£29,691,428	-£38,964,204
40% affordable housing (80:20)	-£24,533,969	-£24,985,752	-£25,372,118	-£28,552,767	-£30,237,326	-£31,782,789	-£41,055,565
100% affordable housing (80:20)	-£37,621,054	-£38,083,647	-£38,479,256	-£38,567,470	-£40,292,330	-£41,874,766	-£51,369,379

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£7,020,215	-£7,436,799	-£7,795,653	-£12,828,131	-£14,508,725	-£16,054,188	-£25,326,964
10% affordable housing (80:20)	-£9,011,644	-£9,435,593	-£9,803,605	-£14,430,228	-£16,114,787	-£17,660,249	-£26,933,026
20% affordable housing (80:20)	-£11,035,048	-£11,472,408	-£11,846,440	-£16,036,290	-£17,720,849	-£19,266,311	-£28,539,088
30% affordable housing (80:20)	-£13,107,804	-£13,559,588	-£13,945,954	-£17,642,351	-£19,326,911	-£20,872,373	-£30,145,150
40% affordable housing (50:50)	-£13,138,254	-£13,590,039	-£13,976,404	-£17,157,054	-£18,841,612	-£20,387,074	-£29,659,851
40% affordable housing (80:20)	-£15,229,615	-£15,681,399	-£16,067,764	-£19,248,413	-£20,932,973	-£22,478,435	-£31,751,212
100% affordable housing (80:20)	-£28,316,701	-£28,779,293	-£29,174,902	-£29,263,117	-£30,987,976	-£32,570,412	-£42,065,026

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,034,498	-£1,451,082	-£1,809,937	-£6,842,415	-£8,523,008	-£10,068,471	-£19,341,247
10% affordable housing (80:20)	-£3,025,927	-£3,449,877	-£3,817,889	-£8,444,511	-£10,129,070	-£11,674,533	-£20,947,309
20% affordable housing (80:20)	-£5,049,332	-£5,486,692	-£5,860,723	-£10,050,573	-£11,735,132	-£13,280,595	-£22,553,371
30% affordable housing (80:20)	-£7,122,087	-£7,573,872	-£7,960,237	-£11,656,635	-£13,341,194	-£14,886,657	-£24,159,433
40% affordable housing (50:50)	-£7,152,538	-£7,604,322	-£7,990,688	-£11,171,337	-£12,855,895	-£14,401,358	-£23,674,134
40% affordable housing (80:20)	-£9,243,899	-£9,695,682	-£10,082,048	-£13,262,697	-£14,947,256	-£16,492,719	-£25,765,495
100% affordable housing (80:20)	-£22,330,985	-£22,793,577	-£23,189,186	-£23,277,401	-£25,002,260	-£26,584,696	-£36,079,310

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 7

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	20000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£8,435,001	£8,025,120	£7,674,590	£2,760,181	£1,142,989	-£383,780	-£9,656,556
10% affordable housing (80:20)	£6,280,424	£5,863,840	£5,507,577	£1,009,359	-£658,692	-£2,204,155	-£11,476,930
20% affordable housing (80:20)	£4,096,759	£3,673,361	£3,309,765	-£794,507	-£2,479,066	-£4,024,529	-£13,297,305
30% affordable housing (80:20)	£1,874,354	£1,436,994	£1,062,963	-£2,614,882	-£4,299,441	-£5,844,904	-£15,117,679
40% affordable housing (50:50)	£1,897,197	£1,463,033	£1,089,002	-£2,069,877	-£3,754,436	-£5,299,899	-£14,572,675
40% affordable housing (80:20)	-£416,458	-£868,241	-£1,254,607	-£4,435,256	-£6,119,815	-£7,665,278	-£16,938,054
100% affordable housing (80:20)	-£14,778,494	-£15,241,086	-£15,636,695	-£15,724,909	-£17,449,769	-£19,032,205	-£28,526,818

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,393,731	£2,983,850	£2,633,320	-£2,281,089	-£3,898,281	-£5,425,050	-£14,697,826
10% affordable housing (80:20)	£1,239,154	£822,570	£466,307	-£4,031,911	-£5,699,962	-£7,245,425	-£16,518,200
20% affordable housing (80:20)	-£944,511	-£1,367,909	-£1,731,505	-£5,835,777	-£7,520,336	-£9,065,799	-£18,338,575
30% affordable housing (80:20)	-£3,166,916	-£3,604,276	-£3,978,307	-£7,656,152	-£9,340,711	-£10,886,174	-£20,158,949
40% affordable housing (50:50)	-£3,144,073	-£3,578,237	-£3,952,268	-£7,111,147	-£8,795,706	-£10,341,169	-£19,613,945
40% affordable housing (80:20)	-£5,457,728	-£5,909,511	-£6,295,877	-£9,476,526	-£11,161,085	-£12,706,548	-£21,979,324
100% affordable housing (80:20)	-£19,819,764	-£20,282,356	-£20,677,965	-£20,766,179	-£22,491,039	-£24,073,475	-£33,568,088

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£13,939,936	-£14,349,818	-£14,700,348	-£19,614,757	-£21,231,949	-£22,758,717	-£32,031,494
10% affordable housing (80:20)	-£16,094,513	-£16,511,097	-£16,867,361	-£21,365,578	-£23,033,630	-£24,579,092	-£33,851,868
20% affordable housing (80:20)	-£18,278,179	-£18,701,576	-£19,065,173	-£23,169,445	-£24,854,004	-£26,399,466	-£35,672,243
30% affordable housing (80:20)	-£20,500,583	-£20,937,943	-£21,311,975	-£24,989,819	-£26,674,379	-£28,219,841	-£37,492,617
40% affordable housing (50:50)	-£20,477,741	-£20,911,905	-£21,285,935	-£24,444,814	-£26,129,374	-£27,674,836	-£36,947,613
40% affordable housing (80:20)	-£22,791,395	-£23,243,179	-£23,629,544	-£26,810,193	-£28,494,753	-£30,040,215	-£39,312,992
100% affordable housing (80:20)	-£37,153,432	-£37,616,023	-£38,011,632	-£38,099,847	-£39,824,706	-£41,407,142	-£50,901,756

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,635,583	-£5,045,464	-£5,395,994	-£10,310,403	-£11,927,595	-£13,454,364	-£22,727,140
10% affordable housing (80:20)	-£6,790,160	-£7,206,744	-£7,563,008	-£12,061,225	-£13,729,276	-£15,274,739	-£24,547,514
20% affordable housing (80:20)	-£8,973,825	-£9,397,223	-£9,760,819	-£13,865,091	-£15,549,650	-£17,095,113	-£26,367,889
30% affordable housing (80:20)	-£11,196,230	-£11,633,590	-£12,007,621	-£15,685,466	-£17,370,025	-£18,915,488	-£28,188,263
40% affordable housing (50:50)	-£11,173,388	-£11,607,551	-£11,981,582	-£15,140,461	-£16,825,020	-£18,370,483	-£27,643,259
40% affordable housing (80:20)	-£13,487,042	-£13,938,825	-£14,325,191	-£17,505,840	-£19,190,399	-£20,735,862	-£30,008,638
100% affordable housing (80:20)	-£27,849,079	-£28,311,670	-£28,707,279	-£28,795,493	-£30,520,353	-£32,102,789	-£41,597,403

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,350,134	£940,252	£589,722	-£4,324,687	-£5,941,879	-£7,468,648	-£16,741,424
10% affordable housing (80:20)	-£804,443	-£1,221,027	-£1,577,291	-£6,075,508	-£7,743,560	-£9,289,023	-£18,561,798
20% affordable housing (80:20)	-£2,988,109	-£3,411,506	-£3,775,103	-£7,879,375	-£9,563,934	-£11,109,397	-£20,382,173
30% affordable housing (80:20)	-£5,210,513	-£5,647,873	-£6,021,905	-£9,699,750	-£11,384,309	-£12,929,771	-£22,202,547
40% affordable housing (50:50)	-£5,187,671	-£5,621,835	-£5,995,865	-£9,154,745	-£10,839,304	-£12,384,766	-£21,657,543
40% affordable housing (80:20)	-£7,501,325	-£7,953,109	-£8,339,474	-£11,520,124	-£13,204,683	-£14,750,145	-£24,022,922
100% affordable housing (80:20)	-£21,863,362	-£22,325,953	-£22,721,562	-£22,809,777	-£24,534,636	-£26,117,072	-£35,611,686

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 8

Sales value inflation	0%
Build cost inflation	0%
Greenfield costs	20000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£10,769,337	£10,372,542	£10,028,183	£5,199,731	£3,628,676	£2,162,756	-£7,056,733
10% affordable housing (80:20)	£8,451,108	£8,047,822	£7,698,456	£3,290,196	£1,691,573	£178,437	-£9,091,420
20% affordable housing (80:20)	£6,110,084	£5,696,794	£5,340,531	£1,351,757	-£307,868	-£1,853,330	-£11,126,107
30% affordable housing (80:20)	£3,731,754	£3,308,356	£2,943,719	-£657,996	-£2,342,555	-£3,888,018	-£13,160,794
40% affordable housing (50:50)	£3,796,899	£3,377,618	£3,015,529	-£53,285	-£1,737,845	-£3,283,307	-£12,556,084
40% affordable housing (80:20)	£1,298,041	£860,262	£480,114	-£2,692,683	-£4,377,242	-£5,922,705	-£15,195,481
100% affordable housing (80:20)	-£14,310,871	-£14,773,462	-£15,169,071	-£15,257,286	-£16,982,145	-£18,564,581	-£28,059,195

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,728,067	£5,331,272	£4,986,913	£158,461	-£1,412,594	-£2,878,514	-£12,098,003
10% affordable housing (80:20)	£3,409,838	£3,006,552	£2,657,186	-£1,751,074	-£3,349,697	-£4,862,833	-£14,132,690
20% affordable housing (80:20)	£1,068,814	£655,524	£299,261	-£3,689,513	-£5,349,138	-£6,894,600	-£16,167,377
30% affordable housing (80:20)	-£1,309,516	-£1,732,914	-£2,097,551	-£5,699,266	-£7,383,825	-£8,929,288	-£18,202,064
40% affordable housing (50:50)	-£1,244,371	-£1,663,652	-£2,025,741	-£5,094,555	-£6,779,115	-£8,324,577	-£17,597,354
40% affordable housing (80:20)	-£3,743,229	-£4,181,008	-£4,561,156	-£7,733,953	-£9,418,512	-£10,963,975	-£20,236,751
100% affordable housing (80:20)	-£19,352,141	-£19,814,732	-£20,210,341	-£20,298,556	-£22,023,415	-£23,605,851	-£33,100,465

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£11,605,600	-£12,002,396	-£12,346,754	-£17,175,207	-£18,746,261	-£20,212,182	-£29,431,670
10% affordable housing (80:20)	-£13,923,829	-£14,327,115	-£14,676,482	-£19,084,741	-£20,683,365	-£22,196,500	-£31,466,357
20% affordable housing (80:20)	-£16,264,854	-£16,678,143	-£17,034,406	-£21,023,181	-£22,682,805	-£24,228,268	-£33,501,044
30% affordable housing (80:20)	-£18,643,183	-£19,066,581	-£19,431,219	-£23,032,933	-£24,717,492	-£26,262,955	-£35,535,731
40% affordable housing (50:50)	-£18,578,038	-£18,997,320	-£19,359,409	-£22,428,223	-£24,112,782	-£25,658,245	-£34,931,021
40% affordable housing (80:20)	-£21,076,896	-£21,514,675	-£21,894,824	-£25,067,620	-£26,752,179	-£28,297,642	-£37,570,418
100% affordable housing (80:20)	-£36,685,808	-£37,148,400	-£37,544,009	-£37,632,223	-£39,357,083	-£40,939,519	-£50,434,132

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£2,301,247	-£2,698,042	-£3,042,401	-£7,870,853	-£9,441,908	-£10,907,828	-£20,127,317
10% affordable housing (80:20)	-£4,619,476	-£5,022,762	-£5,372,128	-£9,780,388	-£11,379,011	-£12,892,147	-£22,162,004
20% affordable housing (80:20)	-£6,960,501	-£7,373,790	-£7,730,053	-£11,718,827	-£13,378,452	-£14,923,915	-£24,196,691
30% affordable housing (80:20)	-£9,338,830	-£9,762,228	-£10,126,866	-£13,728,580	-£15,413,139	-£16,958,602	-£26,231,378
40% affordable housing (50:50)	-£9,273,685	-£9,692,966	-£10,055,056	-£13,123,869	-£14,808,429	-£16,353,891	-£25,626,668
40% affordable housing (80:20)	-£11,772,543	-£12,210,322	-£12,590,470	-£15,763,267	-£17,447,826	-£18,993,289	-£28,266,065
100% affordable housing (80:20)	-£27,381,455	-£27,844,046	-£28,239,655	-£28,327,870	-£30,052,729	-£31,635,165	-£41,129,779

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,684,470	£3,287,674	£2,943,315	-£1,885,137	-£3,456,192	-£4,922,112	-£14,141,600
10% affordable housing (80:20)	£1,366,240	£962,955	£613,588	-£3,794,671	-£5,393,295	-£6,906,430	-£16,176,287
20% affordable housing (80:20)	-£974,784	-£1,388,074	-£1,744,336	-£5,733,111	-£7,392,736	-£8,938,198	-£18,210,974
30% affordable housing (80:20)	-£3,353,113	-£3,776,511	-£4,141,149	-£7,742,863	-£9,427,423	-£10,972,885	-£20,245,661
40% affordable housing (50:50)	-£3,287,968	-£3,707,250	-£4,069,339	-£7,138,153	-£8,822,712	-£10,368,175	-£19,640,951
40% affordable housing (80:20)	-£5,786,827	-£6,224,606	-£6,604,754	-£9,777,550	-£11,462,110	-£13,007,572	-£22,280,349
100% affordable housing (80:20)	-£21,395,738	-£21,858,330	-£22,253,939	-£22,342,153	-£24,067,013	-£25,649,449	-£35,144,062

Appendix 5 - Appraisal results (with 24.6% growth in values and 10% growth in costs)

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 1

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£96,399	£90,122	£85,712	£64,600	£46,958	-£59,863
10% affordable housing (80:20)	£72,026	£66,169	£61,758	£42,657	£25,014	-£82,165
20% affordable housing (80:20)	£47,655	£42,217	£37,806	£20,714	£3,071	-£104,468
30% affordable housing (80:20)	£23,283	£18,264	£13,854	-£1,250	-£19,182	-£126,770
40% affordable housing (50:50)	-£2,188	-£6,845	-£11,328	-£24,615	-£42,547	-£150,135
40% affordable housing (80:20)	-£1,106	-£5,781	-£10,264	-£23,553	-£41,484	-£149,072
100% affordable housing (80:20)	-£149,728	-£151,847	-£156,330	-£157,367	-£175,298	-£282,886

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£61,819	£55,542	£51,132	£30,020	£12,378	-£94,443
10% affordable housing (80:20)	£37,446	£31,589	£27,178	£8,077	-£9,566	-£116,745
20% affordable housing (80:20)	£13,075	£7,637	£3,226	-£13,866	-£31,509	-£139,048
30% affordable housing (80:20)	-£11,297	-£16,316	-£20,726	-£35,830	-£53,762	-£161,350
40% affordable housing (50:50)	-£36,768	-£41,425	-£45,908	-£59,195	-£77,127	-£184,715
40% affordable housing (80:20)	-£35,686	-£40,361	-£44,844	-£58,133	-£76,064	-£183,652
100% affordable housing (80:20)	-£184,308	-£186,427	-£190,910	-£191,947	-£209,878	-£317,466

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£57,079	-£63,356	-£67,767	-£88,878	-£106,520	-£213,341
10% affordable housing (80:20)	-£81,452	-£87,309	-£91,720	-£110,821	-£128,464	-£235,643
20% affordable housing (80:20)	-£105,823	-£111,261	-£115,672	-£132,764	-£150,408	-£257,946
30% affordable housing (80:20)	-£130,195	-£135,214	-£139,625	-£154,728	-£172,660	-£280,248
40% affordable housing (50:50)	-£155,666	-£160,323	-£164,806	-£178,093	-£196,025	-£303,614
40% affordable housing (80:20)	-£154,585	-£159,259	-£163,742	-£177,031	-£194,962	-£302,550
100% affordable housing (80:20)	-£303,206	-£305,326	-£309,808	-£310,845	-£328,776	-£436,384

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,743	£466	-£3,945	-£25,056	-£42,698	-£149,519
10% affordable housing (80:20)	-£17,630	-£23,487	-£27,898	-£46,999	-£64,642	-£171,821
20% affordable housing (80:20)	-£42,001	-£47,439	-£51,850	-£68,942	-£86,585	-£194,124
30% affordable housing (80:20)	-£66,373	-£71,392	-£75,803	-£90,906	-£108,838	-£216,426
40% affordable housing (50:50)	-£91,844	-£96,501	-£100,984	-£114,271	-£132,203	-£239,791
40% affordable housing (80:20)	-£90,762	-£95,437	-£99,920	-£113,209	-£131,140	-£238,728
100% affordable housing (80:20)	-£239,384	-£241,503	-£245,986	-£247,023	-£264,954	-£372,542

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£47,801	£41,524	£37,114	£16,002	-£1,640	-£108,460
10% affordable housing (80:20)	£23,429	£17,572	£13,160	-£5,940	-£23,584	-£130,763
20% affordable housing (80:20)	-£943	-£6,381	-£10,792	-£27,884	-£45,527	-£153,066
30% affordable housing (80:20)	-£25,315	-£30,334	-£34,744	-£49,848	-£67,779	-£175,368
40% affordable housing (50:50)	-£50,785	-£55,443	-£59,925	-£73,213	-£91,144	-£198,733
40% affordable housing (80:20)	-£49,704	-£54,379	-£58,862	-£72,150	-£90,082	-£197,670
100% affordable housing (80:20)	-£198,326	-£200,445	-£204,928	-£205,965	-£223,896	-£331,484

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 2

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£178,066	£170,385	£165,974	£144,864	£127,221	£21,364
10% affordable housing (80:20)	£146,492	£139,354	£134,943	£115,842	£98,199	-£7,784
20% affordable housing (80:20)	£114,918	£108,323	£103,912	£86,819	£69,177	-£37,280
30% affordable housing (80:20)	£83,344	£77,292	£72,882	£57,798	£40,155	-£66,776
40% affordable housing (50:50)	£56,493	£50,903	£46,492	£33,417	£15,775	-£91,556
40% affordable housing (80:20)	£51,770	£46,262	£41,850	£28,776	£11,134	-£96,273
100% affordable housing (80:20)	-£139,925	-£142,213	-£146,696	-£147,732	-£165,664	-£273,252

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£143,486	£135,805	£131,394	£110,284	£92,641	-£13,216
10% affordable housing (80:20)	£111,912	£104,774	£100,363	£81,262	£63,619	-£42,364
20% affordable housing (80:20)	£80,338	£73,743	£69,332	£52,239	£34,597	-£71,860
30% affordable housing (80:20)	£48,764	£42,712	£38,302	£23,218	£5,575	-£101,356
40% affordable housing (50:50)	£21,913	£16,323	£11,912	-£1,163	-£18,805	-£126,136
40% affordable housing (80:20)	£17,190	£11,682	£7,270	-£5,804	-£23,446	-£130,853
100% affordable housing (80:20)	-£174,505	-£176,793	-£181,276	-£182,312	-£200,244	-£307,832

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£24,587	£16,906	£12,496	-£8,614	-£26,258	-£132,114
10% affordable housing (80:20)	-£6,987	-£14,124	-£18,535	-£37,636	-£55,279	-£161,262
20% affordable housing (80:20)	-£38,560	-£45,156	-£49,566	-£66,659	-£84,301	-£190,759
30% affordable housing (80:20)	-£70,134	-£76,186	-£80,596	-£95,681	-£113,323	-£220,254
40% affordable housing (50:50)	-£96,985	-£102,575	-£106,987	-£120,061	-£137,703	-£245,034
40% affordable housing (80:20)	-£101,708	-£107,217	-£111,628	-£124,702	-£142,345	-£249,751
100% affordable housing (80:20)	-£293,404	-£295,691	-£300,174	-£301,210	-£319,142	-£426,731

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£88,410	£80,729	£76,318	£55,208	£37,564	-£68,292
10% affordable housing (80:20)	£56,836	£49,698	£45,287	£26,186	£8,543	-£97,440
20% affordable housing (80:20)	£25,262	£18,666	£14,256	-£2,837	-£20,479	-£126,937
30% affordable housing (80:20)	-£6,312	-£12,364	-£16,774	-£31,859	-£49,501	-£156,432
40% affordable housing (50:50)	-£33,163	-£38,753	-£43,164	-£56,239	-£73,881	-£181,212
40% affordable housing (80:20)	-£37,886	-£43,395	-£47,806	-£60,880	-£78,522	-£185,929
100% affordable housing (80:20)	-£229,582	-£231,869	-£236,352	-£237,388	-£255,320	-£362,908

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£129,468	£121,787	£117,377	£96,266	£78,623	-£27,234
10% affordable housing (80:20)	£97,894	£90,756	£86,345	£67,244	£49,601	-£56,382
20% affordable housing (80:20)	£66,320	£59,725	£55,315	£38,222	£20,579	-£85,878
30% affordable housing (80:20)	£34,746	£28,694	£24,284	£9,200	-£8,442	-£115,374
40% affordable housing (50:50)	£7,896	£2,305	-£2,106	-£15,181	-£32,823	-£140,154
40% affordable housing (80:20)	£3,172	-£2,336	-£6,747	-£19,822	-£37,464	-£144,871
100% affordable housing (80:20)	-£188,523	-£190,811	-£195,294	-£196,330	-£214,261	-£321,850

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 3

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£259,734	£250,648	£246,237	£225,127	£207,483	£101,627
10% affordable housing (80:20)	£220,957	£212,539	£208,128	£189,026	£171,384	£65,526
20% affordable housing (80:20)	£182,181	£174,429	£170,019	£152,926	£135,283	£29,426
30% affordable housing (80:20)	£143,405	£136,320	£131,909	£116,826	£99,183	-£6,783
40% affordable housing (50:50)	£115,139	£108,540	£104,130	£91,055	£73,412	-£32,976
40% affordable housing (80:20)	£104,629	£98,211	£93,800	£80,726	£63,083	-£43,474
100% affordable housing (80:20)	-£130,122	-£132,578	-£137,061	-£138,098	-£156,029	-£263,618

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£225,154	£216,068	£211,657	£190,547	£172,903	£67,047
10% affordable housing (80:20)	£186,377	£177,959	£173,548	£154,446	£136,804	£30,946
20% affordable housing (80:20)	£147,601	£139,849	£135,439	£118,346	£100,703	-£5,154
30% affordable housing (80:20)	£108,825	£101,740	£97,329	£82,246	£64,603	-£41,363
40% affordable housing (50:50)	£80,559	£73,960	£69,550	£56,475	£38,832	-£67,556
40% affordable housing (80:20)	£70,049	£63,631	£59,220	£46,146	£28,503	-£78,054
100% affordable housing (80:20)	-£164,702	-£167,158	-£171,641	-£172,678	-£190,609	-£298,198

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£106,255	£97,169	£92,759	£71,648	£54,005	-£51,852
10% affordable housing (80:20)	£67,479	£59,061	£54,649	£35,547	£17,905	-£87,953
20% affordable housing (80:20)	£28,703	£20,951	£16,541	-£552	-£18,196	-£124,052
30% affordable housing (80:20)	-£10,074	-£17,158	-£21,569	-£36,652	-£54,296	-£160,261
40% affordable housing (50:50)	-£38,339	-£44,938	-£49,349	-£62,423	-£80,066	-£186,454
40% affordable housing (80:20)	-£48,849	-£55,268	-£59,678	-£72,752	-£90,395	-£196,952
100% affordable housing (80:20)	-£283,600	-£286,057	-£290,539	-£291,576	-£309,507	-£417,096

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£170,078	£160,991	£156,581	£135,470	£117,827	£11,971
10% affordable housing (80:20)	£131,301	£122,883	£118,471	£99,370	£81,727	-£24,130
20% affordable housing (80:20)	£92,525	£84,773	£80,363	£63,270	£45,627	-£60,230
30% affordable housing (80:20)	£53,749	£46,664	£42,253	£27,170	£9,527	-£96,439
40% affordable housing (50:50)	£25,483	£18,884	£14,473	£1,399	-£16,244	-£122,632
40% affordable housing (80:20)	£14,973	£8,555	£4,144	-£8,930	-£26,573	-£133,130
100% affordable housing (80:20)	-£219,778	-£222,234	-£226,717	-£227,754	-£245,685	-£353,274

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£211,136	£202,050	£197,639	£176,529	£158,886	£53,029
10% affordable housing (80:20)	£172,359	£163,941	£159,530	£140,428	£122,786	£16,928
20% affordable housing (80:20)	£133,584	£125,831	£121,421	£104,328	£86,685	-£19,172
30% affordable housing (80:20)	£94,807	£87,723	£83,311	£68,228	£50,585	-£55,381
40% affordable housing (50:50)	£66,541	£59,942	£55,532	£42,457	£24,814	-£81,574
40% affordable housing (80:20)	£56,031	£49,613	£45,203	£32,128	£14,485	-£92,071
100% affordable housing (80:20)	-£178,720	-£181,176	-£185,659	-£186,695	-£204,627	-£312,216

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 4

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£341,402	£330,910	£326,500	£285,299	£267,656	£161,799
10% affordable housing (80:20)	£295,422	£285,723	£281,312	£244,129	£226,486	£120,629
20% affordable housing (80:20)	£249,444	£240,536	£236,125	£202,960	£185,317	£79,460
30% affordable housing (80:20)	£203,466	£195,348	£190,937	£161,790	£144,148	£38,290
40% affordable housing (50:50)	£173,785	£166,177	£161,766	£136,637	£118,994	£13,137
40% affordable housing (80:20)	£157,487	£150,160	£145,750	£120,620	£102,978	-£2,927
100% affordable housing (80:20)	-£120,319	-£122,944	-£127,427	-£128,463	-£146,395	-£253,983

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£306,822	£296,330	£291,920	£250,719	£233,076	£127,219
10% affordable housing (80:20)	£260,842	£251,143	£246,732	£209,549	£191,906	£86,049
20% affordable housing (80:20)	£214,864	£205,956	£201,545	£168,380	£150,737	£44,880
30% affordable housing (80:20)	£168,886	£160,768	£156,357	£127,210	£109,568	£3,710
40% affordable housing (50:50)	£139,205	£131,597	£127,186	£102,057	£84,414	-£21,443
40% affordable housing (80:20)	£122,907	£115,580	£111,170	£86,040	£68,398	-£37,507
100% affordable housing (80:20)	-£154,899	-£157,524	-£162,007	-£163,043	-£180,975	-£288,563

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£187,923	£177,432	£173,022	£131,820	£114,177	£8,320
10% affordable housing (80:20)	£141,944	£132,245	£127,834	£90,651	£73,008	-£32,849
20% affordable housing (80:20)	£95,966	£87,057	£82,647	£49,482	£31,839	-£74,018
30% affordable housing (80:20)	£49,987	£41,869	£37,459	£8,311	-£9,331	-£115,189
40% affordable housing (50:50)	£20,306	£12,698	£8,288	-£16,841	-£34,484	-£140,341
40% affordable housing (80:20)	£4,009	-£3,318	-£7,729	-£32,858	-£50,500	-£156,405
100% affordable housing (80:20)	-£273,798	-£276,422	-£280,905	-£281,941	-£299,873	-£407,462

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£251,745	£241,254	£236,844	£195,643	£177,999	£72,143
10% affordable housing (80:20)	£205,766	£196,067	£191,656	£154,473	£136,830	£30,973
20% affordable housing (80:20)	£159,788	£150,879	£146,469	£113,304	£95,661	-£10,196
30% affordable housing (80:20)	£113,809	£105,692	£101,281	£72,134	£54,491	-£51,366
40% affordable housing (50:50)	£84,129	£76,521	£72,110	£46,981	£29,338	-£76,519
40% affordable housing (80:20)	£67,831	£60,504	£56,093	£30,964	£13,322	-£92,583
100% affordable housing (80:20)	-£209,976	-£212,600	-£217,083	-£218,119	-£236,051	-£343,639

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£292,804	£282,313	£277,902	£236,701	£219,058	£113,201
10% affordable housing (80:20)	£246,824	£237,126	£232,714	£195,532	£177,888	£72,032
20% affordable housing (80:20)	£200,846	£191,938	£187,527	£154,362	£136,719	£30,862
30% affordable housing (80:20)	£154,868	£146,750	£142,340	£113,192	£95,550	-£10,308
40% affordable housing (50:50)	£125,187	£117,579	£113,169	£88,039	£70,396	-£35,461
40% affordable housing (80:20)	£108,889	£101,562	£97,152	£72,023	£54,380	-£51,524
100% affordable housing (80:20)	-£168,917	-£171,542	-£176,024	-£177,061	-£194,992	-£302,581

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 5

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£382,235	£371,043	£366,632	£325,430	£307,787	£201,930
10% affordable housing (80:20)	£332,655	£322,316	£317,905	£280,722	£263,079	£157,222
20% affordable housing (80:20)	£283,076	£273,589	£269,178	£236,012	£218,370	£112,512
30% affordable housing (80:20)	£233,496	£224,862	£220,452	£191,304	£173,661	£67,804
40% affordable housing (50:50)	£203,107	£194,996	£190,584	£165,456	£147,813	£41,956
40% affordable housing (80:20)	£183,917	£176,135	£171,725	£146,595	£128,952	£23,095
100% affordable housing (80:20)	-£115,418	-£118,127	-£122,610	-£123,646	-£141,578	-£249,167

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£347,655	£336,463	£332,052	£290,850	£273,207	£167,350
10% affordable housing (80:20)	£298,075	£287,736	£283,325	£246,142	£228,499	£122,642
20% affordable housing (80:20)	£248,496	£239,009	£234,598	£201,432	£183,790	£77,932
30% affordable housing (80:20)	£198,916	£190,282	£185,872	£156,724	£139,081	£33,224
40% affordable housing (50:50)	£168,527	£160,416	£156,004	£130,876	£113,233	£7,376
40% affordable housing (80:20)	£149,337	£141,555	£137,145	£112,015	£94,372	-£11,485
100% affordable housing (80:20)	-£149,998	-£152,707	-£157,190	-£158,226	-£176,158	-£283,747

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£228,756	£217,565	£213,153	£171,952	£154,309	£48,452
10% affordable housing (80:20)	£179,177	£168,838	£164,426	£127,243	£109,600	£3,743
20% affordable housing (80:20)	£129,598	£120,111	£115,699	£82,534	£64,892	-£40,966
30% affordable housing (80:20)	£80,018	£71,384	£66,973	£37,826	£20,182	-£85,674
40% affordable housing (50:50)	£49,629	£41,517	£37,106	£11,978	-£5,665	-£111,522
40% affordable housing (80:20)	£30,439	£22,657	£18,246	-£6,883	-£24,526	-£130,383
100% affordable housing (80:20)	-£268,896	-£271,605	-£276,088	-£277,125	-£295,056	-£402,645

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£292,578	£281,387	£276,975	£235,774	£218,131	£112,274
10% affordable housing (80:20)	£242,999	£232,660	£228,248	£191,066	£173,422	£67,566
20% affordable housing (80:20)	£193,420	£183,933	£179,521	£146,356	£128,714	£22,856
30% affordable housing (80:20)	£143,840	£135,206	£130,795	£101,648	£84,005	-£21,852
40% affordable housing (50:50)	£113,451	£105,340	£100,928	£75,800	£58,157	-£47,700
40% affordable housing (80:20)	£94,261	£86,479	£82,068	£56,939	£39,296	-£66,561
100% affordable housing (80:20)	-£205,074	-£207,783	-£212,266	-£213,302	-£231,234	-£338,823

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£284,058	£273,718	£269,307	£232,124	£214,481	£108,624
20% affordable housing (80:20)	£234,478	£224,991	£220,580	£187,414	£169,772	£63,914
30% affordable housing (80:20)	£184,898	£176,264	£171,854	£142,706	£125,063	£19,206
40% affordable housing (50:50)	£154,509	£146,398	£141,987	£116,858	£99,215	-£6,642
40% affordable housing (80:20)	£135,319	£127,537	£123,127	£97,998	£80,354	-£25,502
100% affordable housing (80:20)	-£164,016	-£166,725	-£171,208	-£172,244	-£190,176	-£297,764

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 6

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£423,069	£411,174	£406,763	£345,471	£327,828	£221,971
10% affordable housing (80:20)	£369,889	£358,908	£354,497	£299,232	£281,589	£175,732
20% affordable housing (80:20)	£316,707	£306,642	£302,231	£252,993	£235,350	£129,493
30% affordable housing (80:20)	£263,526	£254,376	£249,965	£206,754	£189,111	£83,255
40% affordable housing (50:50)	£232,430	£223,815	£219,403	£182,220	£164,577	£58,720
40% affordable housing (80:20)	£210,346	£202,110	£197,699	£160,516	£142,873	£37,016
100% affordable housing (80:20)	-£110,516	-£113,309	-£117,792	-£118,830	-£136,761	-£244,349

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£388,489	£376,594	£372,183	£310,891	£293,248	£187,391
10% affordable housing (80:20)	£335,309	£324,328	£319,917	£264,652	£247,009	£141,152
20% affordable housing (80:20)	£282,127	£272,062	£267,651	£218,413	£200,770	£94,913
30% affordable housing (80:20)	£228,946	£219,796	£215,385	£172,174	£154,531	£48,675
40% affordable housing (50:50)	£197,850	£189,235	£184,823	£147,640	£129,997	£24,140
40% affordable housing (80:20)	£175,766	£167,530	£163,119	£125,936	£108,293	£2,436
100% affordable housing (80:20)	-£145,096	-£147,889	-£152,372	-£153,410	-£171,341	-£278,929

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£269,590	£257,696	£253,285	£191,992	£174,349	£68,492
10% affordable housing (80:20)	£216,410	£205,430	£201,019	£145,754	£128,111	£22,254
20% affordable housing (80:20)	£163,229	£153,164	£148,753	£99,515	£81,872	-£23,985
30% affordable housing (80:20)	£110,048	£100,898	£96,486	£53,276	£35,633	-£70,224
40% affordable housing (50:50)	£78,952	£70,336	£65,925	£28,742	£11,099	-£94,758
40% affordable housing (80:20)	£56,868	£48,632	£44,220	£7,037	-£10,606	-£116,462
100% affordable housing (80:20)	-£263,994	-£266,787	-£271,270	-£272,308	-£290,239	-£397,827

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£333,412	£321,518	£317,107	£255,815	£238,171	£132,315
10% affordable housing (80:20)	£280,232	£269,252	£264,841	£209,576	£191,933	£86,076
20% affordable housing (80:20)	£227,051	£216,986	£212,575	£163,337	£145,694	£39,837
30% affordable housing (80:20)	£173,870	£164,720	£160,309	£117,098	£99,455	-£6,402
40% affordable housing (50:50)	£142,774	£134,158	£129,747	£92,564	£74,921	-£30,936
40% affordable housing (80:20)	£120,690	£112,454	£108,042	£70,860	£53,216	-£52,640
100% affordable housing (80:20)	-£200,172	-£202,965	-£207,448	-£208,486	-£226,417	-£334,005

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£374,471	£362,576	£358,165	£296,873	£279,230	£173,373
10% affordable housing (80:20)	£321,291	£310,310	£305,899	£250,634	£232,991	£127,134
20% affordable housing (80:20)	£268,110	£258,044	£253,633	£204,395	£186,752	£80,895
30% affordable housing (80:20)	£214,929	£205,778	£201,367	£158,157	£140,514	£34,657
40% affordable housing (50:50)	£183,832	£175,217	£170,805	£133,623	£115,979	£10,123
40% affordable housing (80:20)	£161,749	£153,512	£149,101	£111,918	£94,275	-£11,582
100% affordable housing (80:20)	-£159,114	-£161,907	-£166,390	-£167,427	-£185,359	-£292,947

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 7

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£463,903	£451,306	£446,894	£385,602	£367,959	£262,102
10% affordable housing (80:20)	£407,121	£395,500	£391,089	£335,824	£318,181	£212,324
20% affordable housing (80:20)	£350,339	£339,695	£335,284	£286,046	£268,403	£162,546
30% affordable housing (80:20)	£293,557	£283,890	£279,479	£236,269	£218,625	£112,769
40% affordable housing (50:50)	£261,754	£252,633	£248,222	£211,038	£193,395	£87,538
40% affordable housing (80:20)	£236,775	£228,085	£223,674	£186,491	£168,848	£62,991
100% affordable housing (80:20)	-£105,615	-£108,492	-£112,975	-£114,012	-£131,943	-£239,532

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£429,323	£416,726	£412,314	£351,022	£333,379	£227,522
10% affordable housing (80:20)	£372,541	£360,920	£356,509	£301,244	£283,601	£177,744
20% affordable housing (80:20)	£315,759	£305,115	£300,704	£251,466	£233,823	£127,966
30% affordable housing (80:20)	£258,977	£249,310	£244,899	£201,689	£184,045	£78,189
40% affordable housing (50:50)	£227,174	£218,053	£213,642	£176,458	£158,815	£52,958
40% affordable housing (80:20)	£202,195	£193,505	£189,094	£151,911	£134,268	£28,411
100% affordable housing (80:20)	-£140,195	-£143,072	-£147,555	-£148,592	-£166,523	-£274,112

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£310,424	£297,827	£293,416	£232,124	£214,481	£108,624
10% affordable housing (80:20)	£253,642	£242,022	£237,611	£182,346	£164,703	£58,846
20% affordable housing (80:20)	£196,860	£186,217	£181,806	£132,568	£114,925	£9,068
30% affordable housing (80:20)	£140,079	£130,412	£126,001	£82,790	£65,147	-£40,710
40% affordable housing (50:50)	£108,275	£99,154	£94,744	£57,560	£39,917	-£65,940
40% affordable housing (80:20)	£83,297	£74,607	£70,195	£33,013	£15,369	-£90,487
100% affordable housing (80:20)	-£259,093	-£261,971	-£266,454	-£267,490	-£285,422	-£393,010

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£374,246	£361,650	£357,238	£295,946	£278,303	£172,446
10% affordable housing (80:20)	£317,465	£305,844	£301,433	£246,168	£228,525	£122,668
20% affordable housing (80:20)	£260,683	£250,039	£245,628	£196,390	£178,747	£72,890
30% affordable housing (80:20)	£203,901	£194,234	£189,823	£146,612	£128,969	£23,113
40% affordable housing (50:50)	£172,097	£162,976	£158,566	£121,382	£103,739	-£2,118
40% affordable housing (80:20)	£147,119	£138,429	£134,018	£96,835	£79,192	-£26,665
100% affordable housing (80:20)	-£195,271	-£198,149	-£202,631	-£203,668	-£221,599	-£329,188

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£415,305	£402,708	£398,297	£337,004	£319,361	£213,504
10% affordable housing (80:20)	£358,523	£346,903	£342,491	£287,226	£269,583	£163,726
20% affordable housing (80:20)	£301,741	£291,097	£286,686	£237,449	£219,805	£113,949
30% affordable housing (80:20)	£244,959	£235,292	£230,881	£187,671	£170,028	£64,171
40% affordable housing (50:50)	£213,156	£204,035	£199,624	£162,441	£144,797	£38,941
40% affordable housing (80:20)	£188,177	£179,487	£175,076	£137,893	£120,250	£14,393
100% affordable housing (80:20)	-£154,212	-£157,090	-£161,573	-£162,610	-£180,541	-£288,130

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location: Price Band 8

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	5
Site Area	0.14 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£504,737	£491,437	£487,026	£425,734	£408,090	£302,234
10% affordable housing (80:20)	£444,354	£432,093	£427,682	£372,417	£354,773	£248,917
20% affordable housing (80:20)	£383,971	£372,748	£368,337	£319,100	£301,457	£195,600
30% affordable housing (80:20)	£323,587	£313,403	£308,993	£265,782	£248,140	£142,283
40% affordable housing (50:50)	£291,076	£281,451	£277,040	£239,857	£222,214	£116,357
40% affordable housing (80:20)	£263,205	£254,059	£249,649	£212,465	£194,823	£88,965
100% affordable housing (80:20)	-£100,713	-£103,676	-£108,159	-£109,195	-£127,126	-£234,714

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£470,157	£456,857	£452,446	£391,154	£373,510	£267,654
10% affordable housing (80:20)	£409,774	£397,513	£393,102	£337,837	£320,193	£214,337
20% affordable housing (80:20)	£349,391	£338,168	£333,757	£284,520	£266,877	£161,020
30% affordable housing (80:20)	£289,007	£278,823	£274,413	£231,202	£213,560	£107,703
40% affordable housing (50:50)	£256,496	£246,871	£242,460	£205,277	£187,634	£81,777
40% affordable housing (80:20)	£228,625	£219,479	£215,069	£177,885	£160,243	£54,385
100% affordable housing (80:20)	-£135,293	-£138,256	-£142,739	-£143,775	-£161,706	-£269,294

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£351,258	£337,959	£333,548	£272,255	£254,612	£148,755
10% affordable housing (80:20)	£290,876	£278,615	£274,203	£218,938	£201,295	£95,438
20% affordable housing (80:20)	£230,493	£219,269	£214,859	£165,621	£147,978	£42,121
30% affordable housing (80:20)	£170,109	£159,925	£155,515	£112,304	£94,661	-£11,195
40% affordable housing (50:50)	£137,598	£127,973	£123,562	£86,379	£68,736	-£37,121
40% affordable housing (80:20)	£109,726	£100,581	£96,170	£58,987	£41,344	-£64,513
100% affordable housing (80:20)	-£254,192	-£257,154	-£261,637	-£262,673	-£280,605	-£388,192

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£415,080	£401,781	£397,370	£336,077	£318,434	£212,577
10% affordable housing (80:20)	£354,698	£342,437	£338,025	£282,760	£265,117	£159,261
20% affordable housing (80:20)	£294,315	£283,091	£278,681	£229,444	£211,800	£105,944
30% affordable housing (80:20)	£233,931	£223,747	£219,337	£176,126	£158,483	£52,627
40% affordable housing (50:50)	£201,420	£191,795	£187,384	£150,201	£132,558	£26,701
40% affordable housing (80:20)	£173,548	£164,403	£159,993	£122,809	£105,167	-£691
100% affordable housing (80:20)	-£190,370	-£193,332	-£197,815	-£198,851	-£216,783	-£324,370

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£456,139	£442,839	£438,428	£377,136	£359,493	£253,636
10% affordable housing (80:20)	£395,756	£383,495	£379,084	£323,819	£306,176	£200,319
20% affordable housing (80:20)	£335,373	£324,150	£319,739	£270,502	£252,859	£147,002
30% affordable housing (80:20)	£274,989	£264,805	£260,395	£217,184	£199,542	£93,685
40% affordable housing (50:50)	£242,478	£232,854	£228,442	£191,259	£173,616	£67,760
40% affordable housing (80:20)	£214,607	£205,461	£201,051	£163,867	£146,225	£40,367
100% affordable housing (80:20)	-£149,311	-£152,274	-£156,756	-£157,793	-£175,724	-£283,312

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 1

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£169,782	£157,646	£148,985	£106,891	£72,247	-£137,838
10% affordable housing (80:20)	£123,876	£112,529	£103,868	£65,783	£31,139	-£179,618
20% affordable housing (80:20)	£77,969	£67,412	£58,751	£24,675	-£10,132	-£221,398
30% affordable housing (80:20)	£32,063	£22,295	£13,635	-£16,702	-£51,913	-£263,178
40% affordable housing (50:50)	-£16,194	-£25,282	-£34,085	-£60,569	-£95,780	-£307,046
40% affordable housing (80:20)	-£14,070	-£23,195	-£31,998	-£58,481	-£93,692	-£304,958
100% affordable housing (80:20)	-£294,013	-£298,324	-£307,126	-£309,162	-£344,373	-£555,639

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£98,152	£86,016	£77,355	£35,261	£617	-£209,468
10% affordable housing (80:20)	£52,246	£40,899	£32,238	-£5,847	-£40,491	-£251,248
20% affordable housing (80:20)	£6,339	-£4,218	-£12,879	-£46,955	-£81,762	-£293,028
30% affordable housing (80:20)	-£39,567	-£49,335	-£57,995	-£88,332	-£123,543	-£334,808
40% affordable housing (50:50)	-£87,824	-£96,912	-£105,715	-£132,199	-£167,410	-£378,676
40% affordable housing (80:20)	-£85,700	-£94,825	-£103,628	-£130,111	-£165,322	-£376,588
100% affordable housing (80:20)	-£365,643	-£369,954	-£378,756	-£380,792	-£416,003	-£627,269

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£148,137	-£160,273	-£168,934	-£211,028	-£245,673	-£455,757
10% affordable housing (80:20)	-£194,043	-£205,391	-£214,051	-£252,136	-£286,780	-£497,538
20% affordable housing (80:20)	-£239,950	-£250,507	-£259,168	-£293,244	-£328,051	-£539,317
30% affordable housing (80:20)	-£285,856	-£295,624	-£304,285	-£334,621	-£369,832	-£581,098
40% affordable housing (50:50)	-£334,113	-£343,201	-£352,004	-£378,489	-£413,699	-£624,965
40% affordable housing (80:20)	-£331,989	-£341,114	-£349,917	-£376,400	-£411,611	-£622,877
100% affordable housing (80:20)	-£611,932	-£616,243	-£625,046	-£627,082	-£662,293	-£873,558

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£15,934	-£28,070	-£36,731	-£78,825	-£113,470	-£323,554
10% affordable housing (80:20)	-£61,840	-£73,188	-£81,848	-£119,933	-£154,577	-£365,335
20% affordable housing (80:20)	-£107,747	-£118,305	-£126,965	-£161,041	-£195,848	-£407,114
30% affordable housing (80:20)	-£153,653	-£163,421	-£172,082	-£202,418	-£237,629	-£448,895
40% affordable housing (50:50)	-£201,910	-£210,998	-£219,801	-£246,286	-£281,497	-£492,762
40% affordable housing (80:20)	-£199,786	-£208,911	-£217,714	-£244,198	-£279,408	-£490,674
100% affordable housing (80:20)	-£479,729	-£484,040	-£492,843	-£494,879	-£530,090	-£741,355

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£69,115	£56,979	£48,318	£6,224	-£28,420	-£238,505
10% affordable housing (80:20)	£23,209	£11,862	£3,201	-£34,884	-£69,528	-£280,285
20% affordable housing (80:20)	-£22,698	-£33,255	-£41,916	-£75,991	-£110,799	-£322,065
30% affordable housing (80:20)	-£68,604	-£78,372	-£87,032	-£117,369	-£152,580	-£363,845
40% affordable housing (50:50)	-£116,861	-£125,949	-£134,752	-£161,236	-£196,447	-£407,713
40% affordable housing (80:20)	-£114,737	-£123,862	-£132,665	-£159,148	-£194,359	-£405,625
100% affordable housing (80:20)	-£394,680	-£398,991	-£407,793	-£409,829	-£445,040	-£656,306

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 2

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£327,548	£312,698	£304,036	£261,942	£227,298	£19,432
10% affordable housing (80:20)	£267,759	£253,937	£245,276	£207,191	£172,546	-£35,898
20% affordable housing (80:20)	£207,969	£195,176	£186,515	£152,439	£117,795	-£91,545
30% affordable housing (80:20)	£148,180	£136,416	£127,754	£97,688	£63,043	-£147,191
40% affordable housing (50:50)	£97,666	£86,770	£78,109	£52,051	£17,406	-£193,574
40% affordable housing (80:20)	£88,392	£77,655	£68,994	£42,936	£8,291	-£202,838
100% affordable housing (80:20)	-£274,763	-£279,405	-£288,208	-£290,243	-£325,454	-£536,721

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£255,918	£241,068	£232,406	£190,312	£155,668	-£52,198
10% affordable housing (80:20)	£196,129	£182,307	£173,646	£135,561	£100,916	-£107,528
20% affordable housing (80:20)	£136,339	£123,546	£114,885	£80,809	£46,165	-£163,175
30% affordable housing (80:20)	£76,550	£64,786	£56,124	£26,058	-£8,587	-£218,821
40% affordable housing (50:50)	£26,036	£15,140	£6,479	-£19,579	-£54,224	-£265,204
40% affordable housing (80:20)	£16,762	£6,025	-£2,636	-£28,694	-£63,339	-£274,468
100% affordable housing (80:20)	-£346,393	-£351,035	-£359,838	-£361,873	-£397,084	-£608,351

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£9,629	-£5,222	-£13,883	-£55,977	-£90,621	-£298,487
10% affordable housing (80:20)	-£50,161	-£63,982	-£72,644	-£110,728	-£145,373	-£353,817
20% affordable housing (80:20)	-£109,950	-£122,743	-£131,404	-£165,480	-£200,125	-£409,464
30% affordable housing (80:20)	-£169,739	-£181,503	-£190,165	-£220,232	-£254,876	-£465,110
40% affordable housing (50:50)	-£220,253	-£231,149	-£239,811	-£265,869	-£300,513	-£511,494
40% affordable housing (80:20)	-£229,527	-£240,264	-£248,925	-£274,983	-£309,628	-£520,758
100% affordable housing (80:20)	-£592,682	-£597,325	-£606,127	-£608,162	-£643,373	-£854,640

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£141,832	£126,981	£118,320	£76,226	£41,582	-£166,284
10% affordable housing (80:20)	£82,042	£68,221	£59,559	£21,475	-£13,170	-£221,614
20% affordable housing (80:20)	£22,253	£9,460	£799	-£33,277	-£67,922	-£277,261
30% affordable housing (80:20)	-£37,536	-£49,300	-£57,962	-£88,029	-£122,673	-£332,907
40% affordable housing (50:50)	-£88,050	-£98,946	-£107,608	-£133,666	-£168,310	-£379,291
40% affordable housing (80:20)	-£97,324	-£108,061	-£116,722	-£142,780	-£177,425	-£388,555
100% affordable housing (80:20)	-£460,480	-£465,122	-£473,924	-£475,959	-£511,170	-£722,437

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£226,881	£212,031	£203,369	£161,276	£126,631	-£81,235
10% affordable housing (80:20)	£167,092	£153,270	£144,609	£106,524	£71,879	-£136,564
20% affordable housing (80:20)	£107,303	£94,510	£85,848	£51,772	£17,128	-£192,212
30% affordable housing (80:20)	£47,513	£35,749	£27,088	-£2,979	-£37,624	-£247,858
40% affordable housing (50:50)	-£3,001	-£13,897	-£22,558	-£48,616	-£83,261	-£294,241
40% affordable housing (80:20)	-£12,275	-£23,012	-£31,673	-£57,731	-£92,375	-£303,505
100% affordable housing (80:20)	-£375,430	-£380,072	-£388,875	-£390,910	-£426,121	-£637,388

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 3

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£485,313	£467,749	£459,088	£416,994	£382,349	£174,484
10% affordable housing (80:20)	£411,641	£395,345	£386,683	£348,598	£313,954	£106,088
20% affordable housing (80:20)	£337,970	£322,940	£314,279	£280,204	£245,559	£37,693
30% affordable housing (80:20)	£264,298	£250,536	£241,874	£211,808	£177,164	-£31,205
40% affordable housing (50:50)	£211,264	£198,414	£189,754	£163,696	£129,051	-£80,104
40% affordable housing (80:20)	£190,627	£178,131	£169,471	£143,413	£108,768	-£100,719
100% affordable housing (80:20)	-£255,514	-£260,487	-£269,290	-£271,325	-£306,536	-£517,801

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£413,683	£396,119	£387,458	£345,364	£310,719	£102,854
10% affordable housing (80:20)	£340,011	£323,715	£315,053	£276,968	£242,324	£34,458
20% affordable housing (80:20)	£266,340	£251,310	£242,649	£208,574	£173,929	-£33,937
30% affordable housing (80:20)	£192,668	£178,906	£170,244	£140,178	£105,534	-£102,835
40% affordable housing (50:50)	£139,634	£126,784	£118,124	£92,066	£57,421	-£151,734
40% affordable housing (80:20)	£118,997	£106,501	£97,841	£71,783	£37,138	-£172,349
100% affordable housing (80:20)	-£327,144	-£332,117	-£340,920	-£342,955	-£378,166	-£589,431

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£167,394	£149,830	£141,168	£99,075	£64,430	-£143,436
10% affordable housing (80:20)	£93,722	£77,425	£68,764	£30,679	-£3,965	-£211,831
20% affordable housing (80:20)	£20,050	£5,021	-£3,640	-£37,715	-£72,360	-£280,227
30% affordable housing (80:20)	-£53,621	-£67,384	-£76,045	-£106,111	-£140,755	-£349,124
40% affordable housing (50:50)	-£106,655	-£119,505	-£128,166	-£154,224	-£188,868	-£398,023
40% affordable housing (80:20)	-£127,293	-£139,788	-£148,448	-£174,506	-£209,151	-£418,638
100% affordable housing (80:20)	-£573,434	-£578,406	-£587,209	-£589,244	-£624,455	-£835,721

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£299,596	£282,033	£273,371	£231,278	£196,633	-£11,233
10% affordable housing (80:20)	£225,925	£209,628	£200,967	£162,882	£128,238	-£79,628
20% affordable housing (80:20)	£152,253	£137,224	£128,563	£94,488	£59,843	-£148,024
30% affordable housing (80:20)	£78,582	£64,819	£56,158	£26,092	-£8,552	-£216,921
40% affordable housing (50:50)	£25,548	£12,698	£4,037	-£22,021	-£56,665	-£265,820
40% affordable housing (80:20)	£4,910	-£7,585	-£16,245	-£42,303	-£76,948	-£286,435
100% affordable housing (80:20)	-£441,231	-£446,203	-£455,006	-£457,041	-£492,252	-£703,518

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£384,646	£367,082	£358,421	£316,327	£281,682	£73,817
10% affordable housing (80:20)	£310,974	£294,678	£286,016	£247,931	£213,287	£5,421
20% affordable housing (80:20)	£237,303	£222,273	£213,612	£179,537	£144,893	-£62,974
30% affordable housing (80:20)	£163,631	£149,869	£141,207	£111,141	£76,497	-£131,872
40% affordable housing (50:50)	£110,597	£97,747	£89,087	£63,029	£28,384	-£180,771
40% affordable housing (80:20)	£89,960	£77,464	£68,804	£42,746	£8,102	-£201,386
100% affordable housing (80:20)	-£356,181	-£361,154	-£369,957	-£371,992	-£407,203	-£618,468

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 4

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£643,078	£622,800	£614,140	£531,954	£497,310	£289,444
10% affordable housing (80:20)	£555,524	£536,753	£528,092	£453,924	£419,280	£211,414
20% affordable housing (80:20)	£467,970	£450,705	£442,044	£375,895	£341,250	£133,384
30% affordable housing (80:20)	£380,415	£364,657	£355,995	£297,864	£263,220	£55,354
40% affordable housing (50:50)	£324,863	£310,059	£301,399	£251,286	£216,641	£8,776
40% affordable housing (80:20)	£292,861	£278,608	£269,947	£219,835	£185,191	-£23,047
100% affordable housing (80:20)	-£236,265	-£241,568	-£250,371	-£252,407	-£287,618	-£498,883

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£571,448	£551,170	£542,510	£460,324	£425,680	£217,814
10% affordable housing (80:20)	£483,894	£465,123	£456,462	£382,294	£347,650	£139,784
20% affordable housing (80:20)	£396,340	£379,075	£370,414	£304,265	£269,620	£61,754
30% affordable housing (80:20)	£308,785	£293,027	£284,365	£226,234	£191,590	-£16,276
40% affordable housing (50:50)	£253,233	£238,429	£229,769	£179,656	£145,011	-£62,854
40% affordable housing (80:20)	£221,231	£206,978	£198,317	£148,205	£113,561	-£94,677
100% affordable housing (80:20)	-£307,895	-£313,198	-£322,001	-£324,037	-£359,248	-£570,513

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£325,158	£304,881	£296,221	£214,035	£179,391	-£28,475
10% affordable housing (80:20)	£237,605	£218,834	£210,173	£136,005	£101,360	-£106,505
20% affordable housing (80:20)	£150,051	£132,786	£124,124	£57,976	£23,331	-£184,536
30% affordable housing (80:20)	£62,496	£46,737	£38,076	-£20,055	-£54,699	-£262,565
40% affordable housing (50:50)	£6,944	-£7,860	-£16,520	-£66,633	-£101,278	-£309,143
40% affordable housing (80:20)	-£25,058	-£39,311	-£47,972	-£98,084	-£132,729	-£340,966
100% affordable housing (80:20)	-£554,184	-£559,487	-£568,290	-£570,326	-£605,537	-£816,802

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£457,361	£437,084	£428,424	£346,238	£311,594	£103,728
10% affordable housing (80:20)	£369,807	£351,037	£342,376	£268,208	£233,563	£25,698
20% affordable housing (80:20)	£282,254	£264,989	£256,327	£190,178	£155,534	-£52,333
30% affordable housing (80:20)	£194,699	£178,940	£170,279	£112,148	£77,504	-£130,362
40% affordable housing (50:50)	£139,147	£124,343	£115,682	£65,570	£30,925	-£176,941
40% affordable housing (80:20)	£107,145	£92,892	£84,231	£34,119	-£526	-£208,763
100% affordable housing (80:20)	-£421,981	-£427,284	-£436,087	-£438,123	-£473,334	-£684,599

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£542,411	£522,134	£513,473	£431,288	£396,643	£188,777
10% affordable housing (80:20)	£454,857	£436,086	£427,425	£353,257	£318,613	£110,747
20% affordable housing (80:20)	£367,303	£350,038	£341,377	£275,228	£240,583	£32,717
30% affordable housing (80:20)	£279,748	£263,990	£255,328	£197,198	£162,553	-£45,313
40% affordable housing (50:50)	£224,196	£209,392	£200,732	£150,619	£115,975	-£91,891
40% affordable housing (80:20)	£192,194	£177,941	£169,280	£119,168	£84,524	-£123,714
100% affordable housing (80:20)	-£336,932	-£342,235	-£351,038	-£353,073	-£388,284	-£599,550

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 5

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£721,960	£700,327	£691,665	£609,481	£574,836	£366,969
10% affordable housing (80:20)	£627,465	£607,456	£598,795	£524,628	£489,984	£282,118
20% affordable housing (80:20)	£532,969	£514,586	£505,926	£439,776	£405,133	£197,266
30% affordable housing (80:20)	£438,475	£421,716	£413,056	£354,925	£320,280	£112,415
40% affordable housing (50:50)	£381,663	£365,882	£357,221	£307,108	£272,464	£64,598
40% affordable housing (80:20)	£343,979	£328,847	£320,186	£270,073	£235,428	£27,563
100% affordable housing (80:20)	-£226,640	-£232,109	-£240,912	-£242,947	-£278,158	-£489,425

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£650,330	£628,697	£620,035	£537,851	£503,206	£295,339
10% affordable housing (80:20)	£555,835	£535,826	£527,165	£452,998	£418,354	£210,488
20% affordable housing (80:20)	£461,339	£442,956	£434,296	£368,146	£333,503	£125,636
30% affordable housing (80:20)	£366,845	£350,086	£341,426	£283,295	£248,650	£40,785
40% affordable housing (50:50)	£310,033	£294,252	£285,591	£235,478	£200,834	-£7,032
40% affordable housing (80:20)	£272,349	£257,217	£248,556	£198,443	£163,798	-£44,067
100% affordable housing (80:20)	-£298,270	-£303,739	-£312,542	-£314,577	-£349,788	-£561,055

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£404,041	£382,407	£373,746	£291,561	£256,917	£49,050
10% affordable housing (80:20)	£309,545	£289,537	£280,876	£206,709	£172,065	-£35,801
20% affordable housing (80:20)	£215,050	£196,667	£188,007	£121,857	£87,213	-£120,653
30% affordable housing (80:20)	£120,555	£103,797	£95,136	£37,006	£2,361	-£205,504
40% affordable housing (50:50)	£63,744	£47,962	£39,302	-£10,811	-£45,455	-£253,321
40% affordable housing (80:20)	£26,060	£10,928	£2,266	-£47,847	-£82,491	-£290,357
100% affordable housing (80:20)	-£544,560	-£550,029	-£558,831	-£560,866	-£596,077	-£807,344

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£536,244	£514,610	£505,949	£423,764	£389,120	£181,253
10% affordable housing (80:20)	£441,748	£421,740	£413,079	£338,912	£304,268	£96,402
20% affordable housing (80:20)	£347,253	£328,870	£320,210	£254,060	£219,416	£11,550
30% affordable housing (80:20)	£252,758	£236,000	£227,339	£169,209	£134,564	-£73,302
40% affordable housing (50:50)	£195,947	£180,165	£171,505	£121,392	£86,748	-£121,118
40% affordable housing (80:20)	£158,263	£143,131	£134,469	£84,356	£49,712	-£158,154
100% affordable housing (80:20)	-£412,357	-£417,826	-£426,628	-£428,663	-£463,874	-£675,141

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£526,798	£506,790	£498,128	£423,961	£389,317	£181,451
20% affordable housing (80:20)	£432,302	£413,919	£405,259	£339,109	£304,466	£96,599
30% affordable housing (80:20)	£337,808	£321,049	£312,389	£254,258	£219,614	£11,748
40% affordable housing (50:50)	£280,996	£265,215	£256,554	£206,442	£171,797	-£36,069
40% affordable housing (80:20)	£243,312	£228,180	£219,519	£169,406	£134,761	-£73,104
100% affordable housing (80:20)	-£327,307	-£332,776	-£341,579	-£343,614	-£378,825	-£590,091

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 6

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£800,842	£777,853	£769,191	£646,915	£612,271	£404,404
10% affordable housing (80:20)	£699,406	£678,161	£669,499	£559,250	£524,605	£316,740
20% affordable housing (80:20)	£597,969	£578,469	£569,807	£471,586	£436,941	£229,076
30% affordable housing (80:20)	£496,533	£478,777	£470,115	£383,922	£349,277	£141,410
40% affordable housing (50:50)	£438,462	£421,704	£413,043	£338,876	£304,232	£96,366
40% affordable housing (80:20)	£395,096	£379,084	£370,424	£296,256	£261,612	£53,746
100% affordable housing (80:20)	-£217,015	-£222,650	-£231,452	-£233,488	-£268,699	-£479,965

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£729,212	£706,223	£697,561	£575,285	£540,641	£332,774
10% affordable housing (80:20)	£627,776	£606,531	£597,869	£487,620	£452,975	£245,110
20% affordable housing (80:20)	£526,339	£506,839	£498,177	£399,956	£365,311	£157,446
30% affordable housing (80:20)	£424,903	£407,147	£398,485	£312,292	£277,647	£69,780
40% affordable housing (50:50)	£366,832	£350,074	£341,413	£267,246	£232,602	£24,736
40% affordable housing (80:20)	£323,466	£307,454	£298,794	£224,626	£189,982	-£17,884
100% affordable housing (80:20)	-£288,645	-£294,280	-£303,082	-£305,118	-£340,329	-£551,595

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£482,923	£459,934	£451,272	£328,996	£294,351	£86,485
10% affordable housing (80:20)	£381,487	£360,241	£351,580	£241,331	£206,686	-£1,180
20% affordable housing (80:20)	£280,050	£260,549	£251,888	£153,666	£119,022	-£88,844
30% affordable housing (80:20)	£178,614	£160,857	£152,196	£66,002	£31,358	-£176,509
40% affordable housing (50:50)	£120,542	£103,785	£95,124	£20,957	-£13,688	-£221,553
40% affordable housing (80:20)	£77,177	£61,165	£52,505	-£21,663	-£56,307	-£264,173
100% affordable housing (80:20)	-£534,934	-£540,569	-£549,372	-£551,408	-£586,618	-£797,884

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£615,126	£592,137	£583,475	£461,199	£426,554	£218,688
10% affordable housing (80:20)	£513,690	£492,444	£483,783	£373,534	£338,889	£131,023
20% affordable housing (80:20)	£412,253	£392,752	£384,091	£285,869	£251,225	£43,359
30% affordable housing (80:20)	£310,817	£293,060	£284,399	£198,205	£163,561	-£44,306
40% affordable housing (50:50)	£252,745	£235,988	£227,327	£153,160	£118,515	-£89,350
40% affordable housing (80:20)	£209,380	£193,368	£184,708	£110,540	£75,896	-£131,970
100% affordable housing (80:20)	-£402,731	-£408,366	-£417,169	-£419,205	-£454,416	-£665,681

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£700,176	£677,186	£668,525	£546,248	£511,604	£303,737
10% affordable housing (80:20)	£598,739	£577,494	£568,832	£458,583	£423,939	£216,073
20% affordable housing (80:20)	£497,302	£477,802	£469,140	£370,919	£336,274	£128,409
30% affordable housing (80:20)	£395,866	£378,110	£369,448	£283,255	£248,610	£40,743
40% affordable housing (50:50)	£337,795	£321,037	£312,376	£238,209	£203,565	-£4,301
40% affordable housing (80:20)	£294,429	£278,418	£269,757	£195,589	£160,945	-£46,921
100% affordable housing (80:20)	-£317,682	-£323,317	-£332,119	-£334,155	-£369,366	-£580,632

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 7

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£879,725	£855,378	£846,718	£724,440	£689,796	£481,930
10% affordable housing (80:20)	£771,347	£748,865	£740,204	£629,954	£595,310	£387,444
20% affordable housing (80:20)	£662,969	£642,351	£633,690	£535,468	£500,824	£292,957
30% affordable housing (80:20)	£554,592	£535,837	£527,176	£440,981	£406,337	£198,471
40% affordable housing (50:50)	£495,261	£477,527	£468,865	£394,699	£360,054	£152,189
40% affordable housing (80:20)	£446,214	£429,323	£420,662	£346,495	£311,850	£103,985
100% affordable housing (80:20)	-£207,391	-£213,191	-£221,994	-£224,029	-£259,240	-£470,505

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£808,095	£783,748	£775,088	£652,810	£618,166	£410,300
10% affordable housing (80:20)	£699,717	£677,235	£668,574	£558,324	£523,680	£315,814
20% affordable housing (80:20)	£591,339	£570,721	£562,060	£463,838	£429,194	£221,327
30% affordable housing (80:20)	£482,962	£464,207	£455,546	£369,351	£334,707	£126,841
40% affordable housing (50:50)	£423,631	£405,897	£397,235	£323,069	£288,424	£80,559
40% affordable housing (80:20)	£374,584	£357,693	£349,032	£274,865	£240,220	£32,355
100% affordable housing (80:20)	-£279,021	-£284,821	-£293,624	-£295,659	-£330,870	-£542,135

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£561,806	£537,459	£528,798	£406,521	£371,877	£164,011
10% affordable housing (80:20)	£453,428	£430,946	£422,284	£312,035	£277,390	£69,525
20% affordable housing (80:20)	£345,050	£324,432	£315,770	£217,549	£182,904	-£24,962
30% affordable housing (80:20)	£236,672	£217,918	£209,256	£123,062	£88,417	-£119,448
40% affordable housing (50:50)	£177,342	£159,608	£150,946	£76,779	£42,135	-£165,731
40% affordable housing (80:20)	£128,295	£111,404	£102,742	£28,576	-£6,069	-£213,934
100% affordable housing (80:20)	-£525,310	-£531,110	-£539,913	-£541,948	-£577,159	-£788,425

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£694,009	£669,662	£661,001	£538,724	£504,079	£296,214
10% affordable housing (80:20)	£585,631	£563,149	£554,487	£444,238	£409,593	£201,728
20% affordable housing (80:20)	£477,253	£456,635	£447,973	£349,752	£315,107	£107,241
30% affordable housing (80:20)	£368,875	£350,121	£341,459	£255,265	£220,620	£12,755
40% affordable housing (50:50)	£309,545	£291,811	£283,149	£208,982	£174,338	-£33,528
40% affordable housing (80:20)	£260,497	£243,607	£234,945	£160,779	£126,134	-£81,732
100% affordable housing (80:20)	-£393,107	-£398,907	-£407,710	-£409,745	-£444,956	-£656,222

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£779,058	£754,711	£746,051	£623,773	£589,129	£381,263
10% affordable housing (80:20)	£670,680	£648,198	£639,537	£529,287	£494,643	£286,777
20% affordable housing (80:20)	£562,302	£541,684	£533,023	£434,801	£400,157	£192,290
30% affordable housing (80:20)	£453,925	£435,170	£426,509	£340,314	£305,670	£97,804
40% affordable housing (50:50)	£394,594	£376,860	£368,199	£294,032	£259,387	£51,522
40% affordable housing (80:20)	£345,547	£328,656	£319,995	£245,828	£211,184	£3,318
100% affordable housing (80:20)	-£308,058	-£313,858	-£322,661	-£324,696	-£359,907	-£571,172

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 2

Site location: Price Band 8

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	10
Site Area	0.29 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£958,607	£932,904	£924,243	£801,966	£767,322	£559,456
10% affordable housing (80:20)	£843,289	£819,568	£810,908	£700,658	£666,014	£458,147
20% affordable housing (80:20)	£727,969	£706,232	£697,572	£599,349	£564,705	£356,839
30% affordable housing (80:20)	£612,650	£592,897	£584,236	£498,041	£463,397	£255,531
40% affordable housing (50:50)	£552,061	£533,349	£524,688	£450,521	£415,877	£208,011
40% affordable housing (80:20)	£497,332	£479,561	£470,900	£396,733	£362,089	£154,222
100% affordable housing (80:20)	-£197,765	-£203,731	-£212,534	-£214,570	-£249,781	-£461,047

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£886,977	£861,274	£852,613	£730,336	£695,692	£487,826
10% affordable housing (80:20)	£771,659	£747,938	£739,278	£629,028	£594,384	£386,517
20% affordable housing (80:20)	£656,339	£634,602	£625,942	£527,719	£493,075	£285,209
30% affordable housing (80:20)	£541,020	£521,267	£512,606	£426,411	£391,767	£183,901
40% affordable housing (50:50)	£480,431	£461,719	£453,058	£378,891	£344,247	£136,381
40% affordable housing (80:20)	£425,702	£407,931	£399,270	£325,103	£290,459	£82,592
100% affordable housing (80:20)	-£269,395	-£275,361	-£284,164	-£286,200	-£321,411	-£532,677

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£640,688	£614,985	£606,324	£484,047	£449,403	£241,537
10% affordable housing (80:20)	£525,370	£501,649	£492,989	£382,739	£348,095	£140,228
20% affordable housing (80:20)	£410,050	£388,313	£379,653	£281,430	£246,786	£38,920
30% affordable housing (80:20)	£294,731	£274,978	£266,317	£180,122	£145,478	-£62,388
40% affordable housing (50:50)	£234,141	£215,430	£206,769	£132,602	£97,958	-£109,908
40% affordable housing (80:20)	£179,412	£161,642	£152,981	£78,814	£44,170	-£163,697
100% affordable housing (80:20)	-£515,685	-£521,651	-£530,453	-£532,489	-£567,700	-£778,966

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£772,891	£747,188	£738,527	£616,250	£581,606	£373,740
10% affordable housing (80:20)	£657,573	£633,852	£625,192	£514,942	£480,298	£272,431
20% affordable housing (80:20)	£542,253	£520,516	£511,856	£413,633	£378,989	£171,123
30% affordable housing (80:20)	£426,934	£407,181	£398,520	£312,325	£277,681	£69,815
40% affordable housing (50:50)	£366,344	£347,633	£338,972	£264,805	£230,161	£22,295
40% affordable housing (80:20)	£311,615	£293,845	£285,184	£211,017	£176,373	-£31,494
100% affordable housing (80:20)	-£383,482	-£389,448	-£398,250	-£400,286	-£435,497	-£646,763

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£857,940	£832,237	£823,576	£701,300	£666,655	£458,789
10% affordable housing (80:20)	£742,622	£718,901	£710,241	£599,992	£565,347	£357,480
20% affordable housing (80:20)	£627,303	£605,565	£596,905	£498,683	£464,038	£256,172
30% affordable housing (80:20)	£511,983	£492,231	£483,569	£397,375	£362,730	£154,864
40% affordable housing (50:50)	£451,394	£432,682	£424,021	£349,854	£315,210	£107,344
40% affordable housing (80:20)	£396,665	£378,895	£370,233	£296,067	£261,422	£53,555
100% affordable housing (80:20)	-£298,432	-£304,398	-£313,201	-£315,237	-£350,448	-£561,714

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 1

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£262,203	£243,884	£229,714	£160,961	£104,280	-£239,664
10% affordable housing (80:20)	£188,653	£171,599	£157,430	£95,236	£38,555	-£306,464
20% affordable housing (80:20)	£115,104	£99,315	£85,146	£29,511	-£27,615	-£373,264
30% affordable housing (80:20)	£41,554	£27,031	£12,861	-£36,807	-£94,415	-£440,064
40% affordable housing (50:50)	-£35,993	-£49,409	-£63,811	-£107,022	-£164,630	-£510,280
40% affordable housing (80:20)	-£32,518	-£45,993	-£60,395	-£103,607	-£161,215	-£506,864
100% affordable housing (80:20)	-£481,573	-£487,342	-£501,760	-£504,975	-£562,648	-£908,687

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£155,993	£137,674	£123,504	£54,751	-£1,930	-£345,874
10% affordable housing (80:20)	£82,443	£65,389	£51,220	-£10,974	-£67,655	-£412,674
20% affordable housing (80:20)	£8,894	-£6,895	-£21,064	-£76,699	-£133,825	-£479,474
30% affordable housing (80:20)	-£64,656	-£79,179	-£93,349	-£143,017	-£200,625	-£546,274
40% affordable housing (50:50)	-£142,203	-£155,619	-£170,021	-£213,232	-£270,840	-£616,490
40% affordable housing (80:20)	-£138,728	-£152,203	-£166,605	-£209,817	-£267,425	-£613,074
100% affordable housing (80:20)	-£587,783	-£593,552	-£607,970	-£611,185	-£668,858	-£1,014,897

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£209,195	-£227,513	-£241,684	-£310,437	-£367,118	-£711,062
10% affordable housing (80:20)	-£282,744	-£299,798	-£313,968	-£376,162	-£432,843	-£777,862
20% affordable housing (80:20)	-£356,293	-£372,082	-£386,252	-£441,886	-£499,012	-£844,662
30% affordable housing (80:20)	-£429,843	-£444,366	-£458,537	-£508,204	-£565,812	-£911,462
40% affordable housing (50:50)	-£507,391	-£520,807	-£535,208	-£578,420	-£636,028	-£981,678
40% affordable housing (80:20)	-£503,916	-£517,391	-£531,793	-£575,004	-£632,612	-£978,262
100% affordable housing (80:20)	-£952,971	-£958,739	-£973,157	-£976,372	-£1,034,045	-£1,380,084

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£13,169	-£31,488	-£45,659	-£114,412	-£171,093	-£515,037
10% affordable housing (80:20)	-£86,719	-£103,773	-£117,943	-£180,136	-£236,818	-£581,837
20% affordable housing (80:20)	-£160,268	-£176,057	-£190,227	-£245,861	-£302,987	-£648,637
30% affordable housing (80:20)	-£233,818	-£248,341	-£262,512	-£312,179	-£369,787	-£715,437
40% affordable housing (50:50)	-£311,366	-£324,781	-£339,183	-£382,395	-£440,003	-£785,652
40% affordable housing (80:20)	-£307,890	-£321,366	-£335,768	-£378,979	-£436,587	-£782,237
100% affordable housing (80:20)	-£756,946	-£762,714	-£777,132	-£780,347	-£838,020	-£1,184,059

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£112,938	£94,620	£80,449	£11,696	-£44,985	-£388,929
10% affordable housing (80:20)	£39,388	£22,335	£8,165	-£54,029	-£110,710	-£455,729
20% affordable housing (80:20)	-£34,161	-£49,949	-£64,119	-£119,754	-£176,880	-£522,529
30% affordable housing (80:20)	-£107,710	-£122,233	-£136,404	-£186,071	-£243,680	-£589,329
40% affordable housing (50:50)	-£185,258	-£198,674	-£213,076	-£256,287	-£313,895	-£659,545
40% affordable housing (80:20)	-£181,783	-£195,258	-£209,660	-£252,871	-£310,480	-£656,129
100% affordable housing (80:20)	-£630,838	-£636,606	-£651,024	-£654,239	-£711,913	-£1,057,951

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 2

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£518,243	£495,521	£481,351	£412,599	£355,917	£15,830
10% affordable housing (80:20)	£422,189	£401,119	£386,948	£324,754	£268,073	-£73,192
20% affordable housing (80:20)	£326,135	£306,716	£292,546	£236,911	£180,230	-£162,471
30% affordable housing (80:20)	£230,080	£212,314	£198,143	£149,068	£92,387	-£251,751
40% affordable housing (50:50)	£149,198	£132,823	£118,652	£76,137	£19,456	-£325,875
40% affordable housing (80:20)	£134,025	£117,910	£103,741	£61,224	£4,543	-£341,031
100% affordable housing (80:20)	-£450,044	-£456,355	-£470,773	-£473,988	-£531,661	-£877,700

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£412,033	£389,311	£375,141	£306,389	£249,707	-£90,380
10% affordable housing (80:20)	£315,979	£294,909	£280,738	£218,544	£161,863	-£179,402
20% affordable housing (80:20)	£219,925	£200,506	£186,336	£130,701	£74,020	-£268,681
30% affordable housing (80:20)	£123,870	£106,104	£91,933	£42,858	-£13,823	-£357,961
40% affordable housing (50:50)	£42,988	£26,613	£12,442	-£30,073	-£86,754	-£432,085
40% affordable housing (80:20)	£27,815	£11,700	-£2,469	-£44,986	-£101,667	-£447,241
100% affordable housing (80:20)	-£556,254	-£562,565	-£576,983	-£580,198	-£637,871	-£983,910

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£46,846	£24,124	£9,954	-£58,799	-£115,480	-£455,568
10% affordable housing (80:20)	-£49,209	-£70,279	-£84,449	-£146,643	-£203,324	-£544,589
20% affordable housing (80:20)	-£145,263	-£164,682	-£178,852	-£234,486	-£291,167	-£633,868
30% affordable housing (80:20)	-£241,318	-£259,084	-£273,255	-£322,329	-£379,010	-£723,149
40% affordable housing (50:50)	-£322,200	-£338,575	-£352,746	-£395,261	-£451,942	-£797,273
40% affordable housing (80:20)	-£337,373	-£353,487	-£367,657	-£410,173	-£466,854	-£812,429
100% affordable housing (80:20)	-£921,441	-£927,752	-£942,170	-£945,385	-£1,003,058	-£1,349,097

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£242,871	£220,149	£205,979	£137,226	£80,545	-£259,543
10% affordable housing (80:20)	£146,816	£125,747	£111,576	£49,382	-£7,299	-£348,564
20% affordable housing (80:20)	£50,762	£31,343	£17,174	-£38,461	-£95,142	-£437,843
30% affordable housing (80:20)	-£45,293	-£63,059	-£77,230	-£126,304	-£182,985	-£527,124
40% affordable housing (50:50)	-£126,174	-£142,550	-£156,721	-£199,236	-£255,917	-£601,248
40% affordable housing (80:20)	-£141,348	-£157,462	-£171,632	-£214,148	-£270,829	-£616,404
100% affordable housing (80:20)	-£725,416	-£731,727	-£746,145	-£749,360	-£807,033	-£1,153,072

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£368,979	£346,256	£332,087	£263,334	£206,653	-£133,435
10% affordable housing (80:20)	£272,924	£251,854	£237,683	£175,490	£118,809	-£222,457
20% affordable housing (80:20)	£176,870	£157,451	£143,281	£87,647	£30,966	-£311,736
30% affordable housing (80:20)	£80,815	£63,049	£48,878	-£196	-£56,877	-£401,016
40% affordable housing (50:50)	-£67	-£16,442	-£30,613	-£73,128	-£129,809	-£475,140
40% affordable housing (80:20)	-£15,240	-£31,354	-£45,524	-£88,040	-£144,721	-£490,296
100% affordable housing (80:20)	-£599,308	-£605,619	-£620,037	-£623,252	-£680,926	-£1,026,964

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 3

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£774,284	£747,159	£732,988	£664,235	£607,554	£267,467
10% affordable housing (80:20)	£655,724	£630,637	£616,467	£554,274	£497,593	£157,505
20% affordable housing (80:20)	£537,164	£514,116	£499,946	£444,312	£387,631	£47,544
30% affordable housing (80:20)	£418,604	£397,596	£383,425	£334,351	£277,670	-£63,439
40% affordable housing (50:50)	£333,809	£314,259	£300,089	£257,573	£200,892	-£141,471
40% affordable housing (80:20)	£300,044	£281,075	£266,904	£224,389	£167,707	-£175,199
100% affordable housing (80:20)	-£418,515	-£425,368	-£439,786	-£443,001	-£500,674	-£846,713

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£668,074	£640,949	£626,778	£558,025	£501,344	£161,257
10% affordable housing (80:20)	£549,514	£524,427	£510,257	£448,064	£391,383	£51,295
20% affordable housing (80:20)	£430,954	£407,906	£393,736	£338,102	£281,421	-£58,666
30% affordable housing (80:20)	£312,394	£291,386	£277,215	£228,141	£171,460	-£169,649
40% affordable housing (50:50)	£227,599	£208,049	£193,879	£151,363	£94,682	-£247,681
40% affordable housing (80:20)	£193,834	£174,865	£160,694	£118,179	£61,497	-£281,409
100% affordable housing (80:20)	-£524,725	-£531,578	-£545,996	-£549,211	-£606,884	-£952,923

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£302,886	£275,761	£261,590	£192,838	£136,157	-£203,930
10% affordable housing (80:20)	£184,326	£159,240	£145,069	£82,877	£26,195	-£313,892
20% affordable housing (80:20)	£65,766	£42,719	£28,549	-£27,086	-£83,767	-£423,854
30% affordable housing (80:20)	-£52,794	-£73,802	-£87,972	-£137,047	-£193,728	-£534,837
40% affordable housing (50:50)	-£137,588	-£157,138	-£171,309	-£213,824	-£270,505	-£612,869
40% affordable housing (80:20)	-£171,353	-£190,323	-£204,494	-£247,009	-£303,690	-£646,597
100% affordable housing (80:20)	-£889,913	-£896,765	-£911,183	-£914,398	-£972,071	-£1,318,110

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£498,911	£471,786	£457,616	£388,863	£332,182	-£7,905
10% affordable housing (80:20)	£380,352	£355,265	£341,094	£278,902	£222,220	-£117,867
20% affordable housing (80:20)	£261,792	£238,744	£224,574	£168,939	£112,258	-£227,829
30% affordable housing (80:20)	£143,232	£122,223	£108,053	£58,978	£2,297	-£338,811
40% affordable housing (50:50)	£58,437	£38,887	£24,716	-£17,799	-£74,480	-£416,844
40% affordable housing (80:20)	£24,672	£5,702	-£8,469	-£50,984	-£107,665	-£450,572
100% affordable housing (80:20)	-£693,887	-£700,740	-£715,158	-£718,373	-£776,046	-£1,122,085

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£625,019	£597,894	£583,723	£514,970	£458,289	£118,202
10% affordable housing (80:20)	£506,459	£481,373	£467,202	£405,009	£348,328	£8,240
20% affordable housing (80:20)	£387,899	£364,851	£350,682	£295,047	£238,366	-£101,721
30% affordable housing (80:20)	£269,339	£248,331	£234,160	£185,086	£128,405	-£212,704
40% affordable housing (50:50)	£184,545	£164,995	£150,824	£108,309	£51,627	-£290,736
40% affordable housing (80:20)	£150,779	£131,810	£117,639	£75,124	£18,443	-£324,464
100% affordable housing (80:20)	-£567,780	-£574,632	-£589,050	-£592,265	-£649,939	-£995,977

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 4

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,030,325	£998,795	£984,626	£850,279	£793,598	£453,511
10% affordable housing (80:20)	£889,259	£860,156	£845,986	£724,759	£668,078	£327,990
20% affordable housing (80:20)	£748,194	£721,517	£707,347	£599,238	£542,557	£202,470
30% affordable housing (80:20)	£607,128	£582,878	£568,707	£473,718	£417,037	£76,949
40% affordable housing (50:50)	£518,421	£495,695	£481,525	£399,654	£342,973	£2,885
40% affordable housing (80:20)	£466,063	£444,239	£430,068	£348,197	£291,516	-£49,366
100% affordable housing (80:20)	-£386,985	-£394,381	-£408,799	-£412,014	-£469,687	-£815,726

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£924,115	£892,585	£878,416	£744,069	£687,388	£347,301
10% affordable housing (80:20)	£783,049	£753,946	£739,776	£618,549	£561,868	£221,780
20% affordable housing (80:20)	£641,984	£615,307	£601,137	£493,028	£436,347	£96,260
30% affordable housing (80:20)	£500,918	£476,668	£462,497	£367,508	£310,827	-£29,261
40% affordable housing (50:50)	£412,211	£389,485	£375,315	£293,444	£236,763	-£103,325
40% affordable housing (80:20)	£359,853	£338,029	£323,858	£241,987	£185,306	-£155,576
100% affordable housing (80:20)	-£493,195	-£500,591	-£515,009	-£518,224	-£575,897	-£921,936

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£558,928	£527,398	£513,228	£378,882	£322,201	-£17,886
10% affordable housing (80:20)	£417,862	£388,758	£374,589	£253,362	£196,681	-£143,407
20% affordable housing (80:20)	£276,797	£250,119	£235,949	£127,841	£71,159	-£268,927
30% affordable housing (80:20)	£135,731	£111,481	£97,310	£2,320	-£54,361	-£394,449
40% affordable housing (50:50)	£47,023	£24,297	£10,128	-£71,743	-£128,425	-£468,512
40% affordable housing (80:20)	-£5,334	-£27,159	-£41,330	-£123,201	-£179,882	-£520,763
100% affordable housing (80:20)	-£858,383	-£865,778	-£880,196	-£883,411	-£941,084	-£1,287,123

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£754,953	£723,423	£709,253	£574,907	£518,226	£178,139
10% affordable housing (80:20)	£613,887	£584,784	£570,614	£449,387	£392,706	£52,618
20% affordable housing (80:20)	£472,822	£446,144	£431,974	£323,866	£267,184	-£72,902
30% affordable housing (80:20)	£331,756	£307,506	£293,335	£198,345	£141,664	-£198,424
40% affordable housing (50:50)	£243,048	£220,323	£206,153	£124,282	£67,601	-£272,487
40% affordable housing (80:20)	£190,691	£168,866	£154,695	£72,824	£16,143	-£324,738
100% affordable housing (80:20)	-£662,358	-£669,753	-£684,171	-£687,386	-£745,059	-£1,091,098

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£881,061	£849,531	£835,361	£701,015	£644,333	£304,247
10% affordable housing (80:20)	£739,995	£710,891	£696,721	£575,494	£518,813	£178,725
20% affordable housing (80:20)	£598,930	£572,252	£558,082	£449,973	£393,292	£53,205
30% affordable housing (80:20)	£457,864	£433,613	£419,443	£324,453	£267,772	-£72,316
40% affordable housing (50:50)	£369,156	£346,430	£332,260	£250,389	£193,708	-£146,380
40% affordable housing (80:20)	£316,799	£294,974	£280,803	£198,932	£142,251	-£198,630
100% affordable housing (80:20)	-£536,250	-£543,645	-£558,063	-£561,278	-£618,951	-£964,990

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 5

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,158,345	£1,124,614	£1,110,444	£976,099	£919,417	£579,330
10% affordable housing (80:20)	£1,006,028	£974,915	£960,745	£839,518	£782,837	£442,749
20% affordable housing (80:20)	£853,709	£825,217	£811,047	£702,938	£646,257	£306,170
30% affordable housing (80:20)	£701,391	£675,519	£661,348	£566,359	£509,678	£169,590
40% affordable housing (50:50)	£610,727	£586,414	£572,243	£490,372	£433,691	£93,604
40% affordable housing (80:20)	£549,073	£525,821	£511,650	£429,779	£373,098	£33,011
100% affordable housing (80:20)	-£371,221	-£378,887	-£393,305	-£396,520	-£454,193	-£800,232

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,052,135	£1,018,404	£1,004,234	£869,889	£813,207	£473,120
10% affordable housing (80:20)	£899,818	£868,705	£854,535	£733,308	£676,627	£336,539
20% affordable housing (80:20)	£747,499	£719,007	£704,837	£596,728	£540,047	£199,960
30% affordable housing (80:20)	£595,181	£569,309	£555,138	£460,149	£403,468	£63,380
40% affordable housing (50:50)	£504,517	£480,204	£466,033	£384,162	£327,481	-£12,606
40% affordable housing (80:20)	£442,863	£419,611	£405,440	£323,569	£266,888	-£73,199
100% affordable housing (80:20)	-£477,431	-£485,097	-£499,515	-£502,730	-£560,403	-£906,442

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£686,948	£653,216	£639,046	£504,701	£448,019	£107,932
10% affordable housing (80:20)	£534,630	£503,518	£489,348	£368,121	£311,440	-£28,648
20% affordable housing (80:20)	£382,312	£353,819	£339,649	£231,541	£174,860	-£165,227
30% affordable housing (80:20)	£229,994	£204,122	£189,951	£94,962	£38,280	-£301,807
40% affordable housing (50:50)	£139,329	£115,016	£100,846	£18,974	-£37,707	-£377,794
40% affordable housing (80:20)	£77,675	£54,423	£40,252	-£41,619	-£98,300	-£438,387
100% affordable housing (80:20)	-£842,619	-£850,285	-£864,703	-£867,918	-£925,591	-£1,271,630

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£882,973	£849,241	£835,072	£700,726	£644,044	£303,957
10% affordable housing (80:20)	£730,655	£699,543	£685,373	£564,146	£507,465	£167,377
20% affordable housing (80:20)	£578,337	£549,844	£535,675	£427,566	£370,885	£30,798
30% affordable housing (80:20)	£426,019	£400,147	£385,976	£290,987	£234,305	-£105,782
40% affordable housing (50:50)	£335,354	£311,041	£296,871	£215,000	£158,318	-£181,769
40% affordable housing (80:20)	£273,701	£250,448	£236,278	£154,406	£97,725	-£242,362
100% affordable housing (80:20)	-£648,593	-£654,260	-£668,678	-£671,893	-£729,566	-£1,075,605

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£856,763	£825,651	£811,481	£690,254	£633,573	£293,485
20% affordable housing (80:20)	£704,444	£675,952	£661,782	£553,674	£496,992	£156,906
30% affordable housing (80:20)	£552,127	£526,255	£512,084	£417,094	£360,413	£20,325
40% affordable housing (50:50)	£461,462	£437,149	£422,978	£341,107	£284,426	-£55,661
40% affordable housing (80:20)	£399,808	£376,556	£362,385	£280,514	£223,833	-£116,254
100% affordable housing (80:20)	-£520,486	-£528,152	-£542,570	-£545,785	-£603,458	-£949,497

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 6

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,286,366	£1,250,432	£1,236,262	£1,036,324	£979,642	£639,556
10% affordable housing (80:20)	£1,122,795	£1,089,675	£1,075,505	£895,244	£838,563	£498,475
20% affordable housing (80:20)	£959,224	£928,918	£914,747	£754,164	£697,483	£357,396
30% affordable housing (80:20)	£795,654	£768,160	£753,990	£613,085	£556,404	£216,316
40% affordable housing (50:50)	£703,033	£677,132	£662,962	£541,735	£485,054	£144,966
40% affordable housing (80:20)	£632,083	£607,403	£593,232	£472,005	£415,324	£75,237
100% affordable housing (80:20)	-£355,456	-£363,393	-£377,812	-£381,027	-£438,700	-£784,739

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,180,156	£1,144,222	£1,130,052	£930,114	£873,432	£533,346
10% affordable housing (80:20)	£1,016,585	£983,465	£969,295	£789,034	£732,353	£392,265
20% affordable housing (80:20)	£853,014	£822,708	£808,537	£647,954	£591,273	£251,186
30% affordable housing (80:20)	£689,444	£661,950	£647,780	£506,875	£450,194	£110,106
40% affordable housing (50:50)	£596,823	£570,922	£556,752	£435,525	£378,844	£38,756
40% affordable housing (80:20)	£525,873	£501,193	£487,022	£365,795	£309,114	-£30,973
100% affordable housing (80:20)	-£461,666	-£469,603	-£484,022	-£487,237	-£544,910	-£890,949

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£814,968	£779,035	£764,865	£564,926	£508,245	£168,158
10% affordable housing (80:20)	£651,397	£618,277	£604,107	£423,847	£367,166	£27,078
20% affordable housing (80:20)	£487,826	£457,520	£443,350	£282,767	£226,086	-£114,001
30% affordable housing (80:20)	£324,256	£296,763	£282,592	£141,688	£85,006	-£255,081
40% affordable housing (50:50)	£231,635	£205,734	£191,564	£70,337	£13,656	-£326,432
40% affordable housing (80:20)	£160,685	£136,005	£121,834	£607	-£56,074	-£396,161
100% affordable housing (80:20)	-£826,853	-£834,790	-£849,209	-£852,424	-£910,097	-£1,256,136

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,010,993	£975,060	£960,890	£760,951	£704,270	£364,183
10% affordable housing (80:20)	£847,422	£814,302	£800,132	£619,872	£563,191	£223,103
20% affordable housing (80:20)	£683,851	£653,546	£639,375	£478,792	£422,111	£82,024
30% affordable housing (80:20)	£520,281	£492,788	£478,617	£337,713	£281,032	-£59,056
40% affordable housing (50:50)	£427,660	£401,759	£387,589	£266,362	£209,681	-£130,407
40% affordable housing (80:20)	£356,710	£332,030	£317,860	£196,633	£139,951	-£200,135
100% affordable housing (80:20)	-£630,828	-£638,765	-£653,184	-£656,399	-£714,072	-£1,060,111

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,137,101	£1,101,167	£1,086,998	£887,059	£830,378	£490,291
10% affordable housing (80:20)	£973,530	£940,410	£926,240	£745,980	£689,299	£349,211
20% affordable housing (80:20)	£809,959	£779,653	£765,482	£604,900	£548,218	£208,132
30% affordable housing (80:20)	£646,389	£618,896	£604,725	£463,820	£407,139	£67,051
40% affordable housing (50:50)	£553,768	£527,867	£513,697	£392,470	£335,789	-£4,299
40% affordable housing (80:20)	£482,818	£458,138	£443,967	£322,740	£266,059	-£74,028
100% affordable housing (80:20)	-£504,720	-£512,657	-£527,076	-£530,291	-£587,964	-£934,003

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 7

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,414,387	£1,376,251	£1,362,081	£1,162,143	£1,105,462	£765,374
10% affordable housing (80:20)	£1,239,563	£1,204,435	£1,190,264	£1,010,004	£953,323	£613,235
20% affordable housing (80:20)	£1,064,739	£1,032,618	£1,018,447	£857,864	£801,183	£461,096
30% affordable housing (80:20)	£889,916	£860,801	£846,631	£705,726	£649,045	£308,957
40% affordable housing (50:50)	£795,338	£767,850	£753,680	£632,453	£575,772	£235,685
40% affordable housing (80:20)	£715,092	£688,984	£674,814	£553,587	£496,906	£156,819
100% affordable housing (80:20)	-£339,691	-£347,899	-£362,318	-£365,533	-£423,206	-£769,245

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,308,177	£1,270,041	£1,255,871	£1,055,933	£999,252	£659,164
10% affordable housing (80:20)	£1,133,353	£1,098,225	£1,084,054	£903,794	£847,113	£507,025
20% affordable housing (80:20)	£958,529	£926,408	£912,237	£751,654	£694,973	£354,886
30% affordable housing (80:20)	£783,706	£754,591	£740,421	£599,516	£542,835	£202,747
40% affordable housing (50:50)	£689,128	£661,640	£647,470	£526,243	£469,562	£129,475
40% affordable housing (80:20)	£608,882	£582,774	£568,604	£447,377	£390,696	£50,609
100% affordable housing (80:20)	-£445,901	-£454,109	-£468,528	-£471,743	-£529,416	-£875,455

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£942,989	£904,854	£890,683	£690,745	£634,064	£293,976
10% affordable housing (80:20)	£768,165	£733,037	£718,867	£538,606	£481,925	£141,837
20% affordable housing (80:20)	£593,342	£561,221	£547,050	£386,467	£329,786	-£10,301
30% affordable housing (80:20)	£418,518	£389,404	£375,233	£234,329	£177,648	-£162,440
40% affordable housing (50:50)	£323,941	£296,453	£282,282	£161,055	£104,374	-£235,713
40% affordable housing (80:20)	£243,695	£217,586	£203,417	£82,190	£25,508	-£314,578
100% affordable housing (80:20)	-£811,089	-£819,297	-£833,716	-£836,931	-£894,604	-£1,240,643

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,139,014	£1,100,879	£1,086,708	£886,770	£830,089	£490,001
10% affordable housing (80:20)	£964,191	£929,062	£914,892	£734,631	£677,950	£337,862
20% affordable housing (80:20)	£789,367	£757,246	£743,075	£582,492	£525,811	£185,724
30% affordable housing (80:20)	£614,543	£585,429	£571,258	£430,354	£373,673	£33,585
40% affordable housing (50:50)	£519,966	£492,478	£478,307	£357,080	£300,399	-£39,688
40% affordable housing (80:20)	£439,720	£413,611	£399,442	£278,215	£221,533	-£118,553
100% affordable housing (80:20)	-£615,064	-£623,271	-£637,691	-£640,906	-£698,579	-£1,044,617

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,265,122	£1,226,987	£1,212,816	£1,012,878	£956,197	£616,109
10% affordable housing (80:20)	£1,090,298	£1,055,170	£1,040,999	£860,739	£804,058	£463,970
20% affordable housing (80:20)	£915,475	£883,353	£869,183	£708,600	£651,919	£311,832
30% affordable housing (80:20)	£740,651	£711,537	£697,366	£556,462	£499,780	£159,693
40% affordable housing (50:50)	£646,073	£618,586	£604,415	£483,188	£426,507	£86,420
40% affordable housing (80:20)	£565,828	£539,719	£525,549	£404,322	£347,641	£7,554
100% affordable housing (80:20)	-£488,956	-£497,164	-£511,583	-£514,798	-£572,471	-£918,510

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 3

Site location: Price Band 8

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	15
Site Area	0.43 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,542,406	£1,502,070	£1,487,899	£1,287,961	£1,231,280	£891,192
10% affordable housing (80:20)	£1,356,330	£1,319,194	£1,305,023	£1,124,763	£1,068,082	£727,995
20% affordable housing (80:20)	£1,170,254	£1,136,318	£1,122,148	£961,565	£904,884	£564,797
30% affordable housing (80:20)	£984,178	£953,442	£939,272	£798,367	£741,686	£401,598
40% affordable housing (50:50)	£887,644	£858,568	£844,398	£723,172	£666,489	£326,403
40% affordable housing (80:20)	£798,102	£770,566	£756,396	£635,169	£578,488	£238,400
100% affordable housing (80:20)	-£323,926	-£332,406	-£346,825	-£350,040	-£407,713	-£753,752

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,436,196	£1,395,860	£1,381,689	£1,181,751	£1,125,070	£784,982
10% affordable housing (80:20)	£1,250,120	£1,212,984	£1,198,813	£1,018,553	£961,872	£621,785
20% affordable housing (80:20)	£1,064,044	£1,030,108	£1,015,938	£855,355	£798,674	£458,587
30% affordable housing (80:20)	£877,968	£847,232	£833,062	£692,157	£635,476	£295,388
40% affordable housing (50:50)	£781,434	£752,358	£738,188	£616,962	£560,279	£220,193
40% affordable housing (80:20)	£691,892	£664,356	£650,186	£528,959	£472,278	£132,190
100% affordable housing (80:20)	-£430,136	-£438,616	-£453,035	-£456,250	-£513,923	-£859,962

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,071,009	£1,030,672	£1,016,502	£816,564	£759,883	£419,795
10% affordable housing (80:20)	£884,933	£847,797	£833,626	£653,365	£596,684	£256,597
20% affordable housing (80:20)	£698,857	£664,921	£650,750	£490,167	£433,486	£93,399
30% affordable housing (80:20)	£512,780	£482,044	£467,874	£326,970	£270,289	-£69,799
40% affordable housing (50:50)	£416,247	£387,171	£373,000	£251,774	£195,092	-£144,995
40% affordable housing (80:20)	£326,704	£299,168	£284,999	£163,772	£107,090	-£232,997
100% affordable housing (80:20)	-£795,323	-£803,803	-£818,222	-£821,437	-£879,110	-£1,225,149

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,267,034	£1,226,697	£1,212,527	£1,012,589	£955,908	£615,820
10% affordable housing (80:20)	£1,080,958	£1,043,822	£1,029,651	£849,390	£792,709	£452,622
20% affordable housing (80:20)	£894,882	£860,946	£846,775	£686,192	£629,511	£289,424
30% affordable housing (80:20)	£708,806	£678,069	£663,899	£522,995	£466,314	£126,226
40% affordable housing (50:50)	£612,272	£583,196	£569,025	£447,799	£391,117	£51,030
40% affordable housing (80:20)	£522,729	£495,193	£481,024	£359,797	£303,116	-£36,972
100% affordable housing (80:20)	-£599,298	-£607,778	-£622,197	-£625,412	-£683,085	-£1,029,124

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,393,142	£1,352,805	£1,338,634	£1,138,696	£1,082,015	£741,927
10% affordable housing (80:20)	£1,207,065	£1,169,929	£1,155,759	£975,498	£918,817	£578,730
20% affordable housing (80:20)	£1,020,989	£987,054	£972,883	£812,300	£755,619	£415,532
30% affordable housing (80:20)	£834,913	£804,177	£790,007	£649,103	£592,422	£252,334
40% affordable housing (50:50)	£738,379	£709,304	£695,133	£573,907	£517,225	£177,138
40% affordable housing (80:20)	£648,837	£621,301	£607,131	£485,904	£429,223	£89,135
100% affordable housing (80:20)	-£473,191	-£481,670	-£496,089	-£499,304	-£556,977	-£903,016

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 1

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,262,500	£1,172,051	£1,103,733	£764,508	£500,558	-£1,237,266
10% affordable housing (80:20)	£908,068	£823,715	£755,398	£456,732	£192,782	-£1,595,042
20% affordable housing (80:20)	£553,637	£475,380	£407,063	£148,956	-£121,273	-£1,952,816
30% affordable housing (80:20)	£199,206	£127,045	£58,727	-£172,483	-£477,927	-£2,310,591
40% affordable housing (50:50)	-£174,519	-£241,376	-£310,811	-£548,366	-£853,811	-£2,686,475
40% affordable housing (80:20)	-£157,764	-£224,910	-£294,345	-£530,258	-£835,702	-£2,668,366
100% affordable housing (80:20)	-£2,321,745	-£2,351,750	-£2,421,263	-£2,436,841	-£2,714,893	-£4,383,202

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£521,500	£431,051	£362,733	£23,508	-£240,442	-£1,978,266
10% affordable housing (80:20)	£167,068	£82,715	£14,398	-£284,268	-£548,218	-£2,336,042
20% affordable housing (80:20)	-£187,363	-£265,620	-£333,937	-£592,044	-£862,273	-£2,693,816
30% affordable housing (80:20)	-£541,794	-£613,955	-£682,273	-£913,483	-£1,218,927	-£3,051,591
40% affordable housing (50:50)	-£915,519	-£982,376	-£1,051,811	-£1,289,366	-£1,594,811	-£3,427,475
40% affordable housing (80:20)	-£898,764	-£965,910	-£1,035,345	-£1,271,258	-£1,576,702	-£3,409,366
100% affordable housing (80:20)	-£3,062,745	-£3,092,750	-£3,162,263	-£3,177,841	-£3,455,893	-£5,124,202

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£2,026,320	-£2,116,769	-£2,185,087	-£2,524,311	-£2,788,261	-£4,526,086
10% affordable housing (80:20)	-£2,380,752	-£2,465,105	-£2,533,422	-£2,832,088	-£3,096,038	-£4,883,861
20% affordable housing (80:20)	-£2,735,183	-£2,813,440	-£2,881,757	-£3,139,864	-£3,410,093	-£5,241,636
30% affordable housing (80:20)	-£3,089,614	-£3,161,775	-£3,230,093	-£3,461,303	-£3,766,746	-£5,599,410
40% affordable housing (50:50)	-£3,463,339	-£3,530,196	-£3,599,631	-£3,837,186	-£4,142,631	-£5,975,295
40% affordable housing (80:20)	-£3,446,584	-£3,513,730	-£3,583,165	-£3,819,077	-£4,124,522	-£5,957,186
100% affordable housing (80:20)	-£5,610,564	-£5,640,570	-£5,710,083	-£5,725,661	-£6,003,713	-£7,672,022

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£658,703	-£749,152	-£817,470	-£1,156,695	-£1,420,645	-£3,158,469
10% affordable housing (80:20)	-£1,013,135	-£1,097,488	-£1,165,805	-£1,464,471	-£1,728,421	-£3,516,245
20% affordable housing (80:20)	-£1,367,566	-£1,445,823	-£1,514,140	-£1,772,247	-£2,042,476	-£3,874,019
30% affordable housing (80:20)	-£1,721,997	-£1,794,158	-£1,862,476	-£2,093,686	-£2,399,129	-£4,231,794
40% affordable housing (50:50)	-£2,095,722	-£2,162,579	-£2,232,014	-£2,469,569	-£2,775,014	-£4,607,678
40% affordable housing (80:20)	-£2,078,967	-£2,146,113	-£2,215,548	-£2,451,461	-£2,756,905	-£4,589,569
100% affordable housing (80:20)	-£4,242,948	-£4,272,953	-£4,342,466	-£4,358,044	-£4,636,096	-£6,304,405

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£221,118	£130,669	£62,351	-£276,873	-£540,823	-£2,278,648
10% affordable housing (80:20)	-£133,314	-£217,666	-£285,984	-£584,650	-£848,600	-£2,636,423
20% affordable housing (80:20)	-£487,745	-£566,002	-£634,319	-£892,426	-£1,162,655	-£2,994,198
30% affordable housing (80:20)	-£842,176	-£914,337	-£982,655	-£1,213,865	-£1,519,308	-£3,351,972
40% affordable housing (50:50)	-£1,215,901	-£1,282,758	-£1,352,193	-£1,589,748	-£1,895,193	-£3,727,857
40% affordable housing (80:20)	-£1,199,146	-£1,266,292	-£1,335,727	-£1,571,639	-£1,877,084	-£3,709,748
100% affordable housing (80:20)	-£3,363,126	-£3,393,132	-£3,462,645	-£3,478,223	-£3,756,275	-£5,424,584

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING Site typology 4

Site location: Price Band 2

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,482,640	£2,373,184	£2,305,966	£1,927,673	£1,667,970	£88,462
10% affordable housing (80:20)	£2,025,364	£1,922,902	£1,855,683	£1,521,256	£1,261,409	-£358,423
20% affordable housing (80:20)	£1,567,202	£1,472,618	£1,405,400	£1,114,604	£850,653	-£835,366
30% affordable housing (80:20)	£1,107,963	£1,020,172	£951,854	£703,848	£439,898	-£1,312,308
40% affordable housing (50:50)	£718,202	£637,115	£568,797	£362,534	£98,584	-£1,708,892
40% affordable housing (80:20)	£645,050	£565,222	£496,904	£293,093	£29,143	-£1,789,250
100% affordable housing (80:20)	-£2,169,736	-£2,202,356	-£2,271,869	-£2,287,447	-£2,565,499	-£4,233,809

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,741,640	£1,632,184	£1,564,966	£1,186,673	£926,970	-£652,538
10% affordable housing (80:20)	£1,284,364	£1,181,902	£1,114,683	£780,256	£520,409	-£1,099,423
20% affordable housing (80:20)	£826,202	£731,618	£664,400	£373,604	£109,653	-£1,576,366
30% affordable housing (80:20)	£366,963	£279,172	£210,854	-£37,152	-£301,102	-£2,053,308
40% affordable housing (50:50)	-£22,798	-£103,885	-£172,203	-£378,466	-£642,416	-£2,449,892
40% affordable housing (80:20)	-£95,950	-£175,778	-£244,096	-£447,907	-£711,857	-£2,530,250
100% affordable housing (80:20)	-£2,910,736	-£2,943,356	-£3,012,869	-£3,028,447	-£3,306,499	-£4,974,809

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£806,180	-£915,636	-£982,853	-£1,361,147	-£1,620,850	-£3,200,358
10% affordable housing (80:20)	-£1,263,455	-£1,365,918	-£1,433,137	-£1,767,564	-£2,027,411	-£3,647,243
20% affordable housing (80:20)	-£1,721,618	-£1,816,202	-£1,883,420	-£2,174,216	-£2,438,167	-£4,124,186
30% affordable housing (80:20)	-£2,180,857	-£2,268,648	-£2,336,966	-£2,584,972	-£2,848,922	-£4,601,128
40% affordable housing (50:50)	-£2,570,618	-£2,651,705	-£2,720,023	-£2,926,286	-£3,190,236	-£4,997,712
40% affordable housing (80:20)	-£2,643,770	-£2,723,598	-£2,791,916	-£2,995,727	-£3,259,677	-£5,076,070
100% affordable housing (80:20)	-£5,458,556	-£5,491,176	-£5,560,689	-£5,576,267	-£5,854,318	-£7,522,629

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£561,437	£451,981	£384,764	£6,470	-£253,233	-£1,832,741
10% affordable housing (80:20)	£104,161	£1,699	-£65,520	-£399,947	-£659,794	-£2,279,626
20% affordable housing (80:20)	-£354,001	-£448,585	-£515,803	-£806,599	-£1,070,550	-£2,756,569
30% affordable housing (80:20)	-£813,240	-£901,031	-£969,349	-£1,217,355	-£1,481,305	-£3,233,511
40% affordable housing (50:50)	-£1,203,001	-£1,284,088	-£1,352,406	-£1,558,669	-£1,822,619	-£3,630,095
40% affordable housing (80:20)	-£1,276,153	-£1,355,981	-£1,424,299	-£1,628,110	-£1,892,060	-£3,710,453
100% affordable housing (80:20)	-£4,090,939	-£4,123,559	-£4,193,072	-£4,208,650	-£4,486,702	-£6,155,012

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,441,258	£1,331,802	£1,264,585	£886,291	£626,588	-£952,920
10% affordable housing (80:20)	£983,983	£881,520	£814,301	£479,874	£220,027	-£1,399,805
20% affordable housing (80:20)	£525,820	£431,236	£364,018	£73,222	-£190,729	-£1,876,748
30% affordable housing (80:20)	£66,581	-£21,210	-£89,528	-£337,534	-£601,484	-£2,353,690
40% affordable housing (50:50)	-£323,180	-£404,267	-£472,585	-£678,848	-£942,798	-£2,750,274
40% affordable housing (80:20)	-£396,332	-£476,160	-£544,478	-£748,289	-£1,012,239	-£2,830,632
100% affordable housing (80:20)	-£3,211,118	-£3,243,738	-£3,313,251	-£3,328,829	-£3,606,880	-£5,275,191

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 3

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,686,916	£3,556,965	£3,490,701	£3,073,876	£2,817,859	£1,260,068
10% affordable housing (80:20)	£3,125,883	£3,005,580	£2,939,316	£2,569,638	£2,313,622	£746,333
20% affordable housing (80:20)	£2,564,849	£2,454,195	£2,387,931	£2,065,402	£1,807,657	£232,600
30% affordable housing (80:20)	£2,003,815	£1,902,811	£1,836,058	£1,559,320	£1,299,617	-£314,025
40% affordable housing (50:50)	£1,600,348	£1,505,194	£1,437,977	£1,203,326	£943,365	-£731,309
40% affordable housing (80:20)	£1,440,180	£1,347,782	£1,280,563	£1,051,280	£788,833	-£910,134
100% affordable housing (80:20)	-£2,017,727	-£2,052,963	-£2,122,475	-£2,138,054	-£2,416,105	-£4,084,415

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,945,916	£2,815,965	£2,749,701	£2,332,876	£2,076,859	£519,068
10% affordable housing (80:20)	£2,384,883	£2,264,580	£2,198,316	£1,828,638	£1,572,622	£5,333
20% affordable housing (80:20)	£1,823,849	£1,713,195	£1,646,931	£1,324,402	£1,066,657	-£508,400
30% affordable housing (80:20)	£1,262,815	£1,161,811	£1,095,058	£818,320	£558,617	-£1,055,025
40% affordable housing (50:50)	£859,348	£764,194	£696,977	£462,326	£202,365	-£1,472,309
40% affordable housing (80:20)	£699,180	£606,782	£539,563	£310,280	£47,833	-£1,651,134
100% affordable housing (80:20)	-£2,758,727	-£2,793,963	-£2,863,475	-£2,879,054	-£3,157,105	-£4,825,415

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£398,097	£268,145	£201,881	-£214,944	-£470,961	-£2,028,752
10% affordable housing (80:20)	-£162,937	-£283,240	-£349,504	-£719,181	-£975,198	-£2,542,486
20% affordable housing (80:20)	-£723,971	-£834,625	-£900,889	-£1,223,418	-£1,481,162	-£3,056,220
30% affordable housing (80:20)	-£1,285,005	-£1,386,009	-£1,452,762	-£1,729,499	-£1,989,202	-£3,602,844
40% affordable housing (50:50)	-£1,688,472	-£1,783,625	-£1,850,843	-£2,085,494	-£2,345,455	-£4,020,129
40% affordable housing (80:20)	-£1,848,640	-£1,941,038	-£2,008,257	-£2,237,539	-£2,499,987	-£4,198,954
100% affordable housing (80:20)	-£5,306,547	-£5,341,782	-£5,411,295	-£5,426,874	-£5,704,925	-£7,373,235

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,765,713	£1,635,762	£1,569,498	£1,152,673	£896,656	-£661,135
10% affordable housing (80:20)	£1,204,680	£1,084,377	£1,018,113	£648,435	£392,419	-£1,174,870
20% affordable housing (80:20)	£643,646	£532,992	£466,728	£144,199	-£113,546	-£1,688,603
30% affordable housing (80:20)	£82,612	-£18,392	-£85,145	-£361,883	-£621,586	-£2,235,227
40% affordable housing (50:50)	-£320,855	-£416,009	-£483,226	-£717,877	-£977,838	-£2,652,512
40% affordable housing (80:20)	-£481,023	-£573,421	-£640,640	-£869,922	-£1,132,370	-£2,831,337
100% affordable housing (80:20)	-£3,938,930	-£3,974,166	-£4,043,678	-£4,059,257	-£4,337,308	-£6,005,618

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,645,535	£2,515,583	£2,449,319	£2,032,494	£1,776,477	£218,686
10% affordable housing (80:20)	£2,084,501	£1,964,198	£1,897,934	£1,528,257	£1,272,240	-£295,048
20% affordable housing (80:20)	£1,523,467	£1,412,813	£1,346,549	£1,024,020	£766,276	-£808,782
30% affordable housing (80:20)	£962,433	£861,429	£794,676	£517,939	£258,236	-£1,355,406
40% affordable housing (50:50)	£558,966	£463,813	£396,595	£161,944	-£98,017	-£1,772,691
40% affordable housing (80:20)	£398,798	£306,400	£239,181	£9,899	-£252,549	-£1,951,516
100% affordable housing (80:20)	-£3,059,109	-£3,094,344	-£3,163,857	-£3,179,436	-£3,457,487	-£5,125,797

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 4

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,882,696	£4,733,249	£4,667,796	£3,930,839	£3,677,621	£2,136,185
10% affordable housing (80:20)	£4,218,751	£4,080,723	£4,015,270	£3,356,926	£3,101,163	£1,555,032
20% affordable housing (80:20)	£3,554,807	£3,428,197	£3,362,744	£2,780,722	£2,524,705	£968,810
30% affordable housing (80:20)	£2,890,280	£2,774,030	£2,707,766	£2,204,264	£1,948,247	£380,777
40% affordable housing (50:50)	£2,468,146	£2,359,156	£2,292,892	£1,860,227	£1,604,210	£32,366
40% affordable housing (80:20)	£2,223,309	£2,118,530	£2,052,266	£1,627,806	£1,369,790	-£220,855
100% affordable housing (80:20)	-£1,865,720	-£1,903,568	-£1,973,081	-£1,988,659	-£2,266,711	-£3,935,021

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,141,696	£3,992,249	£3,926,796	£3,189,839	£2,936,621	£1,395,185
10% affordable housing (80:20)	£3,477,751	£3,339,723	£3,274,270	£2,615,926	£2,360,163	£814,032
20% affordable housing (80:20)	£2,813,807	£2,687,197	£2,621,744	£2,039,722	£1,783,705	£227,810
30% affordable housing (80:20)	£2,149,280	£2,033,030	£1,966,766	£1,463,264	£1,207,247	-£360,223
40% affordable housing (50:50)	£1,727,146	£1,618,156	£1,551,892	£1,119,227	£863,210	-£708,634
40% affordable housing (80:20)	£1,482,309	£1,377,530	£1,311,266	£886,806	£628,790	-£961,855
100% affordable housing (80:20)	-£2,606,720	-£2,644,568	-£2,714,081	-£2,729,659	-£3,007,711	-£4,676,021

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,593,876	£1,444,429	£1,378,976	£642,019	£388,801	-£1,152,634
10% affordable housing (80:20)	£929,931	£791,903	£726,450	£68,107	-£187,657	-£1,733,788
20% affordable housing (80:20)	£265,987	£139,378	£73,925	-£508,098	-£764,115	-£2,320,010
30% affordable housing (80:20)	-£398,540	-£514,790	-£581,054	-£1,084,556	-£1,340,573	-£2,908,043
40% affordable housing (50:50)	-£820,674	-£929,664	-£995,928	-£1,428,593	-£1,684,610	-£3,256,454
40% affordable housing (80:20)	-£1,065,511	-£1,170,290	-£1,236,554	-£1,661,014	-£1,919,030	-£3,509,675
100% affordable housing (80:20)	-£5,154,539	-£5,192,388	-£5,261,901	-£5,277,479	-£5,555,531	-£7,223,840

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,961,493	£2,812,046	£2,746,593	£2,009,636	£1,756,418	£214,982
10% affordable housing (80:20)	£2,297,548	£2,159,520	£2,094,067	£1,435,723	£1,179,960	-£366,171
20% affordable housing (80:20)	£1,633,604	£1,506,994	£1,441,541	£859,519	£603,502	-£952,393
30% affordable housing (80:20)	£969,077	£852,827	£786,563	£283,061	£27,044	-£1,540,426
40% affordable housing (50:50)	£546,943	£437,953	£371,689	-£60,976	-£316,993	-£1,888,837
40% affordable housing (80:20)	£302,106	£197,327	£131,063	-£293,397	-£551,413	-£2,142,058
100% affordable housing (80:20)	-£3,788,923	-£3,824,771	-£3,894,284	-£3,909,862	-£4,187,914	-£5,856,224

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,841,314	£3,691,867	£3,626,414	£2,889,457	£2,636,239	£1,094,804
10% affordable housing (80:20)	£3,177,369	£3,039,341	£2,973,888	£2,315,545	£2,059,781	£513,650
20% affordable housing (80:20)	£2,513,425	£2,386,816	£2,321,363	£1,739,340	£1,483,323	-£72,572
30% affordable housing (80:20)	£1,848,898	£1,732,648	£1,666,384	£1,162,882	£906,865	-£660,605
40% affordable housing (50:50)	£1,426,764	£1,317,774	£1,251,510	£818,845	£562,828	-£1,009,016
40% affordable housing (80:20)	£1,181,927	£1,077,148	£1,010,884	£586,424	£328,408	-£1,262,237
100% affordable housing (80:20)	-£2,907,101	-£2,944,950	-£3,014,463	-£3,030,041	-£3,308,093	-£4,976,402

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 5

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,479,911	£5,320,192	£5,254,739	£4,497,766	£4,244,883	£2,713,120
10% affordable housing (80:20)	£4,763,401	£4,616,005	£4,550,552	£3,873,954	£3,621,072	£2,082,104
20% affordable housing (80:20)	£4,046,891	£3,911,819	£3,846,366	£3,250,143	£2,995,742	£1,450,139
30% affordable housing (80:20)	£3,330,382	£3,207,632	£3,142,179	£2,625,019	£2,369,001	£812,111
40% affordable housing (50:50)	£2,898,652	£2,783,328	£2,717,875	£2,271,966	£2,015,948	£454,756
40% affordable housing (80:20)	£2,613,572	£2,502,081	£2,435,817	£1,998,278	£1,742,261	£172,589
100% affordable housing (80:20)	-£1,789,715	-£1,828,871	-£1,898,384	-£1,913,962	-£2,192,014	-£3,860,324

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,738,911	£4,579,192	£4,513,739	£3,756,766	£3,503,883	£1,972,120
10% affordable housing (80:20)	£4,022,401	£3,875,005	£3,809,552	£3,132,954	£2,880,072	£1,341,104
20% affordable housing (80:20)	£3,305,891	£3,170,819	£3,105,366	£2,509,143	£2,254,742	£709,139
30% affordable housing (80:20)	£2,589,382	£2,466,632	£2,401,179	£1,884,019	£1,628,001	£71,111
40% affordable housing (50:50)	£2,157,652	£2,042,328	£1,976,875	£1,530,966	£1,274,948	-£286,244
40% affordable housing (80:20)	£1,872,572	£1,761,081	£1,694,817	£1,257,278	£1,001,261	-£568,411
100% affordable housing (80:20)	-£2,530,715	-£2,569,871	-£2,639,384	-£2,654,962	-£2,933,014	-£4,601,324

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,191,091	£2,031,372	£1,965,919	£1,208,946	£956,063	-£575,700
10% affordable housing (80:20)	£1,474,581	£1,327,185	£1,261,732	£585,135	£332,252	-£1,206,716
20% affordable housing (80:20)	£758,071	£622,999	£557,546	-£38,677	-£293,078	-£1,838,680
30% affordable housing (80:20)	£41,562	-£81,188	-£146,641	-£663,801	-£919,818	-£2,476,709
40% affordable housing (50:50)	-£390,168	-£505,492	-£570,945	-£1,016,854	-£1,272,871	-£2,834,063
40% affordable housing (80:20)	-£675,247	-£786,739	-£853,002	-£1,290,541	-£1,546,559	-£3,116,231
100% affordable housing (80:20)	-£5,078,835	-£5,117,691	-£5,187,204	-£5,202,782	-£5,480,834	-£7,149,144

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,558,708	£3,398,989	£3,333,536	£2,576,563	£2,323,680	£791,917
10% affordable housing (80:20)	£2,842,198	£2,694,802	£2,629,349	£1,952,752	£1,699,869	£160,901
20% affordable housing (80:20)	£2,125,688	£1,990,616	£1,925,163	£1,328,940	£1,074,539	-£471,064
30% affordable housing (80:20)	£1,409,179	£1,286,429	£1,220,976	£703,816	£447,798	-£1,109,092
40% affordable housing (50:50)	£977,449	£862,125	£796,672	£350,763	£94,745	-£1,466,446
40% affordable housing (80:20)	£692,369	£580,878	£514,614	£77,075	-£178,942	-£1,748,614
100% affordable housing (80:20)	-£3,710,918	-£3,750,074	-£3,819,587	-£3,835,165	-£4,113,217	-£5,781,527

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£3,722,019	£3,574,623	£3,509,170	£2,832,573	£2,579,690	£1,040,722
20% affordable housing (80:20)	£3,005,509	£2,870,437	£2,804,984	£2,208,761	£1,954,360	£408,758
30% affordable housing (80:20)	£2,289,000	£2,166,250	£2,100,797	£1,583,637	£1,327,620	-£229,271
40% affordable housing (50:50)	£1,857,270	£1,741,946	£1,676,493	£1,230,584	£974,567	-£586,625
40% affordable housing (80:20)	£1,572,191	£1,460,699	£1,394,436	£956,897	£700,879	-£868,793
100% affordable housing (80:20)	-£2,831,097	-£2,870,253	-£2,939,766	-£2,955,344	-£3,233,396	-£4,901,706

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 6

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,077,126	£5,907,135	£5,841,682	£4,782,890	£4,530,006	£3,001,281
10% affordable housing (80:20)	£5,308,051	£5,151,287	£5,085,834	£4,137,360	£3,884,476	£2,352,583
20% affordable housing (80:20)	£4,538,976	£4,395,441	£4,329,988	£3,491,830	£3,238,946	£1,698,317
30% affordable housing (80:20)	£3,769,902	£3,639,593	£3,574,140	£2,846,299	£2,591,347	£1,042,688
40% affordable housing (50:50)	£3,328,546	£3,205,829	£3,140,376	£2,511,867	£2,257,622	£705,069
40% affordable housing (80:20)	£3,000,827	£2,883,746	£2,818,293	£2,198,685	£1,942,669	£380,356
100% affordable housing (80:20)	-£1,713,711	-£1,754,175	-£1,823,688	-£1,839,265	-£2,117,317	-£3,785,627

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,336,126	£5,166,135	£5,100,682	£4,041,890	£3,789,006	£2,260,281
10% affordable housing (80:20)	£4,567,051	£4,410,287	£4,344,834	£3,396,360	£3,143,476	£1,611,583
20% affordable housing (80:20)	£3,797,976	£3,654,441	£3,588,988	£2,750,830	£2,497,946	£957,317
30% affordable housing (80:20)	£3,028,902	£2,898,593	£2,833,140	£2,105,299	£1,850,347	£301,688
40% affordable housing (50:50)	£2,587,546	£2,464,829	£2,399,376	£1,770,867	£1,516,622	-£35,931
40% affordable housing (80:20)	£2,259,827	£2,142,746	£2,077,293	£1,457,685	£1,201,669	-£360,644
100% affordable housing (80:20)	-£2,454,711	-£2,495,175	-£2,564,688	-£2,580,265	-£2,858,317	-£4,526,627

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,788,306	£2,618,315	£2,552,862	£1,494,071	£1,241,187	-£287,539
10% affordable housing (80:20)	£2,019,231	£1,862,468	£1,797,015	£848,540	£595,656	-£936,237
20% affordable housing (80:20)	£1,250,156	£1,106,621	£1,041,168	£203,010	-£49,874	-£1,590,503
30% affordable housing (80:20)	£481,082	£350,773	£285,320	-£442,520	-£697,473	-£2,246,132
40% affordable housing (50:50)	£39,726	-£82,991	-£148,444	-£776,952	-£1,031,198	-£2,583,751
40% affordable housing (80:20)	-£287,993	-£405,073	-£470,526	-£1,090,135	-£1,346,151	-£2,908,464
100% affordable housing (80:20)	-£5,002,531	-£5,042,995	-£5,112,508	-£5,128,085	-£5,406,137	-£7,074,447

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,155,923	£3,985,932	£3,920,479	£2,861,687	£2,608,804	£1,080,078
10% affordable housing (80:20)	£3,386,848	£3,230,084	£3,164,631	£2,216,157	£1,963,273	£431,380
20% affordable housing (80:20)	£2,617,773	£2,474,238	£2,408,785	£1,570,627	£1,317,743	-£222,886
30% affordable housing (80:20)	£1,848,699	£1,718,390	£1,652,937	£925,096	£670,144	-£878,515
40% affordable housing (50:50)	£1,407,343	£1,284,626	£1,219,173	£590,665	£336,419	-£1,216,134
40% affordable housing (80:20)	£1,079,624	£962,543	£897,090	£277,482	£21,466	-£1,540,847
100% affordable housing (80:20)	-£3,634,914	-£3,675,378	-£3,744,891	-£3,760,468	-£4,038,520	-£5,706,830

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,035,744	£4,865,753	£4,800,300	£3,741,509	£3,488,625	£1,959,899
10% affordable housing (80:20)	£4,266,669	£4,109,906	£4,044,453	£3,095,978	£2,843,094	£1,311,201
20% affordable housing (80:20)	£3,497,594	£3,354,059	£3,288,606	£2,450,448	£2,197,564	£656,935
30% affordable housing (80:20)	£2,728,520	£2,598,211	£2,532,758	£1,804,918	£1,549,965	£1,306
40% affordable housing (50:50)	£2,287,164	£2,164,447	£2,098,994	£1,470,486	£1,216,240	-£336,313
40% affordable housing (80:20)	£1,959,445	£1,842,365	£1,776,912	£1,157,303	£901,287	-£661,026
100% affordable housing (80:20)	-£2,755,093	-£2,795,557	-£2,865,070	-£2,880,647	-£3,158,699	-£4,827,009

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 7

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,674,340	£6,494,078	£6,428,625	£5,349,818	£5,096,934	£3,572,882
10% affordable housing (80:20)	£5,852,701	£5,686,570	£5,621,117	£4,654,388	£4,401,504	£2,873,921
20% affordable housing (80:20)	£5,031,061	£4,879,062	£4,813,609	£3,958,958	£3,706,075	£2,174,578
30% affordable housing (80:20)	£4,209,421	£4,071,554	£4,006,101	£3,263,529	£3,010,646	£1,469,500
40% affordable housing (50:50)	£3,758,440	£3,628,329	£3,562,876	£2,919,960	£2,667,076	£1,125,771
40% affordable housing (80:20)	£3,387,781	£3,264,046	£3,198,593	£2,568,100	£2,313,140	£760,202
100% affordable housing (80:20)	-£1,637,707	-£1,679,478	-£1,748,991	-£1,764,569	-£2,042,621	-£3,710,930

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,933,340	£5,753,078	£5,687,625	£4,608,818	£4,355,934	£2,831,882
10% affordable housing (80:20)	£5,111,701	£4,945,570	£4,880,117	£3,913,388	£3,660,504	£2,132,921
20% affordable housing (80:20)	£4,290,061	£4,138,062	£4,072,609	£3,217,958	£2,965,075	£1,433,578
30% affordable housing (80:20)	£3,468,421	£3,330,554	£3,265,101	£2,522,529	£2,269,646	£728,500
40% affordable housing (50:50)	£3,017,440	£2,887,329	£2,821,876	£2,178,960	£1,926,076	£384,771
40% affordable housing (80:20)	£2,646,781	£2,523,046	£2,457,593	£1,827,100	£1,572,140	£19,202
100% affordable housing (80:20)	-£2,378,707	-£2,420,478	-£2,489,991	-£2,505,569	-£2,783,621	-£4,451,930

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,385,520	£3,205,258	£3,139,805	£2,060,998	£1,808,114	£284,063
10% affordable housing (80:20)	£2,563,881	£2,397,750	£2,332,297	£1,365,568	£1,112,684	-£414,899
20% affordable housing (80:20)	£1,742,241	£1,590,243	£1,524,790	£670,139	£417,256	-£1,114,242
30% affordable housing (80:20)	£920,602	£782,734	£717,281	-£25,290	-£278,174	-£1,819,320
40% affordable housing (50:50)	£469,620	£339,509	£274,056	-£368,860	-£621,743	-£2,163,049
40% affordable housing (80:20)	£98,962	-£24,774	-£90,227	-£720,720	-£975,680	-£2,528,618
100% affordable housing (80:20)	-£4,926,527	-£4,968,298	-£5,037,811	-£5,053,389	-£5,331,440	-£6,999,750

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,753,137	£4,572,875	£4,507,422	£3,428,615	£3,175,731	£1,651,679
10% affordable housing (80:20)	£3,931,498	£3,765,367	£3,699,914	£2,733,185	£2,480,301	£952,718
20% affordable housing (80:20)	£3,109,858	£2,957,859	£2,892,406	£2,037,755	£1,784,872	£253,375
30% affordable housing (80:20)	£2,288,218	£2,150,351	£2,084,898	£1,342,327	£1,089,443	-£451,703
40% affordable housing (50:50)	£1,837,237	£1,707,126	£1,641,673	£998,757	£745,873	-£795,432
40% affordable housing (80:20)	£1,466,579	£1,342,843	£1,277,390	£646,897	£391,937	-£1,161,001
100% affordable housing (80:20)	-£3,558,910	-£3,600,681	-£3,670,194	-£3,685,772	-£3,963,824	-£5,632,133

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,632,958	£5,452,696	£5,387,243	£4,308,436	£4,055,552	£2,531,501
10% affordable housing (80:20)	£4,811,319	£4,645,188	£4,579,735	£3,613,006	£3,360,122	£1,832,539
20% affordable housing (80:20)	£3,989,679	£3,837,681	£3,772,228	£2,917,577	£2,664,694	£1,133,196
30% affordable housing (80:20)	£3,168,040	£3,030,172	£2,964,719	£2,222,148	£1,969,264	£428,118
40% affordable housing (50:50)	£2,717,058	£2,586,947	£2,521,494	£1,878,578	£1,625,695	£84,389
40% affordable housing (80:20)	£2,346,400	£2,222,664	£2,157,211	£1,526,718	£1,271,758	-£281,180
100% affordable housing (80:20)	-£2,679,089	-£2,720,860	-£2,790,373	-£2,805,951	-£3,084,002	-£4,752,312

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location: Price Band 8

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	75
Site Area	3. Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,268,595	£7,079,167	£7,014,384	£5,916,745	£5,663,862	£4,144,484
10% affordable housing (80:20)	£6,396,193	£6,221,769	£6,156,400	£5,171,416	£4,918,532	£3,395,240
20% affordable housing (80:20)	£5,523,146	£5,362,684	£5,297,231	£4,426,088	£4,173,204	£2,645,997
30% affordable housing (80:20)	£4,648,941	£4,503,515	£4,438,062	£3,680,760	£3,427,876	£1,894,949
40% affordable housing (50:50)	£4,188,334	£4,050,829	£3,985,376	£3,328,052	£3,075,168	£1,542,269
40% affordable housing (80:20)	£3,774,737	£3,644,346	£3,578,893	£2,935,430	£2,682,547	£1,139,060
100% affordable housing (80:20)	-£1,561,702	-£1,604,781	-£1,674,294	-£1,689,872	-£1,967,923	-£3,636,233

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,527,595	£6,338,167	£6,273,384	£5,175,745	£4,922,862	£3,403,484
10% affordable housing (80:20)	£5,655,193	£5,480,769	£5,415,400	£4,430,416	£4,177,532	£2,654,240
20% affordable housing (80:20)	£4,782,146	£4,621,684	£4,556,231	£3,685,088	£3,432,204	£1,904,997
30% affordable housing (80:20)	£3,907,941	£3,762,515	£3,697,062	£2,939,760	£2,686,876	£1,153,949
40% affordable housing (50:50)	£3,447,334	£3,309,829	£3,244,376	£2,587,052	£2,334,168	£801,269
40% affordable housing (80:20)	£3,033,737	£2,903,346	£2,837,893	£2,194,430	£1,941,547	£398,060
100% affordable housing (80:20)	-£2,302,702	-£2,345,781	-£2,415,294	-£2,430,872	-£2,708,923	-£4,377,233

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,979,775	£3,790,347	£3,725,564	£2,627,925	£2,375,042	£855,664
10% affordable housing (80:20)	£3,107,373	£2,932,949	£2,867,580	£1,882,596	£1,629,713	£106,420
20% affordable housing (80:20)	£2,234,327	£2,073,864	£2,008,411	£1,137,268	£884,384	-£642,823
30% affordable housing (80:20)	£1,360,121	£1,214,695	£1,149,242	£391,940	£139,056	-£1,393,870
40% affordable housing (50:50)	£899,515	£762,009	£696,556	£39,232	-£213,652	-£1,746,551
40% affordable housing (80:20)	£485,917	£355,526	£290,073	-£353,390	-£606,272	-£2,149,760
100% affordable housing (80:20)	-£4,850,522	-£4,893,600	-£4,963,113	-£4,978,692	-£5,256,743	-£6,925,053

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,347,392	£5,157,964	£5,093,181	£3,995,542	£3,742,659	£2,223,281
10% affordable housing (80:20)	£4,474,990	£4,300,566	£4,235,197	£3,250,213	£2,997,329	£1,474,037
20% affordable housing (80:20)	£3,601,943	£3,441,481	£3,376,028	£2,504,885	£2,252,001	£724,794
30% affordable housing (80:20)	£2,727,738	£2,582,312	£2,516,859	£1,759,557	£1,506,673	-£26,254
40% affordable housing (50:50)	£2,267,131	£2,129,626	£2,064,173	£1,406,849	£1,153,965	-£378,934
40% affordable housing (80:20)	£1,853,534	£1,723,143	£1,657,690	£1,014,227	£761,344	-£782,143
100% affordable housing (80:20)	-£3,482,905	-£3,525,984	-£3,595,496	-£3,611,075	-£3,889,126	-£5,557,436

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,227,213	£6,037,785	£5,973,002	£4,875,363	£4,622,480	£3,103,102
10% affordable housing (80:20)	£5,354,811	£5,180,387	£5,115,018	£4,130,035	£3,877,151	£2,353,858
20% affordable housing (80:20)	£4,481,765	£4,321,302	£4,255,849	£3,384,706	£3,131,822	£1,604,615
30% affordable housing (80:20)	£3,607,559	£3,462,133	£3,396,680	£2,639,378	£2,386,494	£853,568
40% affordable housing (50:50)	£3,146,953	£3,009,447	£2,943,994	£2,286,670	£2,033,786	£500,887
40% affordable housing (80:20)	£2,733,355	£2,602,964	£2,537,511	£1,894,048	£1,641,166	£97,678
100% affordable housing (80:20)	-£2,603,084	-£2,646,162	-£2,715,675	-£2,731,254	-£3,009,305	-£4,677,615

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 1

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,517,776	£1,402,006	£1,315,655	£904,850	£529,828	£184,811	-£2,199,291
10% affordable housing (80:20)	£1,077,583	£969,384	£883,033	£512,667	£136,598	-£228,880	-£2,663,587
20% affordable housing (80:20)	£634,894	£532,842	£445,079	£119,436	-£287,391	-£693,175	-£3,127,883
30% affordable housing (80:20)	£189,117	£94,732	£6,968	-£309,380	-£751,687	-£1,157,471	-£3,592,178
40% affordable housing (50:50)	-£282,381	-£370,148	-£459,346	-£797,734	-£1,240,040	-£1,645,825	-£4,080,531
40% affordable housing (80:20)	-£260,859	-£348,994	-£438,194	-£773,676	-£1,215,983	-£1,621,767	-£4,056,473
100% affordable housing (80:20)	-£2,985,983	-£3,027,458	-£3,116,858	-£3,136,793	-£3,526,579	-£3,884,179	-£6,029,783

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£510,016	£394,246	£307,895	-£102,910	-£477,932	-£822,949	-£3,207,051
10% affordable housing (80:20)	£69,823	-£38,376	-£124,727	-£495,093	-£871,162	-£1,236,640	-£3,671,347
20% affordable housing (80:20)	-£372,866	-£474,918	-£562,681	-£888,324	-£1,295,151	-£1,700,935	-£4,135,643
30% affordable housing (80:20)	-£818,643	-£913,028	-£1,000,792	-£1,317,140	-£1,759,447	-£2,165,231	-£4,599,938
40% affordable housing (50:50)	-£1,290,141	-£1,377,908	-£1,467,106	-£1,805,494	-£2,247,800	-£2,653,585	-£5,088,291
40% affordable housing (80:20)	-£1,268,619	-£1,356,754	-£1,445,954	-£1,781,436	-£2,223,743	-£2,629,527	-£5,064,233
100% affordable housing (80:20)	-£3,993,743	-£4,035,218	-£4,124,618	-£4,144,553	-£4,534,339	-£4,891,939	-£7,037,543

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£2,955,019	-£3,070,789	-£3,157,140	-£3,567,945	-£3,942,967	-£4,287,984	-£6,672,086
10% affordable housing (80:20)	-£3,395,212	-£3,503,411	-£3,589,762	-£3,960,128	-£4,336,197	-£4,701,675	-£7,136,382
20% affordable housing (80:20)	-£3,837,901	-£3,939,953	-£4,027,716	-£4,353,359	-£4,760,186	-£5,165,970	-£7,600,678
30% affordable housing (80:20)	-£4,283,678	-£4,378,063	-£4,465,827	-£4,782,175	-£5,224,482	-£5,630,266	-£8,064,973
40% affordable housing (50:50)	-£4,755,176	-£4,842,943	-£4,932,141	-£5,270,529	-£5,712,835	-£6,118,620	-£8,553,326
40% affordable housing (80:20)	-£4,733,654	-£4,821,789	-£4,910,988	-£5,246,471	-£5,688,778	-£6,094,562	-£8,529,268
100% affordable housing (80:20)	-£7,458,778	-£7,500,253	-£7,589,653	-£7,609,587	-£7,999,374	-£8,356,974	-£10,502,578

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,095,060	-£1,210,830	-£1,297,181	-£1,707,986	-£2,083,008	-£2,428,025	-£4,812,127
10% affordable housing (80:20)	-£1,535,253	-£1,643,452	-£1,729,803	-£2,100,169	-£2,476,238	-£2,841,716	-£5,276,423
20% affordable housing (80:20)	-£1,977,942	-£2,079,994	-£2,167,757	-£2,493,400	-£2,900,227	-£3,306,011	-£5,740,719
30% affordable housing (80:20)	-£2,423,719	-£2,518,104	-£2,605,868	-£2,922,216	-£3,364,523	-£3,770,307	-£6,205,015
40% affordable housing (50:50)	-£2,895,217	-£2,982,984	-£3,072,182	-£3,410,570	-£3,852,876	-£4,258,661	-£6,693,367
40% affordable housing (80:20)	-£2,873,695	-£2,961,830	-£3,051,030	-£3,386,512	-£3,828,819	-£4,234,603	-£6,669,309
100% affordable housing (80:20)	-£5,598,819	-£5,640,294	-£5,729,694	-£5,749,629	-£6,139,415	-£6,497,015	-£8,642,619

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£101,497	-£14,273	-£100,624	-£511,429	-£886,451	-£1,231,468	-£3,615,570
10% affordable housing (80:20)	-£338,696	-£446,895	-£533,246	-£903,612	-£1,279,682	-£1,645,159	-£4,079,866
20% affordable housing (80:20)	-£781,385	-£883,437	-£971,201	-£1,296,844	-£1,703,670	-£2,109,454	-£4,544,162
30% affordable housing (80:20)	-£1,227,162	-£1,321,548	-£1,409,311	-£1,725,660	-£2,167,966	-£2,573,750	-£5,008,458
40% affordable housing (50:50)	-£1,698,661	-£1,786,427	-£1,875,626	-£2,214,013	-£2,656,319	-£3,062,104	-£5,496,811
40% affordable housing (80:20)	-£1,677,138	-£1,765,274	-£1,854,473	-£2,189,955	-£2,632,262	-£3,038,046	-£5,472,753
100% affordable housing (80:20)	-£4,402,262	-£4,443,737	-£4,533,138	-£4,553,072	-£4,942,858	-£5,300,459	-£7,446,062

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 2

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,045,402	£2,907,537	£2,823,838	£2,395,857	£2,031,584	£1,692,119	-£412,573
10% affordable housing (80:20)	£2,480,814	£2,351,344	£2,267,536	£1,881,302	£1,511,892	£1,172,427	-£1,033,739
20% affordable housing (80:20)	£1,912,836	£1,791,713	£1,705,883	£1,362,218	£992,200	£650,745	-£1,654,904
30% affordable housing (80:20)	£1,338,563	£1,225,875	£1,139,524	£842,526	£469,153	£124,136	-£2,276,069
40% affordable housing (50:50)	£854,756	£750,389	£664,037	£409,383	£33,314	-£355,771	-£2,790,478
40% affordable housing (80:20)	£762,294	£659,510	£571,747	£318,614	-£58,396	-£462,527	-£2,897,234
100% affordable housing (80:20)	-£2,790,486	-£2,835,323	-£2,924,724	-£2,944,658	-£3,334,444	-£3,692,045	-£5,837,648

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,037,642	£1,899,777	£1,816,078	£1,388,097	£1,023,824	£684,359	-£1,420,333
10% affordable housing (80:20)	£1,473,054	£1,343,584	£1,259,776	£873,542	£504,132	£164,667	-£2,041,499
20% affordable housing (80:20)	£905,076	£783,953	£698,123	£354,458	-£15,560	-£357,015	-£2,662,664
30% affordable housing (80:20)	£330,803	£218,115	£131,764	-£165,234	-£538,607	-£883,624	-£3,283,829
40% affordable housing (50:50)	-£153,004	-£257,371	-£343,723	-£598,377	-£974,446	-£1,363,531	-£3,798,238
40% affordable housing (80:20)	-£245,466	-£348,250	-£436,013	-£689,146	-£1,066,156	-£1,470,287	-£3,904,994
100% affordable housing (80:20)	-£3,798,246	-£3,843,083	-£3,932,484	-£3,952,418	-£4,342,204	-£4,699,805	-£6,845,408

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,427,393	-£1,565,258	-£1,648,957	-£2,076,938	-£2,441,211	-£2,780,676	-£4,885,368
10% affordable housing (80:20)	-£1,991,981	-£2,121,451	-£2,205,259	-£2,591,493	-£2,960,903	-£3,300,368	-£5,506,534
20% affordable housing (80:20)	-£2,559,959	-£2,681,082	-£2,766,912	-£3,110,577	-£3,480,595	-£3,822,050	-£6,127,699
30% affordable housing (80:20)	-£3,134,232	-£3,246,919	-£3,333,271	-£3,630,269	-£4,003,642	-£4,348,659	-£6,748,864
40% affordable housing (50:50)	-£3,618,039	-£3,722,406	-£3,808,758	-£4,063,412	-£4,439,481	-£4,828,566	-£7,263,273
40% affordable housing (80:20)	-£3,710,501	-£3,813,285	-£3,901,048	-£4,154,180	-£4,531,191	-£4,935,322	-£7,370,029
100% affordable housing (80:20)	-£7,263,280	-£7,308,118	-£7,397,519	-£7,417,453	-£7,807,239	-£8,164,840	-£10,310,443

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£432,566	£294,701	£211,002	-£216,979	-£581,252	-£920,717	-£3,025,409
10% affordable housing (80:20)	-£132,022	-£261,492	-£345,300	-£731,534	-£1,100,944	-£1,440,409	-£3,646,575
20% affordable housing (80:20)	-£700,000	-£821,123	-£906,953	-£1,250,618	-£1,620,636	-£1,962,091	-£4,267,740
30% affordable housing (80:20)	-£1,274,273	-£1,386,961	-£1,473,312	-£1,770,310	-£2,143,683	-£2,488,700	-£4,888,905
40% affordable housing (50:50)	-£1,758,080	-£1,862,447	-£1,948,799	-£2,203,453	-£2,579,522	-£2,968,607	-£5,403,314
40% affordable housing (80:20)	-£1,850,542	-£1,953,326	-£2,041,089	-£2,294,222	-£2,671,232	-£3,075,364	-£5,510,070
100% affordable housing (80:20)	-£5,403,322	-£5,448,159	-£5,537,560	-£5,557,494	-£5,947,280	-£6,304,881	-£8,450,484

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,629,123	£1,491,258	£1,407,559	£979,577	£615,305	£275,840	-£1,828,853
10% affordable housing (80:20)	£1,064,535	£935,064	£851,257	£465,022	£95,613	-£243,853	-£2,450,018
20% affordable housing (80:20)	£496,556	£375,434	£289,604	-£54,061	-£424,080	-£765,534	-£3,071,183
30% affordable housing (80:20)	-£77,716	-£190,404	-£276,755	-£573,754	-£947,126	-£1,292,143	-£3,692,348
40% affordable housing (50:50)	-£561,523	-£665,890	-£752,242	-£1,006,896	-£1,382,966	-£1,772,050	-£4,206,757
40% affordable housing (80:20)	-£653,985	-£756,769	-£844,532	-£1,097,665	-£1,474,675	-£1,878,807	-£4,313,513
100% affordable housing (80:20)	-£4,206,765	-£4,251,602	-£4,341,003	-£4,360,937	-£4,750,723	-£5,108,324	-£7,253,927

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 3

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,530,432	£4,369,312	£4,287,768	£3,839,393	£3,489,549	£3,164,989	£1,152,080
10% affordable housing (80:20)	£3,841,456	£3,691,355	£3,609,811	£3,208,772	£2,855,428	£2,528,549	£493,025
20% affordable housing (80:20)	£3,151,634	£3,013,255	£2,930,695	£2,575,078	£2,218,831	£1,885,908	-£181,926
30% affordable housing (80:20)	£2,459,222	£2,331,520	£2,248,492	£1,938,728	£1,574,951	£1,235,486	-£959,960
40% affordable housing (50:50)	£1,962,077	£1,841,528	£1,757,829	£1,490,805	£1,122,565	£783,101	-£1,500,424
40% affordable housing (80:20)	£1,762,637	£1,644,744	£1,559,782	£1,293,841	£923,822	£583,168	-£1,737,995
100% affordable housing (80:20)	-£2,594,988	-£2,643,188	-£2,732,588	-£2,752,523	-£3,142,309	-£3,499,910	-£5,645,513

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,522,672	£3,361,552	£3,280,008	£2,831,633	£2,481,789	£2,157,229	£144,320
10% affordable housing (80:20)	£2,833,696	£2,683,595	£2,602,051	£2,201,012	£1,847,668	£1,520,789	-£514,735
20% affordable housing (80:20)	£2,143,874	£2,005,495	£1,922,935	£1,567,318	£1,211,071	£878,148	-£1,189,686
30% affordable housing (80:20)	£1,451,462	£1,323,760	£1,240,732	£930,968	£567,191	£227,726	-£1,967,720
40% affordable housing (50:50)	£954,317	£833,768	£750,069	£483,045	£114,805	-£224,659	-£2,508,184
40% affordable housing (80:20)	£754,877	£636,984	£552,022	£286,081	-£83,938	-£424,592	-£2,745,755
100% affordable housing (80:20)	-£3,602,748	-£3,650,948	-£3,740,348	-£3,760,283	-£4,150,069	-£4,507,670	-£6,653,273

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£57,637	-£103,483	-£185,027	-£633,402	-£983,246	-£1,307,806	-£3,320,715
10% affordable housing (80:20)	-£631,339	-£781,440	-£862,984	-£1,264,023	-£1,617,367	-£1,944,246	-£3,979,770
20% affordable housing (80:20)	-£1,321,161	-£1,459,539	-£1,542,100	-£1,897,717	-£2,253,964	-£2,586,887	-£4,654,721
30% affordable housing (80:20)	-£2,013,573	-£2,141,275	-£2,224,303	-£2,534,067	-£2,897,844	-£3,237,309	-£5,432,755
40% affordable housing (50:50)	-£2,510,718	-£2,631,267	-£2,714,966	-£2,981,990	-£3,350,230	-£3,689,694	-£5,973,219
40% affordable housing (80:20)	-£2,710,158	-£2,828,051	-£2,913,013	-£3,178,954	-£3,548,973	-£3,889,627	-£6,210,789
100% affordable housing (80:20)	-£7,067,783	-£7,115,983	-£7,205,383	-£7,225,318	-£7,615,103	-£7,972,705	-£10,118,308

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,917,596	£1,756,476	£1,674,932	£1,226,557	£876,713	£552,153	-£1,460,756
10% affordable housing (80:20)	£1,228,620	£1,078,518	£996,975	£595,936	£242,592	-£84,287	-£2,119,811
20% affordable housing (80:20)	£538,798	£400,419	£317,859	-£37,758	-£394,005	-£726,928	-£2,794,762
30% affordable housing (80:20)	-£153,614	-£281,316	-£364,344	-£674,108	-£1,037,885	-£1,377,350	-£3,572,796
40% affordable housing (50:50)	-£650,759	-£771,308	-£855,007	-£1,122,031	-£1,490,271	-£1,829,735	-£4,113,260
40% affordable housing (80:20)	-£850,199	-£968,092	-£1,053,054	-£1,318,995	-£1,689,014	-£2,029,668	-£4,350,831
100% affordable housing (80:20)	-£5,207,824	-£5,256,024	-£5,345,424	-£5,365,359	-£5,755,145	-£6,112,746	-£8,258,349

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,114,153	£2,953,033	£2,871,489	£2,423,114	£2,073,270	£1,748,709	-£264,199
10% affordable housing (80:20)	£2,425,176	£2,275,075	£2,193,532	£1,792,493	£1,439,149	£1,112,270	-£923,255
20% affordable housing (80:20)	£1,735,355	£1,596,976	£1,514,416	£1,158,799	£802,552	£469,629	-£1,598,205
30% affordable housing (80:20)	£1,042,943	£915,241	£832,213	£522,448	£158,672	-£180,793	-£2,376,239
40% affordable housing (50:50)	£545,798	£425,248	£341,549	£74,525	-£293,714	-£633,179	-£2,916,703
40% affordable housing (80:20)	£346,358	£228,465	£143,503	-£122,439	-£492,457	-£833,112	-£3,154,274
100% affordable housing (80:20)	-£4,011,268	-£4,059,468	-£4,148,867	-£4,168,802	-£4,558,588	-£4,916,189	-£7,061,793

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 4

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,998,959	£5,814,434	£5,734,131	£4,908,527	£4,562,950	£4,243,493	£2,279,580
10% affordable housing (80:20)	£5,184,141	£5,012,298	£4,931,651	£4,190,779	£3,843,252	£3,522,688	£1,533,941
20% affordable housing (80:20)	£4,367,617	£4,209,819	£4,129,171	£3,471,863	£3,122,446	£2,799,579	£786,679
30% affordable housing (80:20)	£3,551,093	£3,407,130	£3,325,587	£2,751,057	£2,398,962	£2,072,721	£30,659
40% affordable housing (50:50)	£3,032,553	£2,897,222	£2,815,679	£2,321,271	£1,968,431	£1,639,172	-£463,068
40% affordable housing (80:20)	£2,732,133	£2,601,111	£2,519,567	£2,027,556	£1,669,956	£1,333,814	-£831,453
100% affordable housing (80:20)	-£2,399,491	-£2,451,054	-£2,540,453	-£2,560,388	-£2,950,174	-£3,307,775	-£5,453,379

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,991,199	£4,806,674	£4,726,371	£3,900,767	£3,555,190	£3,235,733	£1,271,820
10% affordable housing (80:20)	£4,176,381	£4,004,538	£3,923,891	£3,183,019	£2,835,492	£2,514,928	£526,181
20% affordable housing (80:20)	£3,359,857	£3,202,059	£3,121,411	£2,464,103	£2,114,686	£1,791,819	-£221,081
30% affordable housing (80:20)	£2,543,333	£2,399,370	£2,317,827	£1,743,297	£1,391,202	£1,064,961	-£977,101
40% affordable housing (50:50)	£2,024,793	£1,889,462	£1,807,919	£1,313,511	£960,671	£631,412	-£1,470,828
40% affordable housing (80:20)	£1,724,373	£1,593,351	£1,511,807	£1,019,796	£662,196	£326,054	-£1,839,213
100% affordable housing (80:20)	-£3,407,251	-£3,458,814	-£3,548,213	-£3,568,148	-£3,957,934	-£4,315,535	-£6,461,139

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,526,164	£1,341,639	£1,261,336	£435,732	£90,155	-£229,302	-£2,193,215
10% affordable housing (80:20)	£711,346	£539,504	£458,856	-£282,016	-£629,543	-£950,107	-£2,938,854
20% affordable housing (80:20)	-£105,178	-£262,976	-£343,624	-£1,000,932	-£1,350,349	-£1,673,216	-£3,686,116
30% affordable housing (80:20)	-£921,702	-£1,065,665	-£1,147,208	-£1,721,738	-£2,073,833	-£2,400,074	-£4,442,136
40% affordable housing (50:50)	-£1,440,242	-£1,575,573	-£1,657,116	-£2,151,524	-£2,504,364	-£2,833,623	-£4,935,863
40% affordable housing (80:20)	-£1,740,662	-£1,871,684	-£1,953,228	-£2,445,238	-£2,802,839	-£3,138,981	-£5,304,248
100% affordable housing (80:20)	-£6,872,286	-£6,923,849	-£7,013,248	-£7,033,183	-£7,422,969	-£7,780,570	-£9,926,174

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,386,123	£3,201,598	£3,121,295	£2,295,691	£1,950,114	£1,630,657	-£333,256
10% affordable housing (80:20)	£2,571,305	£2,399,462	£2,318,815	£1,577,943	£1,230,416	£909,852	-£1,078,895
20% affordable housing (80:20)	£1,754,781	£1,596,983	£1,516,335	£859,027	£509,610	£186,743	-£1,826,157
30% affordable housing (80:20)	£938,257	£794,294	£712,751	£138,221	-£213,874	-£540,115	-£2,582,177
40% affordable housing (50:50)	£419,717	£284,386	£202,843	-£291,565	-£644,405	-£973,664	-£3,075,904
40% affordable housing (80:20)	£119,297	-£11,725	-£93,269	-£585,280	-£942,880	-£1,279,022	-£3,444,289
100% affordable housing (80:20)	-£5,012,327	-£5,063,890	-£5,153,289	-£5,173,224	-£5,563,010	-£5,920,611	-£8,066,215

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,582,680	£4,398,155	£4,317,852	£3,492,247	£3,146,670	£2,827,214	£863,301
10% affordable housing (80:20)	£3,767,861	£3,596,019	£3,515,372	£2,774,500	£2,426,973	£2,106,409	£117,662
20% affordable housing (80:20)	£2,951,338	£2,793,540	£2,712,892	£2,055,584	£1,706,167	£1,383,299	-£629,600
30% affordable housing (80:20)	£2,134,814	£1,990,851	£1,909,308	£1,334,778	£982,682	£656,441	-£1,385,620
40% affordable housing (50:50)	£1,616,273	£1,480,943	£1,399,400	£904,991	£552,152	£222,892	-£1,879,347
40% affordable housing (80:20)	£1,315,854	£1,184,832	£1,103,287	£611,277	£253,677	-£82,466	-£2,247,732
100% affordable housing (80:20)	-£3,815,771	-£3,867,333	-£3,956,733	-£3,976,668	-£4,366,453	-£4,724,055	-£6,869,658

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 5

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,729,661	£6,532,568	£6,452,699	£5,618,573	£5,272,997	£4,955,954	£3,020,617
10% affordable housing (80:20)	£5,851,058	£5,669,077	£5,589,206	£4,838,338	£4,492,762	£4,175,178	£2,216,599
20% affordable housing (80:20)	£4,972,454	£4,805,129	£4,724,481	£4,058,103	£3,712,006	£3,391,442	£1,405,241
30% affordable housing (80:20)	£4,092,128	£3,939,068	£3,858,421	£3,277,686	£2,928,270	£2,605,904	£590,169
40% affordable housing (50:50)	£3,561,801	£3,417,861	£3,337,214	£2,836,558	£2,487,224	£2,164,215	£136,290
40% affordable housing (80:20)	£3,210,911	£3,072,924	£2,991,380	£2,493,951	£2,141,814	£1,814,872	-£251,832
100% affordable housing (80:20)	-£2,301,742	-£2,354,986	-£2,444,386	-£2,464,321	-£2,854,107	-£3,211,708	-£5,357,311

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,721,901	£5,524,808	£5,444,939	£4,610,813	£4,265,237	£3,948,194	£2,012,857
10% affordable housing (80:20)	£4,843,298	£4,661,317	£4,581,446	£3,830,578	£3,485,002	£3,167,418	£1,208,839
20% affordable housing (80:20)	£3,964,694	£3,797,369	£3,716,721	£3,050,343	£2,704,246	£2,383,682	£397,481
30% affordable housing (80:20)	£3,084,368	£2,931,308	£2,850,661	£2,269,926	£1,920,510	£1,598,144	-£417,591
40% affordable housing (50:50)	£2,554,041	£2,410,101	£2,329,454	£1,828,798	£1,479,464	£1,156,455	-£871,470
40% affordable housing (80:20)	£2,203,151	£2,065,164	£1,983,620	£1,486,191	£1,134,054	£807,112	-£1,259,592
100% affordable housing (80:20)	-£3,309,502	-£3,362,746	-£3,452,146	-£3,472,081	-£3,861,867	-£4,219,468	-£6,365,071

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,256,866	£2,059,773	£1,979,904	£1,145,778	£800,202	£483,159	-£1,452,178
10% affordable housing (80:20)	£1,378,263	£1,196,282	£1,116,411	£365,543	£19,967	-£297,617	-£2,256,196
20% affordable housing (80:20)	£499,659	£332,334	£251,686	-£414,692	-£760,789	-£1,081,353	-£3,067,554
30% affordable housing (80:20)	-£380,667	-£533,727	-£614,374	-£1,195,109	-£1,544,525	-£1,866,891	-£3,882,626
40% affordable housing (50:50)	-£910,994	-£1,054,934	-£1,135,581	-£1,636,237	-£1,985,571	-£2,308,580	-£4,336,505
40% affordable housing (80:20)	-£1,261,884	-£1,399,871	-£1,481,415	-£1,978,844	-£2,330,981	-£2,657,923	-£4,724,627
100% affordable housing (80:20)	-£6,774,537	-£6,827,781	-£6,917,181	-£6,937,116	-£7,326,901	-£7,684,503	-£9,830,106

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,116,825	£3,919,732	£3,839,862	£3,005,737	£2,660,161	£2,343,118	£407,781
10% affordable housing (80:20)	£3,238,222	£3,056,241	£2,976,370	£2,225,502	£1,879,926	£1,562,342	-£396,237
20% affordable housing (80:20)	£2,359,618	£2,192,293	£2,111,645	£1,445,267	£1,099,170	£778,606	-£1,207,595
30% affordable housing (80:20)	£1,479,292	£1,326,232	£1,245,585	£664,850	£315,434	-£6,932	-£2,022,667
40% affordable housing (50:50)	£948,965	£805,025	£724,378	£223,722	-£125,612	-£448,621	-£2,476,546
40% affordable housing (80:20)	£598,075	£460,088	£378,544	-£118,885	-£471,022	-£797,964	-£2,864,668
100% affordable housing (80:20)	-£4,914,578	-£4,967,822	-£5,057,222	-£5,077,157	-£5,466,943	-£5,824,544	-£7,970,147

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH3, LH, CIL+S106,	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£4,434,779	£4,252,797	£4,172,927	£3,422,059	£3,076,483	£2,758,898	£800,320
20% affordable housing (80:20)	£3,556,175	£3,388,850	£3,308,202	£2,641,824	£2,295,727	£1,975,162	-£11,038
30% affordable housing (80:20)	£2,675,849	£2,522,788	£2,442,141	£1,861,407	£1,511,991	£1,189,625	-£826,111
40% affordable housing (50:50)	£2,145,522	£2,001,582	£1,920,935	£1,420,279	£1,070,945	£747,936	-£1,279,990
40% affordable housing (80:20)	£1,794,632	£1,656,645	£1,575,101	£1,077,672	£725,534	£398,593	-£1,668,111
100% affordable housing (80:20)	-£3,718,022	-£3,771,266	-£3,860,665	-£3,880,600	-£4,270,386	-£4,627,987	-£6,773,591

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 6

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,460,363	£7,250,703	£7,170,833	£5,972,245	£5,628,388	£5,311,346	£3,387,515
10% affordable housing (80:20)	£6,517,422	£6,323,980	£6,244,110	£5,166,708	£4,821,132	£4,504,089	£2,563,076
20% affordable housing (80:20)	£5,574,482	£5,397,257	£5,317,387	£4,359,451	£4,013,874	£3,695,593	£1,726,779
30% affordable housing (80:20)	£4,631,541	£4,470,534	£4,390,150	£3,552,194	£3,205,168	£2,884,604	£886,629
40% affordable housing (50:50)	£4,088,504	£3,936,837	£3,856,966	£3,134,964	£2,788,538	£2,467,974	£460,656
40% affordable housing (80:20)	£3,687,252	£3,541,155	£3,460,508	£2,743,594	£2,394,178	£2,069,944	£36,213
100% affordable housing (80:20)	-£2,203,994	-£2,258,919	-£2,348,319	-£2,368,254	-£2,758,039	-£3,115,641	-£5,261,244

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,452,603	£6,242,943	£6,163,073	£4,964,485	£4,620,628	£4,303,586	£2,379,755
10% affordable housing (80:20)	£5,509,662	£5,316,220	£5,236,350	£4,158,948	£3,813,372	£3,496,329	£1,555,316
20% affordable housing (80:20)	£4,566,722	£4,389,497	£4,309,627	£3,351,691	£3,006,114	£2,687,833	£719,019
30% affordable housing (80:20)	£3,623,781	£3,462,774	£3,382,390	£2,544,434	£2,197,408	£1,876,844	-£121,131
40% affordable housing (50:50)	£3,080,744	£2,929,077	£2,849,206	£2,127,204	£1,780,778	£1,460,214	-£547,104
40% affordable housing (80:20)	£2,679,492	£2,533,395	£2,452,748	£1,735,834	£1,386,418	£1,062,184	-£971,547
100% affordable housing (80:20)	-£3,211,754	-£3,266,679	-£3,356,079	-£3,376,014	-£3,765,799	-£4,123,401	-£6,269,004

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,987,568	£2,777,908	£2,698,038	£1,499,450	£1,155,593	£838,551	-£1,085,280
10% affordable housing (80:20)	£2,044,628	£1,851,185	£1,771,315	£693,913	£348,337	£31,294	-£1,909,719
20% affordable housing (80:20)	£1,101,687	£924,462	£844,592	-£113,344	-£458,921	-£777,202	-£2,746,016
30% affordable housing (80:20)	£158,746	-£2,261	-£82,645	-£920,601	-£1,267,627	-£1,588,191	-£3,586,166
40% affordable housing (50:50)	-£384,291	-£535,958	-£615,828	-£1,337,831	-£1,684,257	-£2,004,821	-£4,012,139
40% affordable housing (80:20)	-£785,543	-£931,640	-£1,012,287	-£1,729,201	-£2,078,617	-£2,402,851	-£4,436,582
100% affordable housing (80:20)	-£6,676,789	-£6,731,714	-£6,821,114	-£6,841,049	-£7,230,834	-£7,588,436	-£9,734,039

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,847,527	£4,637,867	£4,557,997	£3,359,409	£3,015,552	£2,698,510	£774,679
10% affordable housing (80:20)	£3,904,586	£3,711,144	£3,631,274	£2,553,872	£2,208,296	£1,891,253	-£49,760
20% affordable housing (80:20)	£2,961,646	£2,784,421	£2,704,551	£1,746,615	£1,401,038	£1,082,757	-£886,057
30% affordable housing (80:20)	£2,018,705	£1,857,698	£1,777,314	£939,358	£592,332	£271,768	-£1,726,207
40% affordable housing (50:50)	£1,475,668	£1,324,001	£1,244,130	£522,128	£175,702	-£144,862	-£2,152,180
40% affordable housing (80:20)	£1,074,416	£928,319	£847,672	£130,758	-£218,658	-£542,892	-£2,576,623
100% affordable housing (80:20)	-£4,816,830	-£4,871,755	-£4,961,155	-£4,981,090	-£5,370,875	-£5,728,477	-£7,874,080

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,044,084	£5,834,424	£5,754,554	£4,555,966	£4,212,109	£3,895,067	£1,971,236
10% affordable housing (80:20)	£5,101,143	£4,907,700	£4,827,831	£3,750,428	£3,404,852	£3,087,810	£1,146,797
20% affordable housing (80:20)	£4,158,203	£3,980,978	£3,901,107	£2,943,172	£2,597,595	£2,279,314	£310,499
30% affordable housing (80:20)	£3,215,262	£3,054,254	£2,973,871	£2,135,915	£1,788,888	£1,468,325	-£529,651
40% affordable housing (50:50)	£2,672,225	£2,520,558	£2,440,687	£1,718,685	£1,372,259	£1,051,694	-£955,624
40% affordable housing (80:20)	£2,270,973	£2,124,876	£2,044,229	£1,327,315	£977,899	£653,664	-£1,380,066
100% affordable housing (80:20)	-£3,620,274	-£3,675,198	-£3,764,598	-£3,784,533	-£4,174,318	-£4,531,920	-£6,677,523

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 7

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£8,189,611	£7,968,718	£7,888,967	£6,678,028	£6,335,784	£6,021,393	£4,109,435
10% affordable housing (80:20)	£7,183,787	£6,978,883	£6,899,014	£5,810,876	£5,468,631	£5,151,648	£3,229,730
20% affordable housing (80:20)	£6,176,509	£5,988,930	£5,909,060	£4,943,723	£4,598,946	£4,281,904	£2,340,933
30% affordable housing (80:20)	£5,169,231	£4,998,976	£4,919,106	£4,074,778	£3,729,202	£3,411,233	£1,437,851
40% affordable housing (50:50)	£4,614,253	£4,453,543	£4,373,674	£3,646,164	£3,300,587	£2,983,343	£1,004,311
40% affordable housing (80:20)	£4,161,953	£4,009,022	£3,928,655	£3,205,034	£2,857,877	£2,537,313	£529,034
100% affordable housing (80:20)	-£2,106,245	-£2,162,852	-£2,252,251	-£2,272,186	-£2,661,972	-£3,019,573	-£5,165,177

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,181,851	£6,960,958	£6,881,207	£5,670,268	£5,328,024	£5,013,633	£3,101,675
10% affordable housing (80:20)	£6,176,027	£5,971,123	£5,891,254	£4,803,116	£4,460,871	£4,143,888	£2,221,970
20% affordable housing (80:20)	£5,168,749	£4,981,170	£4,901,300	£3,935,963	£3,591,186	£3,274,144	£1,333,173
30% affordable housing (80:20)	£4,161,471	£3,991,216	£3,911,346	£3,067,018	£2,721,442	£2,403,473	£430,091
40% affordable housing (50:50)	£3,606,493	£3,445,783	£3,365,914	£2,638,404	£2,292,827	£1,975,583	-£3,449
40% affordable housing (80:20)	£3,154,193	£3,001,262	£2,920,895	£2,197,274	£1,850,117	£1,529,553	-£478,726
100% affordable housing (80:20)	-£3,114,005	-£3,170,612	-£3,260,011	-£3,279,946	-£3,669,732	-£4,027,333	-£6,172,937

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,716,816	£3,495,923	£3,416,172	£2,205,233	£1,862,989	£1,548,598	-£363,360
10% affordable housing (80:20)	£2,710,992	£2,506,089	£2,426,219	£1,338,081	£995,836	£678,853	-£1,243,065
20% affordable housing (80:20)	£1,703,714	£1,516,135	£1,436,265	£470,928	£126,151	-£190,891	-£2,131,862
30% affordable housing (80:20)	£696,436	£526,181	£446,311	-£398,017	-£743,593	-£1,061,562	-£3,034,944
40% affordable housing (50:50)	£141,458	-£19,252	-£99,121	-£826,631	-£1,172,208	-£1,489,452	-£3,468,484
40% affordable housing (80:20)	-£310,842	-£463,773	-£544,140	-£1,267,761	-£1,614,918	-£1,935,482	-£3,943,761
100% affordable housing (80:20)	-£6,579,040	-£6,635,647	-£6,725,046	-£6,744,981	-£7,134,767	-£7,492,368	-£9,637,972

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,576,775	£5,355,882	£5,276,131	£4,065,192	£3,722,948	£3,408,557	£1,496,599
10% affordable housing (80:20)	£4,570,951	£4,366,047	£4,286,178	£3,198,040	£2,855,795	£2,538,812	£616,894
20% affordable housing (80:20)	£3,563,673	£3,376,094	£3,296,224	£2,330,887	£1,986,110	£1,669,068	-£271,903
30% affordable housing (80:20)	£2,556,395	£2,386,140	£2,306,270	£1,461,942	£1,116,366	£798,397	-£1,174,986
40% affordable housing (50:50)	£2,001,417	£1,840,707	£1,760,838	£1,033,328	£687,751	£370,507	-£1,608,525
40% affordable housing (80:20)	£1,549,117	£1,396,186	£1,315,819	£592,198	£245,041	-£75,523	-£2,083,802
100% affordable housing (80:20)	-£4,719,081	-£4,775,688	-£4,865,087	-£4,885,022	-£5,274,808	-£5,632,409	-£7,778,013

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,773,331	£6,552,438	£6,472,688	£5,261,749	£4,919,505	£4,605,113	£2,693,155
10% affordable housing (80:20)	£5,767,508	£5,562,604	£5,482,735	£4,394,597	£4,052,352	£3,735,369	£1,813,451
20% affordable housing (80:20)	£4,760,229	£4,572,651	£4,492,781	£3,527,444	£3,182,667	£2,865,625	£924,654
30% affordable housing (80:20)	£3,752,952	£3,582,696	£3,502,827	£2,658,499	£2,312,923	£1,994,954	£21,571
40% affordable housing (50:50)	£3,197,974	£3,037,264	£2,957,395	£2,229,885	£1,884,308	£1,567,064	-£411,968
40% affordable housing (80:20)	£2,745,674	£2,592,743	£2,512,376	£1,788,754	£1,441,597	£1,121,034	-£887,245
100% affordable housing (80:20)	-£3,522,525	-£3,579,131	-£3,668,531	-£3,688,466	-£4,078,251	-£4,435,853	-£6,581,456

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location: Price Band 8

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	N/A
No Units	100
Site Area	4.08 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£8,917,029	£8,683,625	£8,604,416	£7,383,811	£7,041,567	£6,727,582	£4,825,028
10% affordable housing (80:20)	£7,847,373	£7,632,366	£7,553,157	£6,454,516	£6,112,272	£5,798,287	£3,888,177
20% affordable housing (80:20)	£6,777,716	£6,580,603	£6,500,733	£5,525,221	£5,182,976	£4,866,976	£2,944,999
30% affordable housing (80:20)	£5,706,920	£5,527,418	£5,447,548	£4,595,925	£4,251,786	£3,934,744	£1,989,060
40% affordable housing (50:50)	£5,138,924	£4,970,251	£4,890,381	£4,154,115	£3,811,786	£3,494,745	£1,544,532
40% affordable housing (80:20)	£4,635,305	£4,474,233	£4,394,363	£3,665,131	£3,319,554	£3,001,011	£1,017,486
100% affordable housing (80:20)	-£2,008,497	-£2,066,784	-£2,156,184	-£2,176,119	-£2,565,904	-£2,923,505	-£5,069,109

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,909,269	£7,675,865	£7,596,656	£6,376,051	£6,033,807	£5,719,822	£3,817,268
10% affordable housing (80:20)	£6,839,613	£6,624,606	£6,545,397	£5,446,756	£5,104,512	£4,790,527	£2,880,417
20% affordable housing (80:20)	£5,769,956	£5,572,843	£5,492,973	£4,517,461	£4,175,216	£3,859,216	£1,937,239
30% affordable housing (80:20)	£4,699,160	£4,519,658	£4,439,788	£3,588,165	£3,244,026	£2,926,984	£981,300
40% affordable housing (50:50)	£4,131,164	£3,962,491	£3,882,621	£3,146,355	£2,804,026	£2,486,985	£536,772
40% affordable housing (80:20)	£3,627,545	£3,466,473	£3,386,603	£2,657,371	£2,311,794	£1,993,251	£9,726
100% affordable housing (80:20)	-£3,016,257	-£3,074,544	-£3,163,944	-£3,183,879	-£3,573,664	-£3,931,265	-£6,076,869

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,444,234	£4,210,830	£4,131,621	£2,911,016	£2,568,772	£2,254,787	£352,233
10% affordable housing (80:20)	£3,374,578	£3,159,571	£3,080,362	£1,981,721	£1,639,477	£1,325,492	-£584,618
20% affordable housing (80:20)	£2,304,921	£2,107,808	£2,027,938	£1,052,426	£710,181	£394,181	-£1,527,796
30% affordable housing (80:20)	£1,234,125	£1,054,624	£974,753	£123,130	-£221,009	-£538,051	-£2,483,735
40% affordable housing (50:50)	£666,129	£497,456	£417,586	-£318,680	-£661,009	-£978,050	-£2,928,263
40% affordable housing (80:20)	£162,510	£1,438	-£78,432	-£807,664	-£1,153,241	-£1,471,784	-£3,455,309
100% affordable housing (80:20)	-£6,481,292	-£6,539,579	-£6,628,979	-£6,648,914	-£7,038,699	-£7,396,300	-£9,541,904

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,304,193	£6,070,789	£5,991,580	£4,770,975	£4,428,731	£4,114,746	£2,212,191
10% affordable housing (80:20)	£5,234,536	£5,019,530	£4,940,321	£3,841,680	£3,499,436	£3,185,450	£1,275,341
20% affordable housing (80:20)	£4,164,880	£3,967,767	£3,887,897	£2,912,385	£2,570,140	£2,254,140	£332,163
30% affordable housing (80:20)	£3,094,084	£2,914,582	£2,834,712	£1,983,089	£1,638,950	£1,321,908	-£623,776
40% affordable housing (50:50)	£2,526,088	£2,357,415	£2,277,545	£1,541,279	£1,198,950	£881,909	-£1,068,304
40% affordable housing (80:20)	£2,022,469	£1,861,397	£1,781,527	£1,052,295	£706,718	£388,175	-£1,595,350
100% affordable housing (80:20)	-£4,621,333	-£4,679,620	-£4,769,020	-£4,788,955	-£5,178,741	-£5,536,341	-£7,681,945

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,500,750	£7,267,346	£7,188,137	£5,967,532	£5,625,288	£5,311,303	£3,408,748
10% affordable housing (80:20)	£6,431,093	£6,216,087	£6,136,878	£5,038,237	£4,695,993	£4,382,007	£2,471,898
20% affordable housing (80:20)	£5,361,437	£5,164,324	£5,084,454	£4,108,941	£3,766,696	£3,450,697	£1,528,719
30% affordable housing (80:20)	£4,290,641	£4,111,139	£4,031,269	£3,179,646	£2,835,507	£2,518,465	£572,780
40% affordable housing (50:50)	£3,722,645	£3,553,972	£3,474,102	£2,737,836	£2,395,507	£2,078,466	£128,253
40% affordable housing (80:20)	£3,219,026	£3,057,954	£2,978,084	£2,248,852	£1,903,275	£1,584,732	-£398,793
100% affordable housing (80:20)	-£3,424,777	-£3,483,064	-£3,572,463	-£3,592,398	-£3,982,184	-£4,339,784	-£6,485,388

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 1

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	£10,000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,325,460	-£1,598,982	-£1,858,304	-£2,978,987	-£4,108,361	-£5,144,480	-£11,361,195
10% affordable housing (80:20)	-£2,317,679	-£2,591,201	-£2,850,523	-£3,863,618	-£4,992,991	-£6,029,110	-£12,245,825
20% affordable housing (80:20)	-£3,309,897	-£3,583,420	-£3,842,741	-£4,748,247	-£5,877,620	-£6,913,739	-£13,130,455
30% affordable housing (80:20)	-£4,302,116	-£4,575,639	-£4,834,960	-£5,632,877	-£6,762,251	-£7,798,370	-£14,015,085
40% affordable housing (50:50)	-£5,355,832	-£5,629,355	-£5,888,677	-£6,578,936	-£7,708,309	-£8,744,428	-£14,961,144
40% affordable housing (80:20)	-£5,294,335	-£5,567,858	-£5,827,179	-£6,517,508	-£7,646,880	-£8,683,000	-£14,899,715
100% affordable housing (80:20)	-£11,426,329	-£11,704,197	-£11,967,638	-£12,026,677	-£13,175,284	-£14,229,048	-£20,551,638

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,348,740	-£4,622,262	-£4,881,584	-£6,002,267	-£7,131,641	-£8,167,760	-£14,384,475
10% affordable housing (80:20)	-£5,340,959	-£5,614,481	-£5,873,803	-£6,886,898	-£8,016,271	-£9,052,390	-£15,269,105
20% affordable housing (80:20)	-£6,333,177	-£6,606,700	-£6,866,021	-£7,771,527	-£8,900,900	-£9,937,019	-£16,153,735
30% affordable housing (80:20)	-£7,325,396	-£7,598,919	-£7,858,240	-£8,656,157	-£9,785,531	-£10,821,650	-£17,038,365
40% affordable housing (50:50)	-£8,379,112	-£8,652,635	-£8,911,957	-£9,602,216	-£10,731,589	-£11,767,708	-£17,984,424
40% affordable housing (80:20)	-£8,317,615	-£8,591,138	-£8,850,459	-£9,540,788	-£10,670,160	-£11,706,280	-£17,922,995
100% affordable housing (80:20)	-£14,449,609	-£14,727,477	-£14,990,918	-£15,049,957	-£16,198,564	-£17,252,328	-£23,574,918

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£14,743,845	-£15,017,367	-£15,276,689	-£16,397,372	-£17,526,746	-£18,562,865	-£24,779,580
10% affordable housing (80:20)	-£15,736,063	-£16,009,586	-£16,268,907	-£17,282,003	-£18,411,375	-£19,447,495	-£25,664,210
20% affordable housing (80:20)	-£16,728,282	-£17,001,805	-£17,261,126	-£18,166,632	-£19,296,005	-£20,332,124	-£26,548,840
30% affordable housing (80:20)	-£17,720,501	-£17,994,024	-£18,253,345	-£19,051,262	-£20,180,636	-£21,216,755	-£27,433,469
40% affordable housing (50:50)	-£18,774,217	-£19,047,740	-£19,307,062	-£19,997,321	-£21,126,694	-£22,162,813	-£28,379,529
40% affordable housing (80:20)	-£18,712,720	-£18,986,243	-£19,245,564	-£19,935,892	-£21,065,265	-£22,101,385	-£28,318,100
100% affordable housing (80:20)	-£24,844,714	-£25,122,582	-£25,386,023	-£25,445,062	-£26,593,669	-£27,647,433	-£33,970,022

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,163,968	-£9,437,490	-£9,696,812	-£10,817,495	-£11,946,869	-£12,982,988	-£19,199,703
10% affordable housing (80:20)	-£10,156,187	-£10,429,709	-£10,689,031	-£11,702,126	-£12,831,499	-£13,867,618	-£20,084,333
20% affordable housing (80:20)	-£11,148,406	-£11,421,928	-£11,681,250	-£12,586,755	-£13,716,128	-£14,752,248	-£20,968,963
30% affordable housing (80:20)	-£12,140,624	-£12,414,147	-£12,673,468	-£13,471,385	-£14,600,759	-£15,636,878	-£21,853,593
40% affordable housing (50:50)	-£13,194,340	-£13,467,863	-£13,727,185	-£14,417,444	-£15,546,817	-£16,582,936	-£22,799,652
40% affordable housing (80:20)	-£13,132,843	-£13,406,366	-£13,665,687	-£14,356,016	-£15,485,389	-£16,521,508	-£22,738,223
100% affordable housing (80:20)	-£19,264,837	-£19,542,705	-£19,806,146	-£19,865,185	-£21,013,792	-£22,067,556	-£28,390,146

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£5,574,298	-£5,847,820	-£6,107,141	-£7,227,825	-£8,357,199	-£9,393,318	-£15,610,032
10% affordable housing (80:20)	-£6,566,516	-£6,840,039	-£7,099,360	-£8,112,455	-£9,241,828	-£10,277,948	-£16,494,663
20% affordable housing (80:20)	-£7,558,735	-£7,832,258	-£8,091,579	-£8,997,085	-£10,126,458	-£11,162,577	-£17,379,293
30% affordable housing (80:20)	-£8,550,954	-£8,824,477	-£9,083,798	-£9,881,715	-£11,011,089	-£12,047,208	-£18,263,922
40% affordable housing (50:50)	-£9,604,670	-£9,878,193	-£10,137,515	-£10,827,774	-£11,957,147	-£12,993,266	-£19,209,981
40% affordable housing (80:20)	-£9,543,173	-£9,816,696	-£10,076,017	-£10,766,345	-£11,895,718	-£12,931,838	-£19,148,553
100% affordable housing (80:20)	-£15,675,167	-£15,953,035	-£16,216,476	-£16,275,515	-£17,424,122	-£18,477,886	-£24,800,475

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 2

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	10000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,758,606	£2,498,076	£2,250,639	£1,134,002	£45,274	-£984,933	-£7,201,647
10% affordable housing (80:20)	£1,454,921	£1,190,130	£937,684	-£67,233	-£1,193,728	-£2,229,848	-£8,446,563
20% affordable housing (80:20)	£130,814	-£140,569	-£399,890	-£1,309,270	-£2,438,643	-£3,474,763	-£9,691,478
30% affordable housing (80:20)	-£1,219,956	-£1,493,479	-£1,752,800	-£2,554,186	-£3,683,558	-£4,719,678	-£10,936,393
40% affordable housing (50:50)	-£2,299,970	-£2,573,493	-£2,832,814	-£3,526,512	-£4,655,885	-£5,692,005	-£11,908,720
40% affordable housing (80:20)	-£2,572,867	-£2,846,389	-£3,105,711	-£3,799,101	-£4,928,474	-£5,964,593	-£12,181,308
100% affordable housing (80:20)	-£10,860,154	-£11,138,021	-£11,401,463	-£11,460,501	-£12,609,108	-£13,662,873	-£19,985,462

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£264,674	-£525,204	-£772,641	-£1,889,278	-£2,978,006	-£4,008,213	-£10,224,927
10% affordable housing (80:20)	-£1,568,359	-£1,833,150	-£2,085,596	-£3,090,513	-£4,217,008	-£5,253,128	-£11,469,843
20% affordable housing (80:20)	-£2,892,466	-£3,163,849	-£3,423,170	-£4,332,550	-£5,461,923	-£6,498,043	-£12,714,758
30% affordable housing (80:20)	-£4,243,236	-£4,516,759	-£4,776,080	-£5,577,466	-£6,706,838	-£7,742,958	-£13,959,673
40% affordable housing (50:50)	-£5,323,250	-£5,596,773	-£5,856,094	-£6,549,792	-£7,679,165	-£8,715,285	-£14,932,000
40% affordable housing (80:20)	-£5,596,147	-£5,869,669	-£6,128,991	-£6,822,381	-£7,951,754	-£8,987,873	-£15,204,588
100% affordable housing (80:20)	-£13,883,434	-£14,161,301	-£14,424,743	-£14,483,781	-£15,632,388	-£16,686,153	-£23,008,742

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£10,659,779	-£10,920,309	-£11,167,746	-£12,284,383	-£13,373,111	-£14,403,317	-£20,620,032
10% affordable housing (80:20)	-£11,963,464	-£12,228,255	-£12,480,701	-£13,485,618	-£14,612,113	-£15,648,232	-£21,864,948
20% affordable housing (80:20)	-£13,287,570	-£13,558,954	-£13,818,275	-£14,727,655	-£15,857,028	-£16,893,148	-£23,109,863
30% affordable housing (80:20)	-£14,638,341	-£14,911,864	-£15,171,185	-£15,972,570	-£17,101,943	-£18,138,063	-£24,354,778
40% affordable housing (50:50)	-£15,718,355	-£15,991,878	-£16,251,199	-£16,944,897	-£18,074,270	-£19,110,389	-£25,327,105
40% affordable housing (80:20)	-£15,991,251	-£16,264,774	-£16,524,095	-£17,217,485	-£18,346,858	-£19,382,978	-£25,599,693
100% affordable housing (80:20)	-£24,278,538	-£24,556,406	-£24,819,847	-£24,878,886	-£26,027,493	-£27,081,258	-£33,403,847

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£5,079,902	-£5,340,432	-£5,587,869	-£6,704,507	-£7,793,234	-£8,823,441	-£15,040,155
10% affordable housing (80:20)	-£6,383,587	-£6,648,378	-£6,900,824	-£7,905,741	-£9,032,236	-£10,068,356	-£16,285,071
20% affordable housing (80:20)	-£7,707,694	-£7,979,077	-£8,238,398	-£9,147,779	-£10,277,151	-£11,313,271	-£17,529,986
30% affordable housing (80:20)	-£9,058,465	-£9,331,987	-£9,591,309	-£10,392,694	-£11,522,067	-£12,558,186	-£18,774,901
40% affordable housing (50:50)	-£10,138,478	-£10,412,001	-£10,671,322	-£11,365,020	-£12,494,393	-£13,530,513	-£19,747,228
40% affordable housing (80:20)	-£10,411,375	-£10,684,897	-£10,944,219	-£11,637,609	-£12,766,982	-£13,803,101	-£20,019,816
100% affordable housing (80:20)	-£18,698,662	-£18,976,529	-£19,239,971	-£19,299,009	-£20,447,616	-£21,501,381	-£27,823,970

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,490,232	-£1,750,762	-£1,998,199	-£3,114,836	-£4,203,564	-£5,233,770	-£11,450,485
10% affordable housing (80:20)	-£2,793,917	-£3,058,708	-£3,311,154	-£4,316,071	-£5,442,566	-£6,478,685	-£12,695,401
20% affordable housing (80:20)	-£4,118,023	-£4,389,407	-£4,648,728	-£5,558,108	-£6,687,481	-£7,723,600	-£13,940,316
30% affordable housing (80:20)	-£5,468,794	-£5,742,317	-£6,001,638	-£6,803,023	-£7,932,396	-£8,968,516	-£15,185,231
40% affordable housing (50:50)	-£6,548,808	-£6,822,331	-£7,081,652	-£7,775,350	-£8,904,723	-£9,940,842	-£16,157,558
40% affordable housing (80:20)	-£6,821,704	-£7,095,227	-£7,354,548	-£8,047,938	-£9,177,311	-£10,213,431	-£16,430,146
100% affordable housing (80:20)	-£15,108,991	-£15,386,859	-£15,650,300	-£15,709,339	-£16,857,946	-£17,911,711	-£24,234,300

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 3

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	10000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,654,194	£6,406,040	£6,167,610	£5,022,180	£3,985,450	£3,022,586	-£3,042,099
10% affordable housing (80:20)	£5,058,694	£4,806,482	£4,567,123	£3,536,417	£2,484,517	£1,505,340	-£4,647,300
20% affordable housing (80:20)	£3,448,396	£3,192,059	£2,947,302	£2,033,843	£962,128	-£38,689	-£6,252,500
30% affordable housing (80:20)	£1,816,524	£1,552,299	£1,301,257	£504,766	-£604,867	-£1,640,986	-£7,857,701
40% affordable housing (50:50)	£743,728	£474,607	£219,458	-£474,089	-£1,603,462	-£2,639,581	-£8,856,296
40% affordable housing (80:20)	£146,211	-£124,921	-£384,242	-£1,080,694	-£2,210,068	-£3,246,187	-£9,462,901
100% affordable housing (80:20)	-£10,293,978	-£10,571,846	-£10,835,287	-£10,894,325	-£12,042,932	-£13,096,697	-£19,419,286

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,630,914	£3,382,760	£3,144,330	£1,998,900	£962,170	-£694	-£6,065,379
10% affordable housing (80:20)	£2,035,414	£1,783,202	£1,543,843	£513,137	-£538,763	-£1,517,940	-£7,670,580
20% affordable housing (80:20)	£425,116	£168,779	-£75,978	-£989,437	-£2,061,152	-£3,061,969	-£9,275,780
30% affordable housing (80:20)	-£1,206,756	-£1,470,981	-£1,722,023	-£2,518,514	-£3,628,147	-£4,664,266	-£10,880,981
40% affordable housing (50:50)	-£2,279,552	-£2,548,673	-£2,803,822	-£3,497,369	-£4,626,742	-£5,662,861	-£11,879,576
40% affordable housing (80:20)	-£2,877,069	-£3,148,201	-£3,407,522	-£4,103,974	-£5,233,348	-£6,269,467	-£12,486,181
100% affordable housing (80:20)	-£13,317,258	-£13,595,126	-£13,858,567	-£13,917,605	-£15,066,212	-£16,119,977	-£22,442,566

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£6,764,191	-£7,012,345	-£7,250,775	-£8,396,205	-£9,432,935	-£10,395,799	-£16,460,484
10% affordable housing (80:20)	-£8,359,691	-£8,611,903	-£8,851,262	-£9,881,968	-£10,933,868	-£11,913,045	-£18,065,685
20% affordable housing (80:20)	-£9,969,989	-£10,226,326	-£10,471,082	-£11,384,542	-£12,456,257	-£13,457,074	-£19,670,885
30% affordable housing (80:20)	-£11,601,861	-£11,866,085	-£12,117,128	-£12,913,618	-£14,023,252	-£15,059,371	-£21,276,086
40% affordable housing (50:50)	-£12,674,657	-£12,943,778	-£13,198,927	-£13,892,473	-£15,021,846	-£16,057,966	-£22,274,681
40% affordable housing (80:20)	-£13,272,173	-£13,543,306	-£13,802,627	-£14,499,079	-£15,628,452	-£16,664,572	-£22,881,286
100% affordable housing (80:20)	-£23,712,363	-£23,990,231	-£24,253,672	-£24,312,710	-£25,461,317	-£26,515,082	-£32,837,671

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,184,314	-£1,432,468	-£1,670,898	-£2,816,328	-£3,853,058	-£4,815,922	-£10,880,607
10% affordable housing (80:20)	-£2,779,814	-£3,032,026	-£3,271,385	-£4,302,091	-£5,353,991	-£6,333,168	-£12,485,808
20% affordable housing (80:20)	-£4,390,112	-£4,646,449	-£4,891,206	-£5,804,665	-£6,876,380	-£7,877,197	-£14,091,008
30% affordable housing (80:20)	-£6,021,984	-£6,286,209	-£6,537,251	-£7,333,742	-£8,443,375	-£9,479,494	-£15,696,209
40% affordable housing (50:50)	-£7,094,780	-£7,363,902	-£7,619,050	-£8,312,597	-£9,441,970	-£10,478,089	-£16,694,804
40% affordable housing (80:20)	-£7,692,297	-£7,963,429	-£8,222,750	-£8,919,202	-£10,048,576	-£11,084,695	-£17,301,409
100% affordable housing (80:20)	-£18,132,486	-£18,410,354	-£18,673,795	-£18,732,833	-£19,881,440	-£20,935,205	-£27,257,794

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,405,356	£2,157,202	£1,918,772	£773,342	-£263,388	-£1,226,252	-£7,290,937
10% affordable housing (80:20)	£809,856	£557,644	£318,285	-£712,421	-£1,764,321	-£2,743,498	-£8,896,138
20% affordable housing (80:20)	-£800,442	-£1,056,779	-£1,301,535	-£2,214,995	-£3,286,710	-£4,287,527	-£10,501,338
30% affordable housing (80:20)	-£2,432,313	-£2,696,538	-£2,947,581	-£3,744,071	-£4,853,705	-£5,889,824	-£12,106,539
40% affordable housing (50:50)	-£3,505,110	-£3,774,231	-£4,029,380	-£4,722,926	-£5,852,299	-£6,888,419	-£13,105,134
40% affordable housing (80:20)	-£4,102,626	-£4,373,759	-£4,633,080	-£5,329,531	-£6,458,905	-£7,495,025	-£13,711,739
100% affordable housing (80:20)	-£14,542,816	-£14,820,684	-£15,084,125	-£15,143,163	-£16,291,770	-£17,345,535	-£23,668,124

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 4

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	10000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£10,421,897	£10,181,665	£9,953,907	£7,806,083	£6,798,640	£5,865,450	£42,482
10% affordable housing (80:20)	£8,533,389	£8,289,229	£8,057,745	£6,119,594	£5,101,129	£4,155,588	-£1,806,290
20% affordable housing (80:20)	£6,633,572	£6,385,418	£6,150,148	£4,421,413	£3,386,942	£2,424,005	-£3,665,303
30% affordable housing (80:20)	£4,715,075	£4,462,863	£4,223,745	£2,704,284	£1,648,702	£663,197	-£5,524,317
40% affordable housing (50:50)	£3,648,432	£3,396,220	£3,153,518	£1,842,316	£774,806	-£227,574	-£6,442,707
40% affordable housing (80:20)	£2,770,367	£2,513,734	£2,266,731	£954,591	-£133,614	-£1,166,615	-£7,383,330
100% affordable housing (80:20)	-£9,727,802	-£10,005,670	-£10,269,111	-£10,328,149	-£11,476,756	-£12,530,522	-£18,853,110

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,398,617	£7,158,385	£6,930,627	£4,782,803	£3,775,360	£2,842,170	-£2,980,798
10% affordable housing (80:20)	£5,510,109	£5,265,949	£5,034,465	£3,096,314	£2,077,849	£1,132,308	-£4,829,570
20% affordable housing (80:20)	£3,610,292	£3,362,138	£3,126,868	£1,398,133	£363,662	-£599,275	-£6,688,583
30% affordable housing (80:20)	£1,691,795	£1,439,583	£1,200,465	-£318,996	-£1,374,578	-£2,360,083	-£8,547,597
40% affordable housing (50:50)	£625,152	£372,940	£130,238	-£1,180,964	-£2,248,474	-£3,250,854	-£9,465,987
40% affordable housing (80:20)	-£252,913	-£509,546	-£756,549	-£2,068,689	-£3,156,894	-£4,189,895	-£10,406,610
100% affordable housing (80:20)	-£12,751,082	-£13,028,950	-£13,292,391	-£13,351,429	-£14,500,036	-£15,553,802	-£21,876,390

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£2,996,488	-£3,236,720	-£3,464,478	-£5,612,302	-£6,619,745	-£7,552,935	-£13,375,903
10% affordable housing (80:20)	-£4,884,996	-£5,129,156	-£5,360,639	-£7,298,791	-£8,317,256	-£9,262,796	-£15,224,675
20% affordable housing (80:20)	-£6,784,813	-£7,032,967	-£7,268,237	-£8,996,972	-£10,031,443	-£10,994,380	-£17,083,688
30% affordable housing (80:20)	-£8,703,309	-£8,955,521	-£9,194,640	-£10,714,101	-£11,769,683	-£12,755,188	-£18,942,702
40% affordable housing (50:50)	-£9,769,953	-£10,022,165	-£10,264,867	-£11,576,069	-£12,643,579	-£13,645,959	-£19,861,092
40% affordable housing (80:20)	-£10,648,017	-£10,904,651	-£11,151,654	-£12,463,794	-£13,551,999	-£14,584,999	-£20,801,715
100% affordable housing (80:20)	-£23,146,187	-£23,424,055	-£23,687,496	-£23,746,534	-£24,895,141	-£25,948,906	-£32,271,495

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,583,389	£2,343,157	£2,115,399	-£32,425	-£1,039,868	-£1,973,058	-£7,796,026
10% affordable housing (80:20)	£694,881	£450,721	£219,237	-£1,718,914	-£2,737,379	-£3,682,920	-£9,644,799
20% affordable housing (80:20)	-£1,204,936	-£1,453,090	-£1,688,360	-£3,417,095	-£4,451,566	-£5,414,503	-£11,503,811
30% affordable housing (80:20)	-£3,123,433	-£3,375,645	-£3,614,763	-£5,134,224	-£6,189,806	-£7,175,311	-£13,362,825
40% affordable housing (50:50)	-£4,190,076	-£4,442,288	-£4,684,990	-£5,996,192	-£7,063,702	-£8,066,082	-£14,281,215
40% affordable housing (80:20)	-£5,068,141	-£5,324,774	-£5,571,777	-£6,883,917	-£7,972,122	-£9,005,123	-£15,221,838
100% affordable housing (80:20)	-£17,566,310	-£17,844,178	-£18,107,619	-£18,166,657	-£19,315,264	-£20,369,030	-£26,691,618

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,173,059	£5,932,827	£5,705,069	£3,557,245	£2,549,802	£1,616,612	-£4,206,356
10% affordable housing (80:20)	£4,284,551	£4,040,391	£3,808,908	£1,870,756	£852,291	-£93,249	-£6,055,128
20% affordable housing (80:20)	£2,384,734	£2,136,580	£1,901,310	£172,575	-£861,896	-£1,824,833	-£7,914,141
30% affordable housing (80:20)	£466,238	£214,026	-£25,092	-£1,544,554	-£2,600,136	-£3,585,641	-£9,773,155
40% affordable housing (50:50)	-£600,406	-£852,618	-£1,095,320	-£2,406,522	-£3,474,032	-£4,476,412	-£10,691,545
40% affordable housing (80:20)	-£1,478,470	-£1,735,104	-£1,982,107	-£3,294,247	-£4,382,452	-£5,415,452	-£11,632,168
100% affordable housing (80:20)	-£13,976,640	-£14,254,508	-£14,517,949	-£14,576,987	-£15,725,594	-£16,779,359	-£23,101,948

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 5

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	10000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£12,271,943	£12,035,577	£11,811,484	£9,653,621	£8,662,468	£7,745,815	£2,037,527
10% affordable housing (80:20)	£10,235,296	£9,995,065	£9,767,306	£7,821,472	£6,821,164	£5,893,933	£82,660
20% affordable housing (80:20)	£8,189,750	£7,945,589	£7,714,106	£5,979,758	£4,965,135	£4,022,100	-£1,945,815
30% affordable housing (80:20)	£6,127,656	£5,879,503	£5,644,233	£4,120,942	£3,086,717	£2,122,523	-£3,984,971
40% affordable housing (50:50)	£5,053,347	£4,805,194	£4,569,924	£3,257,023	£2,216,117	£1,242,253	-£4,916,496
40% affordable housing (80:20)	£4,041,200	£3,788,988	£3,549,870	£2,236,494	£1,174,139	£181,306	-£6,024,127
100% affordable housing (80:20)	-£9,444,714	-£9,722,582	-£9,986,023	-£10,045,062	-£11,193,668	-£12,247,434	-£18,570,022

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£9,248,663	£9,012,297	£8,788,204	£6,630,341	£5,639,188	£4,722,535	-£985,753
10% affordable housing (80:20)	£7,212,016	£6,971,785	£6,744,026	£4,798,192	£3,797,884	£2,870,653	-£2,940,620
20% affordable housing (80:20)	£5,166,470	£4,922,309	£4,690,826	£2,956,478	£1,941,855	£998,820	-£4,969,095
30% affordable housing (80:20)	£3,104,376	£2,856,223	£2,620,953	£1,097,662	£63,437	-£900,757	-£7,008,251
40% affordable housing (50:50)	£2,030,067	£1,781,914	£1,546,644	£233,743	-£807,163	-£1,781,027	-£7,939,776
40% affordable housing (80:20)	£1,017,920	£765,708	£526,590	-£786,786	-£1,849,141	-£2,841,974	-£9,047,407
100% affordable housing (80:20)	-£12,467,994	-£12,745,862	-£13,009,303	-£13,068,342	-£14,216,948	-£15,270,714	-£21,593,302

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,146,442	-£1,382,808	-£1,606,901	-£3,764,764	-£4,755,917	-£5,672,570	-£11,380,858
10% affordable housing (80:20)	-£3,183,089	-£3,423,320	-£3,651,079	-£5,596,913	-£6,597,221	-£7,524,452	-£13,335,725
20% affordable housing (80:20)	-£5,228,635	-£5,472,795	-£5,704,279	-£7,438,627	-£8,453,250	-£9,396,285	-£15,364,200
30% affordable housing (80:20)	-£7,290,729	-£7,538,882	-£7,774,152	-£9,297,443	-£10,331,668	-£11,295,862	-£17,403,356
40% affordable housing (50:50)	-£8,365,038	-£8,613,191	-£8,848,461	-£10,161,362	-£11,202,268	-£12,176,132	-£18,334,881
40% affordable housing (80:20)	-£9,377,185	-£9,629,397	-£9,868,515	-£11,181,891	-£12,244,246	-£13,237,079	-£19,442,512
100% affordable housing (80:20)	-£22,863,099	-£23,140,967	-£23,404,408	-£23,463,446	-£24,612,053	-£25,665,819	-£31,988,407

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,433,435	£4,197,069	£3,972,976	£1,815,113	£823,960	-£92,693	-£5,800,981
10% affordable housing (80:20)	£2,396,787	£2,156,557	£1,928,798	-£17,036	-£1,017,344	-£1,944,575	-£7,755,848
20% affordable housing (80:20)	£351,242	£107,081	-£124,402	-£1,858,750	-£2,873,373	-£3,816,408	-£9,784,323
30% affordable housing (80:20)	-£1,710,852	-£1,959,005	-£2,194,275	-£3,717,566	-£4,751,791	-£5,715,985	-£11,823,479
40% affordable housing (50:50)	-£2,785,161	-£3,033,314	-£3,268,584	-£4,581,485	-£5,622,391	-£6,596,255	-£12,755,004
40% affordable housing (80:20)	-£3,797,308	-£4,049,520	-£4,288,638	-£5,602,015	-£6,664,370	-£7,657,202	-£13,862,635
100% affordable housing (80:20)	-£17,283,222	-£17,561,091	-£17,824,531	-£17,883,570	-£19,032,177	-£20,085,942	-£26,408,530

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH3, LH, CIL+S106,	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£5,986,458	£5,746,227	£5,518,468	£3,572,634	£2,572,326	£1,645,095	-£4,166,178
20% affordable housing (80:20)	£3,940,912	£3,696,752	£3,465,268	£1,730,920	£716,297	-£226,738	-£6,194,653
30% affordable housing (80:20)	£1,878,818	£1,630,665	£1,395,396	-£127,896	-£1,162,121	-£2,126,315	-£8,233,809
40% affordable housing (50:50)	£804,509	£556,356	£321,086	-£991,815	-£2,032,721	-£3,006,584	-£9,165,334
40% affordable housing (80:20)	-£207,638	-£459,850	-£698,968	-£2,012,344	-£3,074,699	-£4,067,532	-£10,272,965
100% affordable housing (80:20)	-£13,693,552	-£13,971,420	-£14,234,861	-£14,293,899	-£15,442,506	-£16,496,272	-£22,818,860

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 6

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	10000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£14,104,704	£13,872,143	£13,648,136	£10,527,144	£9,547,089	£8,637,080	£2,984,601
10% affordable housing (80:20)	£11,918,411	£11,682,046	£11,457,952	£8,642,079	£7,650,166	£6,728,398	£984,578
20% affordable housing (80:20)	£9,726,059	£9,485,828	£9,258,069	£6,745,154	£5,738,898	£4,804,111	-£1,078,106
30% affordable housing (80:20)	£7,519,732	£7,275,571	£7,044,088	£4,832,640	£3,809,505	£2,856,205	-£3,190,932
40% affordable housing (50:50)	£6,434,538	£6,190,378	£5,958,895	£4,055,921	£3,029,265	£2,071,039	-£4,029,119
40% affordable housing (80:20)	£5,291,339	£5,043,185	£4,807,916	£2,895,316	£1,847,505	£868,929	-£5,303,759
100% affordable housing (80:20)	-£9,161,626	-£9,439,495	-£9,702,935	-£9,761,974	-£10,910,581	-£11,964,346	-£18,286,934

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£11,081,424	£10,848,863	£10,624,856	£7,503,864	£6,523,809	£5,613,800	-£38,679
10% affordable housing (80:20)	£8,895,131	£8,658,766	£8,434,672	£5,618,799	£4,626,886	£3,705,118	-£2,038,702
20% affordable housing (80:20)	£6,702,779	£6,462,548	£6,234,789	£3,721,874	£2,715,618	£1,780,831	-£4,101,386
30% affordable housing (80:20)	£4,496,452	£4,252,291	£4,020,808	£1,809,360	£786,225	-£167,075	-£6,214,212
40% affordable housing (50:50)	£3,411,258	£3,167,098	£2,935,615	£1,032,641	£5,985	-£952,241	-£7,052,399
40% affordable housing (80:20)	£2,268,059	£2,019,905	£1,784,636	-£127,964	-£1,175,775	-£2,154,351	-£8,327,039
100% affordable housing (80:20)	-£12,184,906	-£12,462,775	-£12,726,215	-£12,785,254	-£13,933,861	-£14,987,626	-£21,310,214

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£686,320	£453,758	£229,751	-£2,891,241	-£3,871,296	-£4,781,305	-£10,433,784
10% affordable housing (80:20)	-£1,499,974	-£1,736,339	-£1,960,433	-£4,776,306	-£5,768,219	-£6,689,987	-£12,433,807
20% affordable housing (80:20)	-£3,692,326	-£3,932,557	-£4,160,316	-£6,673,231	-£7,679,487	-£8,614,273	-£14,496,491
30% affordable housing (80:20)	-£5,898,653	-£6,142,814	-£6,374,297	-£8,585,745	-£9,608,879	-£10,562,180	-£16,609,317
40% affordable housing (50:50)	-£6,983,847	-£7,228,007	-£7,459,490	-£9,362,464	-£10,389,120	-£11,347,346	-£17,447,504
40% affordable housing (80:20)	-£8,127,046	-£8,375,199	-£8,610,469	-£10,523,069	-£11,570,880	-£12,549,456	-£18,722,144
100% affordable housing (80:20)	-£22,680,011	-£22,857,879	-£23,121,320	-£23,180,358	-£24,328,965	-£25,382,731	-£31,705,319

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,266,196	£6,033,635	£5,809,628	£2,688,636	£1,708,581	£798,572	-£4,853,907
10% affordable housing (80:20)	£4,079,903	£3,843,537	£3,619,444	£803,571	-£188,343	-£1,110,110	-£6,853,930
20% affordable housing (80:20)	£1,887,551	£1,647,319	£1,419,561	-£1,093,354	-£2,099,611	-£3,034,397	-£8,916,614
30% affordable housing (80:20)	-£318,777	-£562,937	-£794,420	-£3,005,868	-£4,029,003	-£4,982,303	-£11,029,441
40% affordable housing (50:50)	-£1,403,970	-£1,648,130	-£1,879,614	-£3,782,587	-£4,809,243	-£5,767,469	-£11,867,627
40% affordable housing (80:20)	-£2,547,169	-£2,795,323	-£3,030,592	-£4,943,192	-£5,991,003	-£6,969,579	-£13,142,267
100% affordable housing (80:20)	-£17,000,134	-£17,278,003	-£17,541,443	-£17,600,482	-£18,749,089	-£19,802,854	-£26,125,442

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£9,855,867	£9,623,305	£9,399,298	£6,278,306	£5,298,251	£4,388,242	-£1,264,237
10% affordable housing (80:20)	£7,669,573	£7,433,208	£7,209,115	£4,393,241	£3,401,328	£2,479,560	-£3,264,260
20% affordable housing (80:20)	£5,477,221	£5,236,990	£5,009,231	£2,496,316	£1,490,060	£555,274	-£5,326,944
30% affordable housing (80:20)	£3,270,894	£3,026,733	£2,795,250	£583,802	-£439,332	-£1,392,633	-£7,439,770
40% affordable housing (50:50)	£2,185,700	£1,941,540	£1,710,057	-£192,917	-£1,219,573	-£2,177,799	-£8,277,957
40% affordable housing (80:20)	£1,042,501	£794,348	£559,078	-£1,353,522	-£2,401,333	-£3,379,908	-£9,552,596
100% affordable housing (80:20)	-£13,410,464	-£13,688,332	-£13,951,773	-£14,010,811	-£15,159,418	-£16,213,184	-£22,535,772

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 7

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	10000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£15,921,503	£15,688,941	£15,468,454	£12,344,908	£11,377,164	£10,481,799	£4,920,862
10% affordable housing (80:20)	£13,586,263	£13,353,701	£13,133,213	£10,312,400	£9,336,448	£8,428,071	£2,784,165
20% affordable housing (80:20)	£11,245,710	£11,009,345	£10,785,252	£8,271,684	£7,280,774	£6,361,351	£610,637
30% affordable housing (80:20)	£8,894,185	£8,653,954	£8,426,196	£6,215,380	£5,209,491	£4,273,357	-£1,651,586
40% affordable housing (50:50)	£7,793,382	£7,554,396	£7,326,638	£5,424,253	£4,419,626	£3,482,190	-£2,502,907
40% affordable housing (80:20)	£6,523,334	£6,279,173	£6,047,690	£4,138,897	£3,111,013	£2,152,185	-£3,944,555
100% affordable housing (80:20)	-£8,878,538	-£9,156,407	-£9,419,847	-£9,478,886	-£10,627,493	-£11,681,258	-£18,003,846

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£12,898,223	£12,665,661	£12,445,174	£9,321,628	£8,353,884	£7,458,519	£1,897,582
10% affordable housing (80:20)	£10,562,983	£10,330,421	£10,109,933	£7,289,120	£6,313,168	£5,404,791	-£239,115
20% affordable housing (80:20)	£8,222,430	£7,986,065	£7,761,972	£5,248,404	£4,257,494	£3,338,071	-£2,412,643
30% affordable housing (80:20)	£5,870,905	£5,630,674	£5,402,916	£3,192,100	£2,186,211	£1,250,077	-£4,674,866
40% affordable housing (50:50)	£4,770,102	£4,531,116	£4,303,358	£2,400,973	£1,396,346	£458,910	-£5,526,187
40% affordable housing (80:20)	£3,500,054	£3,255,893	£3,024,410	£1,115,617	£87,733	-£871,095	-£6,967,835
100% affordable housing (80:20)	-£11,901,818	-£12,179,687	-£12,443,127	-£12,502,166	-£13,650,773	-£14,704,538	-£21,027,126

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,503,118	£2,270,556	£2,050,069	-£1,073,477	-£2,041,221	-£2,936,586	-£8,497,522
10% affordable housing (80:20)	£167,878	-£64,684	-£285,172	-£3,105,985	-£4,081,937	-£4,990,314	-£10,634,220
20% affordable housing (80:20)	-£2,172,674	-£2,409,040	-£2,633,133	-£5,146,701	-£6,137,611	-£7,057,034	-£12,807,748
30% affordable housing (80:20)	-£4,524,200	-£4,764,431	-£4,992,189	-£7,203,005	-£8,208,894	-£9,145,028	-£15,069,971
40% affordable housing (50:50)	-£5,625,003	-£5,863,989	-£6,091,746	-£7,994,132	-£8,998,759	-£9,936,195	-£15,921,292
40% affordable housing (80:20)	-£6,895,051	-£7,139,212	-£7,370,695	-£9,279,488	-£10,307,372	-£11,266,199	-£17,362,940
100% affordable housing (80:20)	-£22,296,923	-£22,574,792	-£22,838,232	-£22,897,271	-£24,045,877	-£25,099,643	-£31,422,231

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£8,082,995	£7,850,433	£7,629,946	£4,506,400	£3,538,656	£2,643,291	-£2,917,646
10% affordable housing (80:20)	£5,747,755	£5,515,193	£5,294,705	£2,473,892	£1,497,940	£589,563	-£5,054,343
20% affordable housing (80:20)	£3,407,202	£3,170,837	£2,946,744	£433,176	-£557,734	-£1,477,157	-£7,227,871
30% affordable housing (80:20)	£1,055,677	£815,445	£587,688	-£1,623,129	-£2,629,017	-£3,565,152	-£9,490,094
40% affordable housing (50:50)	-£45,126	-£284,112	-£511,870	-£2,414,255	-£3,418,882	-£4,356,318	-£10,341,415
40% affordable housing (80:20)	-£1,315,175	-£1,559,335	-£1,790,818	-£3,699,611	-£4,727,496	-£5,686,323	-£11,783,063
100% affordable housing (80:20)	-£16,717,046	-£16,994,915	-£17,258,355	-£17,317,394	-£18,466,001	-£19,519,766	-£25,842,355

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£11,672,665	£11,440,103	£11,219,616	£8,096,070	£7,128,326	£6,232,961	£672,025
10% affordable housing (80:20)	£9,337,425	£9,104,863	£8,884,375	£6,063,562	£5,087,610	£4,179,233	-£1,464,673
20% affordable housing (80:20)	£6,996,873	£6,760,507	£6,536,414	£4,022,846	£3,031,936	£2,112,513	-£3,638,201
30% affordable housing (80:20)	£4,645,347	£4,405,116	£4,177,358	£1,966,542	£960,653	£24,519	-£5,900,424
40% affordable housing (50:50)	£3,544,544	£3,305,559	£3,077,801	£1,175,415	£170,788	-£766,648	-£6,751,745
40% affordable housing (80:20)	£2,274,496	£2,030,335	£1,798,852	-£109,941	-£1,137,825	-£2,096,652	-£8,193,393
100% affordable housing (80:20)	-£13,127,376	-£13,405,245	-£13,668,685	-£13,727,724	-£14,876,330	-£15,930,096	-£22,252,684

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 8

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	10000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£17,722,356	£17,493,536	£17,276,597	£14,147,810	£13,189,725	£12,307,771	£6,827,848
10% affordable housing (80:20)	£15,242,299	£15,012,513	£14,792,025	£11,966,197	£11,003,876	£10,108,511	£4,553,750
20% affordable housing (80:20)	£12,751,846	£12,519,286	£12,298,798	£9,780,567	£8,804,617	£7,898,296	£2,245,447
30% affordable housing (80:20)	£10,253,841	£10,017,475	£9,793,381	£7,581,308	£6,590,616	£5,669,584	-£119,566
40% affordable housing (50:50)	£9,134,688	£8,899,813	£8,675,720	£6,772,174	£5,785,788	£4,866,440	-£976,695
40% affordable housing (80:20)	£7,739,676	£7,499,444	£7,271,685	£5,363,499	£4,353,666	£3,412,698	-£2,585,352
100% affordable housing (80:20)	-£8,595,450	-£8,873,319	-£9,136,759	-£9,195,798	-£10,344,405	-£11,398,170	-£17,720,759

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£14,699,076	£14,470,256	£14,253,317	£11,124,530	£10,166,445	£9,284,491	£3,804,568
10% affordable housing (80:20)	£12,219,019	£11,989,233	£11,768,745	£8,942,917	£7,980,596	£7,085,231	£1,530,470
20% affordable housing (80:20)	£9,728,566	£9,496,006	£9,275,518	£6,757,287	£5,781,337	£4,875,016	-£777,833
30% affordable housing (80:20)	£7,230,561	£6,994,195	£6,770,101	£4,558,028	£3,567,336	£2,646,304	-£3,142,846
40% affordable housing (50:50)	£6,111,408	£5,876,533	£5,652,440	£3,748,894	£2,762,508	£1,843,160	-£3,999,975
40% affordable housing (80:20)	£4,716,396	£4,476,164	£4,248,405	£2,340,219	£1,330,386	£389,418	-£5,608,632
100% affordable housing (80:20)	-£11,618,730	-£11,896,599	-£12,160,039	-£12,219,078	-£13,367,685	-£14,421,450	-£20,744,039

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,303,971	£4,075,151	£3,858,212	£729,425	-£228,659	-£1,110,614	-£6,590,537
10% affordable housing (80:20)	£1,823,914	£1,594,128	£1,373,640	-£1,452,188	-£2,414,509	-£3,309,874	-£8,864,635
20% affordable housing (80:20)	-£666,538	-£899,099	-£1,119,587	-£3,637,817	-£4,613,768	-£5,520,088	-£11,172,937
30% affordable housing (80:20)	-£3,164,544	-£3,400,910	-£3,625,004	-£5,837,077	-£6,827,769	-£7,748,801	-£13,537,951
40% affordable housing (50:50)	-£4,283,697	-£4,518,572	-£4,742,665	-£6,646,210	-£7,632,597	-£8,551,945	-£14,395,080
40% affordable housing (80:20)	-£5,678,709	-£5,918,941	-£6,146,700	-£8,054,886	-£9,064,719	-£10,005,687	-£16,003,737
100% affordable housing (80:20)	-£22,013,835	-£22,291,704	-£22,555,144	-£22,614,183	-£23,762,790	-£24,816,555	-£31,139,143

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£9,883,848	£9,655,027	£9,438,089	£6,309,302	£5,351,217	£4,469,263	-£1,010,660
10% affordable housing (80:20)	£7,403,790	£7,174,005	£6,953,517	£4,127,689	£3,165,368	£2,270,003	-£3,284,758
20% affordable housing (80:20)	£4,913,338	£4,680,777	£4,460,289	£1,942,059	£966,109	£59,788	-£5,593,061
30% affordable housing (80:20)	£2,415,333	£2,178,967	£1,954,873	-£257,200	-£1,247,892	-£2,168,924	-£7,958,075
40% affordable housing (50:50)	£1,296,180	£1,061,305	£837,211	-£1,066,334	-£2,052,720	-£2,972,068	-£8,815,203
40% affordable housing (80:20)	-£98,833	-£339,064	-£566,823	-£2,475,009	-£3,484,842	-£4,425,810	-£10,423,860
100% affordable housing (80:20)	-£16,433,958	-£16,711,827	-£16,975,267	-£17,034,306	-£18,182,913	-£19,236,678	-£25,559,267

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£13,473,518	£13,244,698	£13,027,759	£9,898,972	£8,940,888	£8,058,933	£2,579,010
10% affordable housing (80:20)	£10,993,461	£10,763,675	£10,543,187	£7,717,359	£6,755,039	£5,859,673	£304,912
20% affordable housing (80:20)	£8,503,009	£8,270,448	£8,049,960	£5,531,730	£4,555,779	£3,649,459	-£2,003,390
30% affordable housing (80:20)	£6,005,003	£5,768,637	£5,544,543	£3,332,470	£2,341,778	£1,420,746	-£4,368,404
40% affordable housing (50:50)	£4,885,850	£4,650,975	£4,426,882	£2,523,337	£1,536,950	£617,602	-£5,225,533
40% affordable housing (80:20)	£3,490,838	£3,250,606	£3,022,847	£1,114,662	£104,828	-£836,140	-£6,834,190
100% affordable housing (80:20)	-£12,844,288	-£13,122,157	-£13,385,597	-£13,444,636	-£14,593,243	-£15,647,008	-£21,969,596

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 1

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	£20,000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,060,685	-£4,334,208	-£4,593,529	-£5,711,136	-£6,840,509	-£7,876,628	-£14,093,343
10% affordable housing (80:20)	-£5,052,904	-£5,326,427	-£5,585,748	-£6,595,765	-£7,725,139	-£8,761,258	-£14,977,973
20% affordable housing (80:20)	-£6,045,123	-£6,318,646	-£6,577,967	-£7,480,396	-£8,609,769	-£9,645,888	-£15,862,604
30% affordable housing (80:20)	-£7,037,342	-£7,310,865	-£7,570,186	-£8,365,026	-£9,494,399	-£10,530,518	-£16,747,233
40% affordable housing (50:50)	-£8,091,058	-£8,364,581	-£8,623,903	-£9,311,084	-£10,440,457	-£11,476,576	-£17,693,291
40% affordable housing (80:20)	-£8,029,561	-£8,303,084	-£8,562,405	-£9,249,655	-£10,379,029	-£11,415,148	-£17,631,863
100% affordable housing (80:20)	-£14,205,008	-£14,482,875	-£14,746,317	-£14,805,355	-£15,953,962	-£17,007,726	-£23,330,315

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£7,083,965	-£7,357,488	-£7,616,809	-£8,734,416	-£9,863,789	-£10,899,908	-£17,116,623
10% affordable housing (80:20)	-£8,076,184	-£8,349,707	-£8,609,028	-£9,619,045	-£10,748,419	-£11,784,538	-£18,001,253
20% affordable housing (80:20)	-£9,068,403	-£9,341,926	-£9,601,247	-£10,503,676	-£11,633,049	-£12,669,168	-£18,885,884
30% affordable housing (80:20)	-£10,060,622	-£10,334,145	-£10,593,466	-£11,388,306	-£12,517,679	-£13,553,798	-£19,770,513
40% affordable housing (50:50)	-£11,114,338	-£11,387,861	-£11,647,183	-£12,334,364	-£13,463,737	-£14,499,856	-£20,716,571
40% affordable housing (80:20)	-£11,052,841	-£11,326,364	-£11,585,685	-£12,272,935	-£13,402,309	-£14,438,428	-£20,655,143
100% affordable housing (80:20)	-£17,228,288	-£17,506,155	-£17,769,597	-£17,828,635	-£18,977,242	-£20,031,006	-£26,353,595

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£17,479,070	-£17,752,593	-£18,011,914	-£19,129,521	-£20,258,894	-£21,295,013	-£27,511,728
10% affordable housing (80:20)	-£18,471,289	-£18,744,812	-£19,004,133	-£20,014,150	-£21,143,524	-£22,179,642	-£28,396,358
20% affordable housing (80:20)	-£19,463,508	-£19,737,031	-£19,996,352	-£20,898,781	-£22,028,154	-£23,064,273	-£29,280,988
30% affordable housing (80:20)	-£20,455,727	-£20,729,250	-£20,988,571	-£21,783,410	-£22,912,783	-£23,948,903	-£30,165,618
40% affordable housing (50:50)	-£21,509,443	-£21,782,965	-£22,042,288	-£22,729,469	-£23,858,842	-£24,894,961	-£31,111,676
40% affordable housing (80:20)	-£21,447,946	-£21,721,468	-£21,980,790	-£22,668,040	-£23,797,414	-£24,833,533	-£31,050,248
100% affordable housing (80:20)	-£27,623,392	-£27,901,260	-£28,164,701	-£28,223,740	-£29,372,347	-£30,426,111	-£36,748,700

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£11,899,194	-£12,172,716	-£12,432,038	-£13,549,644	-£14,679,017	-£15,715,136	-£21,931,851
10% affordable housing (80:20)	-£12,891,412	-£13,164,935	-£13,424,256	-£14,434,273	-£15,563,647	-£16,599,766	-£22,816,481
20% affordable housing (80:20)	-£13,883,631	-£14,157,154	-£14,416,475	-£15,318,904	-£16,448,277	-£17,484,396	-£23,701,112
30% affordable housing (80:20)	-£14,875,850	-£15,149,373	-£15,408,694	-£16,203,534	-£17,332,907	-£18,369,026	-£24,585,741
40% affordable housing (50:50)	-£15,929,566	-£16,203,089	-£16,462,411	-£17,149,592	-£18,278,965	-£19,315,084	-£25,531,799
40% affordable housing (80:20)	-£15,868,069	-£16,141,592	-£16,400,913	-£17,088,163	-£18,217,537	-£19,253,656	-£25,470,371
100% affordable housing (80:20)	-£22,043,516	-£22,321,383	-£22,584,825	-£22,643,863	-£23,792,470	-£24,846,234	-£31,168,823

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£8,309,523	-£8,583,046	-£8,842,367	-£9,959,974	-£11,089,346	-£12,125,466	-£18,342,181
10% affordable housing (80:20)	-£9,301,742	-£9,575,265	-£9,834,586	-£10,844,603	-£11,973,977	-£13,010,095	-£19,226,811
20% affordable housing (80:20)	-£10,293,961	-£10,567,484	-£10,826,805	-£11,729,234	-£12,858,607	-£13,894,726	-£20,111,441
30% affordable housing (80:20)	-£11,286,180	-£11,559,703	-£11,819,024	-£12,613,863	-£13,743,236	-£14,779,356	-£20,996,071
40% affordable housing (50:50)	-£12,339,896	-£12,613,418	-£12,872,741	-£13,559,922	-£14,689,294	-£15,725,414	-£21,942,129
40% affordable housing (80:20)	-£12,278,399	-£12,551,921	-£12,811,243	-£13,498,493	-£14,627,867	-£15,663,986	-£21,880,701
100% affordable housing (80:20)	-£18,453,845	-£18,731,713	-£18,995,154	-£19,054,193	-£20,202,800	-£21,256,564	-£27,579,153

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 2

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	20000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£101,881	-£169,974	-£429,297	-£1,551,588	-£2,680,961	-£3,717,080	-£9,933,796
10% affordable housing (80:20)	-£1,249,362	-£1,522,885	-£1,782,207	-£2,796,503	-£3,925,876	-£4,961,995	-£11,178,711
20% affordable housing (80:20)	-£2,602,272	-£2,875,795	-£3,135,116	-£4,041,418	-£5,170,792	-£6,206,911	-£12,423,626
30% affordable housing (80:20)	-£3,955,182	-£4,228,705	-£4,488,026	-£5,286,333	-£6,415,707	-£7,451,826	-£13,668,542
40% affordable housing (50:50)	-£5,035,196	-£5,308,719	-£5,568,040	-£6,258,660	-£7,388,033	-£8,424,152	-£14,640,868
40% affordable housing (80:20)	-£5,308,092	-£5,581,615	-£5,840,936	-£6,531,249	-£7,660,622	-£8,696,741	-£14,913,457
100% affordable housing (80:20)	-£13,638,832	-£13,916,699	-£14,180,141	-£14,239,179	-£15,387,786	-£16,441,550	-£22,764,139

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£2,921,399	-£3,193,254	-£3,452,577	-£4,574,868	-£5,704,241	-£6,740,360	-£12,957,076
10% affordable housing (80:20)	-£4,272,642	-£4,546,165	-£4,805,487	-£5,819,783	-£6,949,156	-£7,985,275	-£14,201,991
20% affordable housing (80:20)	-£5,625,552	-£5,899,075	-£6,158,396	-£7,064,698	-£8,194,072	-£9,230,191	-£15,446,906
30% affordable housing (80:20)	-£6,978,462	-£7,251,985	-£7,511,306	-£8,309,613	-£9,438,987	-£10,475,106	-£16,691,822
40% affordable housing (50:50)	-£8,058,476	-£8,331,999	-£8,591,320	-£9,281,940	-£10,411,313	-£11,447,432	-£17,664,148
40% affordable housing (80:20)	-£8,331,372	-£8,604,895	-£8,864,216	-£9,554,529	-£10,683,902	-£11,720,021	-£17,936,737
100% affordable housing (80:20)	-£16,662,112	-£16,939,979	-£17,203,421	-£17,262,459	-£18,411,066	-£19,464,830	-£25,787,419

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£13,316,504	-£13,588,359	-£13,847,682	-£14,969,973	-£16,099,346	-£17,135,465	-£23,352,181
10% affordable housing (80:20)	-£14,667,747	-£14,941,269	-£15,200,592	-£16,214,888	-£17,344,261	-£18,380,380	-£24,597,096
20% affordable housing (80:20)	-£16,020,657	-£16,294,180	-£16,553,501	-£17,459,803	-£18,589,177	-£19,625,296	-£25,842,011
30% affordable housing (80:20)	-£17,373,567	-£17,647,090	-£17,906,411	-£18,704,718	-£19,834,092	-£20,870,211	-£27,086,927
40% affordable housing (50:50)	-£18,453,581	-£18,727,104	-£18,986,425	-£19,677,045	-£20,806,418	-£21,842,537	-£28,059,253
40% affordable housing (80:20)	-£18,726,477	-£19,000,000	-£19,259,321	-£19,949,634	-£21,079,007	-£22,115,126	-£28,331,842
100% affordable housing (80:20)	-£27,057,217	-£27,335,084	-£27,598,526	-£27,657,564	-£28,806,171	-£29,859,935	-£36,182,524

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£7,736,627	-£8,008,483	-£8,267,805	-£9,390,096	-£10,519,469	-£11,555,588	-£17,772,304
10% affordable housing (80:20)	-£9,087,870	-£9,361,393	-£9,620,715	-£10,635,011	-£11,764,384	-£12,800,503	-£19,017,219
20% affordable housing (80:20)	-£10,440,780	-£10,714,303	-£10,973,624	-£11,879,926	-£13,009,300	-£14,045,419	-£20,262,134
30% affordable housing (80:20)	-£11,793,690	-£12,067,213	-£12,326,534	-£13,124,841	-£14,254,215	-£15,290,334	-£21,507,050
40% affordable housing (50:50)	-£12,873,704	-£13,147,227	-£13,406,548	-£14,097,168	-£15,226,541	-£16,262,660	-£22,479,376
40% affordable housing (80:20)	-£13,146,600	-£13,420,123	-£13,679,444	-£14,369,757	-£15,499,130	-£16,535,250	-£22,751,965
100% affordable housing (80:20)	-£21,477,340	-£21,755,207	-£22,018,649	-£22,077,687	-£23,226,294	-£24,280,058	-£30,602,647

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,146,956	-£4,418,812	-£4,678,135	-£5,800,426	-£6,929,799	-£7,965,918	-£14,182,633
10% affordable housing (80:20)	-£5,498,200	-£5,771,722	-£6,031,045	-£7,045,341	-£8,174,714	-£9,210,833	-£15,427,549
20% affordable housing (80:20)	-£6,851,110	-£7,124,633	-£7,383,954	-£8,290,256	-£9,419,630	-£10,455,749	-£16,672,464
30% affordable housing (80:20)	-£8,204,020	-£8,477,543	-£8,736,864	-£9,535,171	-£10,664,545	-£11,700,664	-£17,917,380
40% affordable housing (50:50)	-£9,284,034	-£9,557,557	-£9,816,878	-£10,507,498	-£11,636,871	-£12,672,990	-£18,889,705
40% affordable housing (80:20)	-£9,556,930	-£9,830,453	-£10,089,774	-£10,780,087	-£11,909,460	-£12,945,579	-£19,162,295
100% affordable housing (80:20)	-£17,887,670	-£18,165,537	-£18,428,979	-£18,488,017	-£19,636,624	-£20,690,388	-£27,012,977

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 3

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	20000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,121,210	£3,864,874	£3,618,631	£2,491,533	£1,419,990	£424,063	-£5,774,248
10% affordable housing (80:20)	£2,487,852	£2,226,281	£1,975,238	£965,602	-£128,491	-£1,162,733	-£7,379,448
20% affordable housing (80:20)	£827,052	£557,931	£302,782	-£602,441	-£1,731,814	-£2,767,934	-£8,984,649
30% affordable housing (80:20)	-£873,022	-£1,146,545	-£1,405,866	-£2,207,642	-£3,337,015	-£4,373,134	-£10,589,849
40% affordable housing (50:50)	-£1,979,334	-£2,252,857	-£2,512,178	-£3,206,236	-£4,335,610	-£5,371,729	-£11,588,444
40% affordable housing (80:20)	-£2,586,624	-£2,860,146	-£3,119,468	-£3,812,842	-£4,942,215	-£5,978,335	-£12,195,050
100% affordable housing (80:20)	-£13,072,656	-£13,350,523	-£13,613,965	-£13,673,003	-£14,821,610	-£15,875,375	-£22,197,963

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,097,930	£841,594	£595,351	-£531,747	-£1,603,290	-£2,599,217	-£8,797,528
10% affordable housing (80:20)	-£535,428	-£796,999	-£1,048,042	-£2,057,678	-£3,151,771	-£4,186,013	-£10,402,728
20% affordable housing (80:20)	-£2,196,228	-£2,465,349	-£2,720,498	-£3,625,721	-£4,755,094	-£5,791,214	-£12,007,929
30% affordable housing (80:20)	-£3,896,302	-£4,169,825	-£4,429,146	-£5,230,922	-£6,360,295	-£7,396,414	-£13,613,129
40% affordable housing (50:50)	-£5,002,614	-£5,276,137	-£5,535,458	-£6,229,516	-£7,358,890	-£8,395,009	-£14,611,724
40% affordable housing (80:20)	-£5,609,904	-£5,883,426	-£6,142,748	-£6,836,122	-£7,965,495	-£9,001,615	-£15,218,330
100% affordable housing (80:20)	-£16,095,936	-£16,373,803	-£16,637,245	-£16,696,283	-£17,844,890	-£18,898,655	-£25,221,243

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,297,174	-£9,553,511	-£9,799,754	-£10,926,852	-£11,998,395	-£12,994,322	-£19,192,633
10% affordable housing (80:20)	-£10,930,533	-£11,192,104	-£11,443,147	-£12,452,783	-£13,546,876	-£14,581,118	-£20,797,833
20% affordable housing (80:20)	-£12,591,333	-£12,860,453	-£13,115,603	-£14,020,826	-£15,150,199	-£16,186,318	-£22,403,034
30% affordable housing (80:20)	-£14,291,407	-£14,564,930	-£14,824,251	-£15,626,027	-£16,755,400	-£17,791,519	-£24,008,234
40% affordable housing (50:50)	-£15,397,719	-£15,671,242	-£15,930,563	-£16,624,621	-£17,753,995	-£18,790,114	-£26,006,829
40% affordable housing (80:20)	-£16,005,009	-£16,278,531	-£16,537,853	-£17,231,227	-£18,360,600	-£19,396,719	-£26,613,435
100% affordable housing (80:20)	-£26,491,041	-£26,768,908	-£27,032,350	-£27,091,388	-£28,239,995	-£29,293,759	-£35,616,348

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£3,717,298	-£3,973,635	-£4,219,877	-£5,346,975	-£6,418,518	-£7,414,445	-£13,612,756
10% affordable housing (80:20)	-£5,350,656	-£5,612,228	-£5,863,270	-£6,872,906	-£7,966,999	-£9,001,241	-£15,217,957
20% affordable housing (80:20)	-£7,011,456	-£7,280,577	-£7,535,726	-£8,440,949	-£9,570,322	-£10,606,442	-£16,823,157
30% affordable housing (80:20)	-£8,711,530	-£8,985,053	-£9,244,374	-£10,046,150	-£11,175,523	-£12,211,642	-£18,428,358
40% affordable housing (50:50)	-£9,817,842	-£10,091,365	-£10,350,686	-£11,044,744	-£12,174,118	-£13,210,238	-£19,426,952
40% affordable housing (80:20)	-£10,425,132	-£10,698,655	-£10,957,976	-£11,651,350	-£12,780,723	-£13,816,843	-£20,033,558
100% affordable housing (80:20)	-£20,911,164	-£21,189,032	-£21,452,473	-£21,511,512	-£22,660,118	-£23,713,883	-£30,036,471

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£127,627	-£383,964	-£630,207	-£1,757,305	-£2,828,848	-£3,824,775	-£10,023,086
10% affordable housing (80:20)	-£1,760,986	-£2,022,557	-£2,273,600	-£3,283,236	-£4,377,329	-£5,411,571	-£11,626,286
20% affordable housing (80:20)	-£3,421,786	-£3,690,906	-£3,946,056	-£4,851,279	-£5,980,652	-£7,016,771	-£13,233,487
30% affordable housing (80:20)	-£5,121,860	-£5,395,383	-£5,654,704	-£6,456,480	-£7,585,853	-£8,621,972	-£14,838,687
40% affordable housing (50:50)	-£6,228,172	-£6,501,695	-£6,761,016	-£7,455,074	-£8,584,448	-£9,620,567	-£15,837,282
40% affordable housing (80:20)	-£6,835,462	-£7,108,984	-£7,368,306	-£8,061,680	-£9,191,053	-£10,227,172	-£16,443,888
100% affordable housing (80:20)	-£17,321,494	-£17,599,361	-£17,862,803	-£17,921,841	-£19,070,448	-£20,124,212	-£26,446,801

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 4

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	20000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,982,315	£7,734,161	£7,498,892	£5,351,351	£4,315,739	£3,356,165	-£2,679,425
10% affordable housing (80:20)	£6,062,869	£5,810,657	£5,571,540	£3,633,081	£2,580,861	£1,603,297	-£4,538,438
20% affordable housing (80:20)	£4,121,799	£3,865,462	£3,622,434	£1,892,953	£818,966	-£184,786	-£6,397,452
30% affordable housing (80:20)	£2,151,481	£1,889,667	£1,638,624	£115,738	-£1,003,630	-£2,039,749	-£8,256,465
40% affordable housing (50:50)	£1,055,742	£790,083	£534,934	-£792,648	-£1,922,021	-£2,958,140	-£9,174,856
40% affordable housing (80:20)	£132,675	-£138,677	-£397,999	-£1,733,271	-£2,862,644	-£3,898,763	-£10,115,479
100% affordable housing (80:20)	-£12,506,480	-£12,784,348	-£13,047,789	-£13,106,828	-£14,255,435	-£15,309,199	-£21,631,787

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,959,035	£4,710,881	£4,475,612	£2,328,071	£1,292,459	£332,885	-£5,702,705
10% affordable housing (80:20)	£3,039,589	£2,787,377	£2,548,260	£609,801	-£442,419	-£1,419,983	-£7,561,718
20% affordable housing (80:20)	£1,098,519	£842,182	£599,154	-£1,130,327	-£2,204,314	-£3,208,066	-£9,420,732
30% affordable housing (80:20)	-£871,799	-£1,133,613	-£1,384,656	-£2,907,542	-£4,026,910	-£5,063,029	-£11,279,745
40% affordable housing (50:50)	-£1,967,538	-£2,233,197	-£2,488,346	-£3,815,928	-£4,945,301	-£5,981,420	-£12,198,136
40% affordable housing (80:20)	-£2,890,605	-£3,161,957	-£3,421,279	-£4,756,551	-£5,885,924	-£6,922,043	-£13,138,759
100% affordable housing (80:20)	-£15,529,760	-£15,807,628	-£16,071,069	-£16,130,108	-£17,278,715	-£18,332,479	-£24,655,067

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£5,436,070	-£5,684,223	-£5,919,493	-£8,067,034	-£9,102,646	-£10,062,220	-£16,097,810
10% affordable housing (80:20)	-£7,355,516	-£7,607,728	-£7,846,845	-£9,785,304	-£10,837,524	-£11,815,088	-£17,956,823
20% affordable housing (80:20)	-£9,296,586	-£9,552,923	-£9,795,951	-£11,525,432	-£12,599,419	-£13,603,171	-£19,815,837
30% affordable housing (80:20)	-£11,266,904	-£11,528,718	-£11,779,761	-£13,302,647	-£14,422,015	-£15,458,134	-£21,674,850
40% affordable housing (50:50)	-£12,362,643	-£12,628,302	-£12,883,451	-£14,211,033	-£15,340,406	-£16,376,525	-£22,593,241
40% affordable housing (80:20)	-£13,285,710	-£13,557,062	-£13,816,384	-£15,151,656	-£16,281,029	-£17,317,148	-£23,533,864
100% affordable housing (80:20)	-£25,924,865	-£26,202,732	-£26,466,174	-£26,525,213	-£27,673,819	-£28,727,584	-£35,050,172

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£143,807	-£104,347	-£339,616	-£2,487,158	-£3,522,769	-£4,482,343	-£10,517,933
10% affordable housing (80:20)	-£1,775,639	-£2,027,851	-£2,266,968	-£4,205,427	-£5,257,647	-£6,235,211	-£12,376,946
20% affordable housing (80:20)	-£3,716,709	-£3,973,046	-£4,216,074	-£5,945,555	-£7,019,542	-£8,023,295	-£14,235,960
30% affordable housing (80:20)	-£5,687,027	-£5,948,841	-£6,199,884	-£7,722,770	-£8,842,138	-£9,878,257	-£16,094,973
40% affordable housing (50:50)	-£6,782,766	-£7,048,425	-£7,303,574	-£8,631,156	-£9,760,529	-£10,796,648	-£17,013,364
40% affordable housing (80:20)	-£7,705,833	-£7,977,185	-£8,236,507	-£9,571,779	-£10,701,152	-£11,737,271	-£17,953,987
100% affordable housing (80:20)	-£20,344,988	-£20,622,856	-£20,886,297	-£20,945,336	-£22,093,943	-£23,147,707	-£29,470,295

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,733,477	£3,485,324	£3,250,054	£1,102,513	£66,901	-£892,673	-£6,928,263
10% affordable housing (80:20)	£1,814,031	£1,561,819	£1,322,702	-£615,756	-£1,667,977	-£2,645,541	-£8,787,276
20% affordable housing (80:20)	-£127,039	-£383,376	-£626,404	-£2,355,885	-£3,429,872	-£4,433,624	-£10,646,290
30% affordable housing (80:20)	-£2,097,357	-£2,359,171	-£2,610,214	-£4,133,100	-£5,252,468	-£6,288,587	-£12,505,303
40% affordable housing (50:50)	-£3,193,096	-£3,458,755	-£3,713,904	-£5,041,486	-£6,170,859	-£7,206,978	-£13,423,694
40% affordable housing (80:20)	-£4,116,163	-£4,387,515	-£4,646,837	-£5,982,109	-£7,111,482	-£8,147,601	-£14,364,316
100% affordable housing (80:20)	-£16,755,318	-£17,033,185	-£17,296,627	-£17,355,665	-£18,504,272	-£19,558,037	-£25,880,625

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 5

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	20000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£9,870,333	£9,626,174	£9,394,690	£7,239,989	£6,224,028	£5,284,008	-£599,651
10% affordable housing (80:20)	£7,806,802	£7,558,649	£7,323,379	£5,379,835	£4,348,987	£3,392,963	-£2,638,808
20% affordable housing (80:20)	£5,723,705	£5,471,493	£5,232,376	£3,499,593	£2,448,520	£1,470,721	-£4,677,964
30% affordable housing (80:20)	£3,613,130	£3,356,793	£3,113,765	£1,590,423	£512,622	-£500,404	-£6,717,119
40% affordable housing (50:50)	£2,523,198	£2,262,668	£2,015,665	£702,515	-£395,810	-£1,431,929	-£7,648,643
40% affordable housing (80:20)	£1,462,063	£1,197,273	£946,230	-£374,067	-£1,503,440	-£2,539,559	-£8,756,275
100% affordable housing (80:20)	-£12,223,392	-£12,501,260	-£12,764,701	-£12,823,740	-£13,972,347	-£15,026,111	-£21,348,700

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,847,053	£6,602,894	£6,371,410	£4,216,709	£3,200,748	£2,260,728	-£3,622,931
10% affordable housing (80:20)	£4,783,522	£4,535,369	£4,300,099	£2,356,555	£1,325,707	£369,683	-£5,662,088
20% affordable housing (80:20)	£2,700,425	£2,448,213	£2,209,096	£476,313	-£574,760	-£1,552,559	-£7,701,244
30% affordable housing (80:20)	£589,850	£333,513	£90,485	-£1,432,857	-£2,510,658	-£3,523,684	-£9,740,399
40% affordable housing (50:50)	-£500,082	-£760,612	-£1,007,615	-£2,320,765	-£3,419,090	-£4,455,209	-£10,671,923
40% affordable housing (80:20)	-£1,561,217	-£1,826,007	-£2,077,050	-£3,397,347	-£4,526,720	-£5,562,839	-£11,779,555
100% affordable housing (80:20)	-£15,246,672	-£15,524,540	-£15,787,981	-£15,847,020	-£16,995,627	-£18,049,391	-£24,371,980

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£3,548,051	-£3,792,211	-£4,023,695	-£6,178,396	-£7,194,357	-£8,134,377	-£14,018,036
10% affordable housing (80:20)	-£5,611,583	-£5,859,736	-£6,095,006	-£8,038,550	-£9,069,398	-£10,025,422	-£16,057,192
20% affordable housing (80:20)	-£7,694,680	-£7,946,892	-£8,186,009	-£9,918,792	-£10,969,865	-£11,947,664	-£18,096,348
30% affordable housing (80:20)	-£9,805,255	-£10,061,592	-£10,304,620	-£11,827,962	-£12,905,763	-£13,918,789	-£20,135,504
40% affordable housing (50:50)	-£10,895,187	-£11,155,716	-£11,402,720	-£12,715,870	-£13,814,195	-£14,850,314	-£21,067,028
40% affordable housing (80:20)	-£11,956,322	-£12,221,112	-£12,472,155	-£13,792,452	-£14,921,825	-£15,957,944	-£22,174,660
100% affordable housing (80:20)	-£25,641,777	-£25,919,645	-£26,183,086	-£26,242,125	-£27,390,732	-£28,444,496	-£34,767,085

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,031,825	£1,787,666	£1,556,182	-£598,519	-£1,614,480	-£2,554,500	-£8,438,160
10% affordable housing (80:20)	-£31,706	-£279,859	-£515,129	-£2,458,673	-£3,489,521	-£4,445,545	-£10,477,316
20% affordable housing (80:20)	-£2,114,803	-£2,367,015	-£2,606,132	-£4,338,915	-£5,389,988	-£6,367,787	-£12,516,472
30% affordable housing (80:20)	-£4,225,378	-£4,481,715	-£4,724,743	-£6,248,085	-£7,325,886	-£8,338,912	-£14,555,627
40% affordable housing (50:50)	-£5,315,310	-£5,575,840	-£5,822,843	-£7,135,993	-£8,234,318	-£9,270,437	-£15,487,152
40% affordable housing (80:20)	-£6,376,445	-£6,641,235	-£6,892,278	-£8,212,575	-£9,341,948	-£10,378,067	-£16,594,783
100% affordable housing (80:20)	-£20,061,900	-£20,339,768	-£20,603,209	-£20,662,248	-£21,810,855	-£22,864,619	-£29,187,209

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH3, LH, CIL+S106,	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£3,557,964	£3,309,811	£3,074,541	£1,130,997	£100,150	-£855,875	-£6,887,645
20% affordable housing (80:20)	£1,474,867	£1,222,655	£983,538	-£749,245	-£1,800,318	-£2,778,117	-£8,926,801
30% affordable housing (80:20)	-£635,708	-£892,045	-£1,135,072	-£2,658,415	-£3,736,216	-£4,749,242	-£10,965,956
40% affordable housing (50:50)	-£1,725,640	-£1,986,169	-£2,233,173	-£3,546,323	-£4,644,648	-£5,680,767	-£11,897,481
40% affordable housing (80:20)	-£2,786,775	-£3,051,565	-£3,302,608	-£4,622,905	-£5,752,278	-£6,788,397	-£13,005,113
100% affordable housing (80:20)	-£16,472,230	-£16,750,098	-£17,013,539	-£17,072,578	-£18,221,184	-£19,274,949	-£25,597,538

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 6

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	20000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£11,735,437	£11,495,206	£11,267,448	£8,136,966	£7,128,830	£6,194,620	£389,300
10% affordable housing (80:20)	£9,526,695	£9,282,535	£9,051,051	£6,222,572	£5,200,014	£4,252,252	-£1,697,428
20% affordable housing (80:20)	£7,300,888	£7,052,734	£6,817,465	£4,290,013	£3,249,981	£2,283,115	-£3,810,254
30% affordable housing (80:20)	£5,049,829	£4,797,617	£4,558,500	£2,328,990	£1,265,817	£275,275	-£5,923,080
40% affordable housing (50:50)	£3,956,816	£3,704,604	£3,461,687	£1,539,986	£467,557	-£544,551	-£6,761,267
40% affordable housing (80:20)	£2,765,020	£2,504,490	£2,257,487	£327,544	-£783,072	-£1,819,191	-£8,035,906
100% affordable housing (80:20)	-£11,940,304	-£12,218,172	-£12,481,613	-£12,540,652	-£13,689,259	-£14,743,023	-£21,065,613

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£8,712,157	£8,471,926	£8,244,168	£5,113,686	£4,105,550	£3,171,340	-£2,633,980
10% affordable housing (80:20)	£6,503,415	£6,259,255	£6,027,771	£3,199,292	£2,176,734	£1,228,972	-£4,720,708
20% affordable housing (80:20)	£4,277,608	£4,029,454	£3,794,185	£1,266,733	£226,701	-£740,165	-£6,833,534
30% affordable housing (80:20)	£2,026,549	£1,774,337	£1,535,220	-£694,290	-£1,757,463	-£2,748,005	-£8,946,360
40% affordable housing (50:50)	£933,536	£681,324	£438,407	-£1,483,294	-£2,555,723	-£3,567,831	-£9,784,547
40% affordable housing (80:20)	-£258,260	-£518,790	-£765,793	-£2,695,736	-£3,806,352	-£4,842,471	-£11,059,186
100% affordable housing (80:20)	-£14,963,584	-£15,241,452	-£15,504,893	-£15,563,932	-£16,712,539	-£17,766,303	-£24,088,893

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,682,947	-£1,923,179	-£2,150,937	-£5,281,419	-£6,289,555	-£7,223,765	-£13,029,085
10% affordable housing (80:20)	-£3,891,690	-£4,135,850	-£4,367,334	-£7,195,813	-£8,218,371	-£9,166,132	-£15,115,813
20% affordable housing (80:20)	-£6,117,497	-£6,365,651	-£6,600,920	-£9,128,372	-£10,168,404	-£11,135,270	-£17,228,639
30% affordable housing (80:20)	-£8,368,555	-£8,620,767	-£8,859,885	-£11,089,395	-£12,152,568	-£13,143,110	-£19,341,465
40% affordable housing (50:50)	-£9,461,569	-£9,713,781	-£9,956,698	-£11,878,399	-£12,950,828	-£13,962,936	-£20,179,652
40% affordable housing (80:20)	-£10,653,365	-£10,913,895	-£11,160,898	-£13,090,841	-£14,201,456	-£15,237,576	-£21,454,291
100% affordable housing (80:20)	-£25,358,689	-£25,636,557	-£25,899,998	-£25,959,037	-£27,107,644	-£28,161,408	-£34,483,997

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,896,929	£3,656,698	£3,428,940	£298,458	-£709,678	-£1,643,888	-£7,449,209
10% affordable housing (80:20)	£1,688,187	£1,444,027	£1,212,543	-£1,615,936	-£2,638,494	-£3,586,256	-£9,535,936
20% affordable housing (80:20)	-£537,621	-£785,774	-£1,021,043	-£3,548,495	-£4,588,527	-£5,555,393	-£11,648,762
30% affordable housing (80:20)	-£2,788,679	-£3,040,891	-£3,280,008	-£5,509,518	-£6,572,691	-£7,563,233	-£13,761,588
40% affordable housing (50:50)	-£3,881,692	-£4,133,904	-£4,376,821	-£6,298,522	-£7,370,951	-£8,383,059	-£14,599,775
40% affordable housing (80:20)	-£5,073,488	-£5,334,018	-£5,581,021	-£7,510,964	-£8,621,580	-£9,657,699	-£15,874,414
100% affordable housing (80:20)	-£19,778,812	-£20,056,680	-£20,320,121	-£20,379,160	-£21,527,767	-£22,581,531	-£28,904,121

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,486,600	£7,246,368	£7,018,610	£3,888,128	£2,879,992	£1,945,782	-£3,859,538
10% affordable housing (80:20)	£5,277,857	£5,033,697	£4,802,213	£1,973,734	£951,176	£3,415	-£5,946,266
20% affordable housing (80:20)	£3,052,050	£2,803,896	£2,568,627	£41,175	-£998,856	-£1,965,723	-£8,059,092
30% affordable housing (80:20)	£800,992	£548,780	£309,662	-£1,919,848	-£2,983,021	-£3,973,563	-£10,171,918
40% affordable housing (50:50)	-£292,022	-£544,234	-£787,151	-£2,708,852	-£3,781,281	-£4,793,389	-£11,010,105
40% affordable housing (80:20)	-£1,483,818	-£1,744,348	-£1,991,351	-£3,921,294	-£5,031,909	-£6,068,029	-£12,284,744
100% affordable housing (80:20)	-£16,189,142	-£16,467,010	-£16,730,451	-£16,789,490	-£17,938,097	-£18,991,861	-£25,314,450

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 7

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	20000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£13,581,594	£13,345,228	£13,121,135	£9,987,692	£8,995,779	£8,076,004	£2,376,377
10% affordable housing (80:20)	£11,226,200	£10,985,969	£10,758,211	£7,930,385	£6,924,143	£5,992,818	£184,195
20% affordable housing (80:20)	£8,856,676	£8,612,516	£8,381,032	£5,855,526	£4,833,735	£3,885,140	-£2,090,766
30% affordable housing (80:20)	£6,464,570	£6,216,417	£5,981,147	£3,757,514	£2,715,418	£1,744,398	-£4,383,735
40% affordable housing (50:50)	£5,363,236	£5,115,084	£4,879,813	£2,962,439	£1,913,788	£935,005	-£5,235,055
40% affordable housing (80:20)	£4,041,244	£3,787,894	£3,544,867	£1,621,134	£548,739	-£460,414	-£6,676,703
100% affordable housing (80:20)	-£11,657,217	-£11,935,084	-£12,198,525	-£12,257,564	-£13,406,171	-£14,459,935	-£20,782,525

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£10,558,314	£10,321,948	£10,097,855	£6,964,412	£5,972,499	£5,052,724	-£646,903
10% affordable housing (80:20)	£8,202,920	£7,962,689	£7,734,931	£4,907,105	£3,900,863	£2,969,538	-£2,839,085
20% affordable housing (80:20)	£5,833,396	£5,589,236	£5,357,752	£2,832,246	£1,810,455	£861,860	-£5,114,046
30% affordable housing (80:20)	£3,441,290	£3,193,137	£2,957,867	£734,234	-£307,862	-£1,278,882	-£7,407,015
40% affordable housing (50:50)	£2,339,956	£2,091,804	£1,856,533	-£60,841	-£1,109,492	-£2,088,275	-£8,258,335
40% affordable housing (80:20)	£1,017,964	£764,614	£521,587	-£1,402,146	-£2,474,541	-£3,483,694	-£9,699,983
100% affordable housing (80:20)	-£14,680,497	-£14,958,364	-£15,221,805	-£15,280,844	-£16,429,451	-£17,483,215	-£23,805,805

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£163,209	-£73,157	-£297,250	-£3,430,693	-£4,422,606	-£5,342,381	-£11,042,008
10% affordable housing (80:20)	-£2,192,185	-£2,432,415	-£2,660,174	-£5,488,000	-£6,494,241	-£7,425,566	-£13,234,190
20% affordable housing (80:20)	-£4,561,709	-£4,805,868	-£5,037,353	-£7,562,859	-£8,584,649	-£9,533,245	-£15,509,150
30% affordable housing (80:20)	-£6,953,815	-£7,201,968	-£7,437,238	-£9,660,871	-£10,702,967	-£11,673,987	-£17,802,120
40% affordable housing (50:50)	-£8,055,149	-£8,303,301	-£8,538,572	-£10,455,945	-£11,504,597	-£12,483,380	-£18,653,440
40% affordable housing (80:20)	-£9,377,141	-£9,630,491	-£9,873,518	-£11,797,251	-£12,869,646	-£13,878,799	-£20,095,088
100% affordable housing (80:20)	-£25,075,601	-£25,353,469	-£25,616,910	-£25,675,949	-£26,824,556	-£27,878,320	-£34,200,910

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,743,086	£5,506,720	£5,282,627	£2,149,184	£1,157,271	£237,495	-£5,462,131
10% affordable housing (80:20)	£3,387,692	£3,147,461	£2,919,702	£91,877	-£914,365	-£1,845,690	-£7,654,313
20% affordable housing (80:20)	£1,018,168	£774,008	£542,524	-£1,982,982	-£3,004,773	-£3,953,368	-£9,929,274
30% affordable housing (80:20)	-£1,373,938	-£1,622,091	-£1,857,361	-£4,080,994	-£5,123,090	-£6,094,110	-£12,222,243
40% affordable housing (50:50)	-£2,475,272	-£2,723,424	-£2,958,695	-£4,876,069	-£5,924,720	-£6,903,503	-£13,073,563
40% affordable housing (80:20)	-£3,797,264	-£4,050,614	-£4,293,642	-£6,217,375	-£7,289,769	-£8,298,922	-£14,515,211
100% affordable housing (80:20)	-£19,495,725	-£19,773,592	-£20,037,034	-£20,096,072	-£21,244,679	-£22,298,443	-£28,621,033

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£9,332,756	£9,096,390	£8,872,297	£5,738,854	£4,746,941	£3,827,166	-£1,872,461
10% affordable housing (80:20)	£6,977,362	£6,737,132	£6,509,373	£3,681,547	£2,675,306	£1,743,981	-£4,064,643
20% affordable housing (80:20)	£4,607,838	£4,363,679	£4,132,194	£1,606,688	£584,898	-£363,698	-£6,339,603
30% affordable housing (80:20)	£2,215,732	£1,967,579	£1,732,310	-£491,324	-£1,533,420	-£2,504,440	-£8,632,573
40% affordable housing (50:50)	£1,114,398	£866,246	£630,975	-£1,286,398	-£2,335,050	-£3,313,833	-£9,483,893
40% affordable housing (80:20)	-£207,594	-£460,944	-£703,971	-£2,627,704	-£3,700,099	-£4,709,252	-£10,925,541
100% affordable housing (80:20)	-£15,906,054	-£16,183,922	-£16,447,363	-£16,506,402	-£17,655,009	-£18,708,773	-£25,031,363

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 6

Site location: Price Band 8

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	20000
No Units	300
Site Area	12.24 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£15,412,684	£15,180,122	£14,957,787	£11,818,093	£10,842,142	£9,934,067	£4,325,605
10% affordable housing (80:20)	£12,908,893	£12,672,527	£12,448,434	£9,618,300	£8,626,388	£7,708,957	£2,002,909
20% affordable housing (80:20)	£10,394,327	£10,154,095	£9,926,337	£7,400,610	£6,394,736	£5,462,063	-£375,739
30% affordable housing (80:20)	£7,860,279	£7,616,118	£7,384,635	£5,163,127	£4,138,503	£3,184,553	-£2,844,389
40% affordable housing (50:50)	£6,747,203	£6,503,042	£6,271,559	£4,359,002	£3,332,133	£2,374,985	-£3,708,843
40% affordable housing (80:20)	£5,297,850	£5,049,697	£4,810,997	£2,890,192	£1,838,420	£857,112	-£5,317,500
100% affordable housing (80:20)	-£11,374,129	-£11,651,996	-£11,915,438	-£11,974,476	-£13,123,083	-£14,176,848	-£20,499,437

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£12,389,404	£12,156,842	£11,934,507	£8,794,813	£7,818,862	£6,910,787	£1,302,325
10% affordable housing (80:20)	£9,885,613	£9,649,247	£9,425,154	£6,595,020	£5,603,108	£4,685,677	-£1,020,371
20% affordable housing (80:20)	£7,371,047	£7,130,815	£6,903,057	£4,377,330	£3,371,456	£2,438,783	-£3,399,019
30% affordable housing (80:20)	£4,836,999	£4,592,838	£4,361,355	£2,139,847	£1,115,223	£161,273	-£5,867,669
40% affordable housing (50:50)	£3,723,923	£3,479,762	£3,248,279	£1,335,722	£308,853	-£648,295	-£6,732,123
40% affordable housing (80:20)	£2,274,570	£2,026,417	£1,787,717	-£133,088	-£1,184,860	-£2,166,168	-£8,340,780
100% affordable housing (80:20)	-£14,397,409	-£14,675,276	-£14,938,718	-£14,997,756	-£16,146,363	-£17,200,128	-£23,522,717

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,994,299	£1,761,738	£1,539,402	-£1,600,291	-£2,576,243	-£3,484,317	-£9,092,780
10% affordable housing (80:20)	-£509,492	-£745,857	-£969,951	-£3,800,085	-£4,791,997	-£5,709,428	-£11,415,476
20% affordable housing (80:20)	-£3,024,058	-£3,264,289	-£3,492,048	-£6,017,775	-£7,023,648	-£7,956,321	-£13,794,124
30% affordable housing (80:20)	-£5,558,106	-£5,802,266	-£6,033,750	-£8,255,258	-£9,279,881	-£10,233,832	-£16,262,774
40% affordable housing (50:50)	-£6,671,182	-£6,915,342	-£7,146,826	-£9,059,383	-£10,086,251	-£11,043,400	-£17,127,228
40% affordable housing (80:20)	-£8,120,535	-£8,368,688	-£8,607,388	-£10,528,193	-£11,579,965	-£12,561,273	-£18,735,885
100% affordable housing (80:20)	-£24,792,513	-£25,070,381	-£25,333,822	-£25,392,861	-£26,541,468	-£27,595,233	-£33,917,822

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,574,176	£7,341,614	£7,119,279	£3,979,585	£3,003,634	£2,095,559	-£3,512,903
10% affordable housing (80:20)	£5,070,385	£4,834,019	£4,609,926	£1,779,792	£787,880	-£129,551	-£5,835,599
20% affordable housing (80:20)	£2,555,819	£2,315,587	£2,087,828	-£437,898	-£1,443,772	-£2,376,445	-£8,214,247
30% affordable housing (80:20)	£21,771	-£222,390	-£453,873	-£2,675,381	-£3,700,005	-£4,653,955	-£10,682,897
40% affordable housing (50:50)	-£1,091,305	-£1,335,466	-£1,566,949	-£3,479,507	-£4,506,375	-£5,463,523	-£11,547,351
40% affordable housing (80:20)	-£2,540,658	-£2,788,811	-£3,027,511	-£4,948,316	-£6,000,088	-£6,981,396	-£13,156,008
100% affordable housing (80:20)	-£19,212,637	-£19,490,504	-£19,753,946	-£19,812,984	-£20,961,591	-£22,015,356	-£28,337,945

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£11,163,847	£10,931,285	£10,708,949	£7,569,256	£6,593,304	£5,685,230	£76,767
10% affordable housing (80:20)	£8,660,055	£8,423,690	£8,199,596	£5,369,462	£4,377,550	£3,460,119	-£2,245,929
20% affordable housing (80:20)	£6,145,489	£5,905,258	£5,677,499	£3,151,772	£2,145,899	£1,213,226	-£4,624,577
30% affordable housing (80:20)	£3,611,441	£3,367,281	£3,135,797	£914,289	-£110,334	-£1,064,285	-£7,093,227
40% affordable housing (50:50)	£2,498,365	£2,254,205	£2,022,721	£110,164	-£916,704	-£1,873,853	-£7,957,681
40% affordable housing (80:20)	£1,049,012	£800,859	£562,159	-£1,358,646	-£2,410,418	-£3,391,726	-£9,566,338
100% affordable housing (80:20)	-£15,622,966	-£15,900,834	-£16,164,275	-£16,223,314	-£17,371,921	-£18,425,686	-£24,748,275

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 1

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	£10,000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,802,394	-£5,254,177	-£5,679,180	-£7,493,113	-£9,346,127	-£11,046,137	-£21,246,190
10% affordable housing (80:20)	-£6,169,039	-£6,620,823	-£7,045,826	-£8,687,842	-£10,540,857	-£12,240,866	-£22,440,919
20% affordable housing (80:20)	-£7,535,684	-£7,987,469	-£8,412,471	-£9,882,571	-£11,735,586	-£13,435,594	-£23,635,649
30% affordable housing (80:20)	-£8,902,331	-£9,354,114	-£9,779,116	-£11,077,299	-£12,930,315	-£14,630,324	-£24,830,378
40% affordable housing (50:50)	-£10,369,764	-£10,821,547	-£11,246,550	-£12,372,817	-£14,225,832	-£15,925,841	-£26,125,894
40% affordable housing (80:20)	-£10,268,976	-£10,720,760	-£11,145,762	-£12,272,028	-£14,125,044	-£15,825,053	-£26,025,106
100% affordable housing (80:20)	-£18,910,689	-£19,373,280	-£19,808,450	-£19,905,486	-£21,802,832	-£23,543,511	-£33,987,586

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,843,664	-£10,295,447	-£10,720,450	-£12,534,383	-£14,387,397	-£16,087,407	-£26,287,460
10% affordable housing (80:20)	-£11,210,309	-£11,662,093	-£12,087,096	-£13,729,112	-£15,582,127	-£17,282,136	-£27,482,189
20% affordable housing (80:20)	-£12,576,954	-£13,028,739	-£13,453,741	-£14,923,841	-£16,776,856	-£18,476,864	-£28,676,919
30% affordable housing (80:20)	-£13,943,601	-£14,395,384	-£14,820,386	-£16,118,569	-£17,971,585	-£19,671,594	-£29,871,648
40% affordable housing (50:50)	-£15,411,034	-£15,862,817	-£16,287,820	-£17,414,087	-£19,267,102	-£20,967,111	-£31,167,164
40% affordable housing (80:20)	-£15,310,246	-£15,762,030	-£16,187,032	-£17,313,298	-£19,166,314	-£20,866,323	-£31,066,376
100% affordable housing (80:20)	-£23,951,959	-£24,414,550	-£24,849,720	-£24,946,756	-£26,844,102	-£28,584,781	-£39,028,856

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£27,177,331	-£27,629,115	-£28,054,118	-£29,868,051	-£31,721,065	-£33,421,074	-£43,621,128
10% affordable housing (80:20)	-£28,543,977	-£28,995,760	-£29,420,763	-£31,062,779	-£32,915,795	-£34,615,803	-£44,815,857
20% affordable housing (80:20)	-£29,910,622	-£30,362,406	-£30,787,409	-£32,257,508	-£34,110,523	-£35,810,532	-£46,010,586
30% affordable housing (80:20)	-£31,277,268	-£31,729,052	-£32,154,054	-£33,452,237	-£35,305,252	-£37,005,262	-£47,205,315
40% affordable housing (50:50)	-£32,744,702	-£33,196,485	-£33,621,487	-£34,747,755	-£36,600,770	-£38,300,778	-£48,500,832
40% affordable housing (80:20)	-£32,643,914	-£33,095,697	-£33,520,699	-£34,646,966	-£36,499,981	-£38,199,990	-£48,400,044
100% affordable housing (80:20)	-£41,285,626	-£41,748,218	-£42,183,387	-£42,280,424	-£44,177,769	-£45,918,449	-£56,362,523

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£17,872,978	-£18,324,761	-£18,749,764	-£20,563,697	-£22,416,711	-£24,116,721	-£34,316,774
10% affordable housing (80:20)	-£19,239,623	-£19,691,407	-£20,116,410	-£21,758,426	-£23,611,441	-£25,311,450	-£35,511,503
20% affordable housing (80:20)	-£20,606,269	-£21,058,053	-£21,483,055	-£22,953,155	-£24,806,170	-£26,506,178	-£36,706,233
30% affordable housing (80:20)	-£21,972,915	-£22,424,698	-£22,849,700	-£24,147,884	-£26,000,899	-£27,700,908	-£37,900,962
40% affordable housing (50:50)	-£23,440,348	-£23,892,132	-£24,317,134	-£25,443,401	-£27,296,417	-£28,996,425	-£39,196,478
40% affordable housing (80:20)	-£23,339,560	-£23,791,344	-£24,216,346	-£25,342,612	-£27,195,628	-£28,895,637	-£39,095,691
100% affordable housing (80:20)	-£31,981,273	-£32,443,864	-£32,879,034	-£32,976,070	-£34,873,416	-£36,614,095	-£47,058,170

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£11,887,261	-£12,339,045	-£12,764,048	-£14,577,981	-£16,430,995	-£18,131,004	-£28,331,058
10% affordable housing (80:20)	-£13,253,907	-£13,705,690	-£14,130,693	-£15,772,710	-£17,625,725	-£19,325,733	-£29,525,787
20% affordable housing (80:20)	-£14,620,552	-£15,072,337	-£15,497,339	-£16,967,438	-£18,820,454	-£20,520,462	-£30,720,516
30% affordable housing (80:20)	-£15,987,198	-£16,438,982	-£16,863,984	-£18,162,167	-£20,015,182	-£21,715,192	-£31,915,245
40% affordable housing (50:50)	-£17,454,632	-£17,906,415	-£18,331,417	-£19,457,685	-£21,310,700	-£23,010,709	-£33,210,762
40% affordable housing (80:20)	-£17,353,844	-£17,805,627	-£18,230,629	-£19,356,896	-£21,209,911	-£22,909,921	-£33,109,974
100% affordable housing (80:20)	-£25,995,557	-£26,458,148	-£26,893,317	-£26,990,354	-£28,887,699	-£30,628,379	-£41,072,454

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 2

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	10000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£1,642,988	£1,204,876	£786,713	-£1,014,353	-£2,867,368	-£4,567,376	-£14,767,431
10% affordable housing (80:20)	-£246,816	-£698,599	-£1,123,602	-£2,765,618	-£4,618,634	-£6,318,642	-£16,518,696
20% affordable housing (80:20)	-£2,169,998	-£2,621,781	-£3,046,784	-£4,516,883	-£6,369,899	-£8,069,908	-£18,269,961
30% affordable housing (80:20)	-£4,093,179	-£4,544,963	-£4,969,966	-£6,268,149	-£8,121,164	-£9,821,173	-£20,021,227
40% affordable housing (50:50)	-£5,569,112	-£6,020,897	-£6,445,899	-£7,572,165	-£9,425,181	-£11,125,190	-£21,325,244
40% affordable housing (80:20)	-£6,016,362	-£6,468,145	-£6,893,147	-£8,019,415	-£9,872,429	-£11,572,439	-£21,772,492
100% affordable housing (80:20)	-£17,975,442	-£18,438,034	-£18,873,204	-£18,970,239	-£20,867,584	-£22,608,264	-£33,052,339

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£3,398,282	-£3,836,394	-£4,254,557	-£6,055,623	-£7,908,638	-£9,608,646	-£19,808,701
10% affordable housing (80:20)	-£5,288,086	-£5,739,869	-£6,164,872	-£7,806,888	-£9,659,904	-£11,359,912	-£21,559,966
20% affordable housing (80:20)	-£7,211,268	-£7,663,051	-£8,088,054	-£9,558,153	-£11,411,169	-£13,111,178	-£23,311,231
30% affordable housing (80:20)	-£9,134,449	-£9,586,233	-£10,011,236	-£11,309,419	-£13,162,434	-£14,862,443	-£25,062,497
40% affordable housing (50:50)	-£10,610,382	-£11,062,167	-£11,487,169	-£12,613,435	-£14,466,451	-£16,166,460	-£26,366,514
40% affordable housing (80:20)	-£11,057,632	-£11,509,415	-£11,934,417	-£13,060,685	-£14,913,699	-£16,613,709	-£26,813,762
100% affordable housing (80:20)	-£23,016,712	-£23,479,304	-£23,914,474	-£24,011,509	-£25,908,854	-£27,649,534	-£38,093,609

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£20,731,950	-£21,170,061	-£21,588,224	-£23,389,290	-£25,242,305	-£26,942,314	-£37,142,368
10% affordable housing (80:20)	-£22,621,753	-£23,073,537	-£23,498,540	-£25,140,556	-£26,993,571	-£28,693,580	-£38,893,633
20% affordable housing (80:20)	-£24,544,936	-£24,996,719	-£25,421,721	-£26,891,821	-£28,744,836	-£30,444,845	-£40,644,899
30% affordable housing (80:20)	-£26,468,117	-£26,919,900	-£27,344,903	-£28,643,087	-£30,496,102	-£32,196,110	-£42,396,165
40% affordable housing (50:50)	-£27,944,050	-£28,395,834	-£28,820,836	-£29,947,103	-£31,800,118	-£33,500,128	-£43,700,181
40% affordable housing (80:20)	-£28,391,299	-£28,843,083	-£29,268,085	-£30,394,352	-£32,247,367	-£33,947,376	-£44,147,430
100% affordable housing (80:20)	-£40,350,379	-£40,812,971	-£41,248,141	-£41,345,176	-£43,242,522	-£44,983,202	-£55,427,276

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£11,427,596	-£11,865,708	-£12,283,871	-£14,084,937	-£15,937,952	-£17,637,960	-£27,838,015
10% affordable housing (80:20)	-£13,317,400	-£13,769,183	-£14,194,186	-£15,836,203	-£17,689,218	-£19,389,226	-£29,589,280
20% affordable housing (80:20)	-£15,240,582	-£15,692,366	-£16,117,368	-£17,587,467	-£19,440,483	-£21,140,492	-£31,340,546
30% affordable housing (80:20)	-£17,163,764	-£17,615,547	-£18,040,550	-£19,338,733	-£21,191,749	-£22,891,757	-£33,091,811
40% affordable housing (50:50)	-£18,639,696	-£19,091,481	-£19,516,483	-£20,642,750	-£22,495,765	-£24,195,774	-£34,395,828
40% affordable housing (80:20)	-£19,086,946	-£19,538,729	-£19,963,731	-£21,089,999	-£22,943,013	-£24,643,023	-£34,843,076
100% affordable housing (80:20)	-£31,046,026	-£31,508,618	-£31,943,788	-£32,040,823	-£33,938,169	-£35,678,848	-£46,122,923

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£5,441,880	-£5,879,992	-£6,298,155	-£8,099,220	-£9,952,235	-£11,652,244	-£21,852,298
10% affordable housing (80:20)	-£7,331,683	-£7,783,467	-£8,208,470	-£9,850,486	-£11,703,501	-£13,403,510	-£23,603,563
20% affordable housing (80:20)	-£9,254,866	-£9,706,649	-£10,131,651	-£11,601,751	-£13,454,766	-£15,154,776	-£25,354,829
30% affordable housing (80:20)	-£11,178,047	-£11,629,830	-£12,054,834	-£13,353,017	-£15,206,032	-£16,906,040	-£27,106,095
40% affordable housing (50:50)	-£12,653,980	-£13,105,764	-£13,530,766	-£14,657,033	-£16,510,048	-£18,210,058	-£28,410,111
40% affordable housing (80:20)	-£13,101,229	-£13,553,013	-£13,978,015	-£15,104,283	-£16,957,297	-£18,657,306	-£28,857,360
100% affordable housing (80:20)	-£25,060,309	-£25,522,902	-£25,958,071	-£26,055,107	-£27,952,452	-£29,693,132	-£40,137,206

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 3

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	10000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,729,226	£7,319,346	£6,932,776	£5,241,525	£3,500,691	£1,872,872	-£8,288,670
10% affordable housing (80:20)	£5,432,580	£5,015,673	£4,617,374	£3,061,422	£1,282,232	-£396,419	-£10,596,472
20% affordable housing (80:20)	£3,097,617	£2,667,295	£2,262,481	£835,144	-£1,004,212	-£2,704,221	-£12,904,274
30% affordable housing (80:20)	£704,449	£259,935	-£160,815	-£1,458,999	-£3,312,014	-£5,012,022	-£15,212,076
40% affordable housing (50:50)	-£768,461	-£1,220,245	-£1,645,247	-£2,771,515	-£4,624,530	-£6,324,538	-£16,524,592
40% affordable housing (80:20)	-£1,763,747	-£2,215,531	-£2,640,533	-£3,766,801	-£5,619,816	-£7,319,824	-£17,519,878
100% affordable housing (80:20)	-£17,040,195	-£17,502,787	-£17,937,957	-£18,034,992	-£19,932,338	-£21,673,017	-£32,117,093

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,687,956	£2,278,076	£1,891,506	£200,255	-£1,540,579	-£3,168,398	-£13,329,940
10% affordable housing (80:20)	£391,310	-£25,597	-£423,896	-£1,979,848	-£3,759,038	-£5,437,689	-£15,637,742
20% affordable housing (80:20)	-£1,943,653	-£2,373,975	-£2,778,789	-£4,206,126	-£6,045,482	-£7,745,491	-£17,945,544
30% affordable housing (80:20)	-£4,336,821	-£4,781,335	-£5,202,085	-£6,500,269	-£8,353,284	-£10,053,292	-£20,253,346
40% affordable housing (50:50)	-£5,809,731	-£6,261,515	-£6,686,517	-£7,812,785	-£9,665,800	-£11,365,808	-£21,565,862
40% affordable housing (80:20)	-£6,805,017	-£7,256,801	-£7,681,803	-£8,808,071	-£10,661,086	-£12,361,094	-£22,561,148
100% affordable housing (80:20)	-£22,081,465	-£22,544,057	-£22,979,227	-£23,076,262	-£24,973,608	-£26,714,287	-£37,158,363

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£14,645,711	-£15,055,592	-£15,442,162	-£17,133,413	-£18,874,247	-£20,502,066	-£30,663,608
10% affordable housing (80:20)	-£16,942,357	-£17,359,265	-£17,757,564	-£19,313,515	-£21,092,705	-£22,771,356	-£32,971,410
20% affordable housing (80:20)	-£19,277,321	-£19,707,643	-£20,112,457	-£21,539,793	-£23,379,150	-£25,079,158	-£35,279,212
30% affordable housing (80:20)	-£21,670,488	-£22,115,002	-£22,535,752	-£23,833,936	-£25,686,952	-£27,386,960	-£37,587,013
40% affordable housing (50:50)	-£23,143,399	-£23,595,182	-£24,020,185	-£25,146,452	-£26,999,467	-£28,699,476	-£38,899,529
40% affordable housing (80:20)	-£24,138,685	-£24,590,468	-£25,015,471	-£26,141,738	-£27,994,753	-£29,694,762	-£39,894,815
100% affordable housing (80:20)	-£39,415,132	-£39,877,724	-£40,312,894	-£40,409,929	-£42,307,276	-£44,047,955	-£54,492,030

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£5,341,358	-£5,751,239	-£6,137,809	-£7,829,059	-£9,569,893	-£11,197,712	-£21,359,254
10% affordable housing (80:20)	-£7,638,004	-£8,054,911	-£8,453,210	-£10,009,162	-£11,788,352	-£13,467,003	-£23,667,056
20% affordable housing (80:20)	-£9,972,967	-£10,403,289	-£10,808,103	-£12,235,440	-£14,074,796	-£15,774,805	-£25,974,858
30% affordable housing (80:20)	-£12,366,135	-£12,810,649	-£13,231,399	-£14,529,583	-£16,382,598	-£18,082,607	-£28,282,660
40% affordable housing (50:50)	-£13,839,046	-£14,290,829	-£14,715,831	-£15,842,099	-£17,695,114	-£19,395,122	-£29,595,176
40% affordable housing (80:20)	-£14,834,332	-£15,286,115	-£15,711,117	-£16,837,385	-£18,690,400	-£20,390,408	-£30,590,462
100% affordable housing (80:20)	-£30,110,779	-£30,573,371	-£31,008,541	-£31,105,576	-£33,002,922	-£34,743,601	-£45,187,677

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£644,359	£234,478	-£152,092	-£1,843,343	-£3,584,177	-£5,211,996	-£15,373,538
10% affordable housing (80:20)	-£1,652,287	-£2,069,195	-£2,467,494	-£4,023,445	-£5,802,635	-£7,481,286	-£17,681,340
20% affordable housing (80:20)	-£3,987,251	-£4,417,573	-£4,822,387	-£6,249,723	-£8,089,080	-£9,789,088	-£19,989,142
30% affordable housing (80:20)	-£6,380,418	-£6,824,932	-£7,245,682	-£8,543,866	-£10,396,882	-£12,096,890	-£22,296,944
40% affordable housing (50:50)	-£7,853,329	-£8,305,113	-£8,730,115	-£9,856,382	-£11,709,398	-£13,409,406	-£23,609,459
40% affordable housing (80:20)	-£8,848,615	-£9,300,399	-£9,725,401	-£10,851,668	-£12,704,684	-£14,404,692	-£24,604,745
100% affordable housing (80:20)	-£24,125,062	-£24,587,654	-£25,022,824	-£25,119,859	-£27,017,206	-£28,757,885	-£39,201,960

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 4

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	10000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£13,508,730	£13,118,320	£12,751,053	£9,573,977	£7,910,535	£6,358,763	-£3,529,075
10% affordable housing (80:20)	£10,793,215	£10,396,420	£10,023,146	£7,117,387	£5,422,917	£3,838,938	-£6,221,496
20% affordable housing (80:20)	£8,049,255	£7,645,971	£7,264,065	£4,628,157	£2,893,576	£1,264,978	-£8,913,919
30% affordable housing (80:20)	£5,266,024	£4,849,440	£4,457,550	£2,087,884	£288,995	-£1,406,287	-£11,606,341
40% affordable housing (50:50)	£3,864,927	£3,444,055	£3,045,755	£980,716	-£855,376	-£2,555,386	-£12,755,439
40% affordable housing (80:20)	£2,415,180	£1,984,857	£1,575,542	-£545,685	-£2,398,700	-£4,098,709	-£14,298,763
100% affordable housing (80:20)	-£16,104,947	-£16,567,540	-£17,002,709	-£17,099,745	-£18,997,091	-£20,737,770	-£31,181,845

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£8,467,460	£8,077,050	£7,709,783	£4,532,707	£2,869,265	£1,317,493	-£8,570,345
10% affordable housing (80:20)	£5,751,945	£5,355,150	£4,981,876	£2,076,117	£381,647	-£1,202,332	-£11,262,766
20% affordable housing (80:20)	£3,007,985	£2,604,701	£2,222,795	-£413,113	-£2,147,694	-£3,776,292	-£13,955,189
30% affordable housing (80:20)	£224,754	-£191,830	-£583,720	-£2,953,386	-£4,752,275	-£6,447,557	-£16,647,611
40% affordable housing (50:50)	-£1,176,343	-£1,597,215	-£1,995,515	-£4,060,554	-£5,896,646	-£7,596,656	-£17,796,709
40% affordable housing (80:20)	-£2,626,090	-£3,056,413	-£3,465,728	-£5,586,955	-£7,439,970	-£9,139,979	-£19,340,033
100% affordable housing (80:20)	-£21,146,217	-£21,608,810	-£22,043,979	-£22,141,015	-£24,038,361	-£25,779,040	-£36,223,115

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£8,866,208	-£9,256,618	-£9,623,885	-£12,800,961	-£14,464,403	-£16,016,174	-£25,904,012
10% affordable housing (80:20)	-£11,581,722	-£11,978,518	-£12,351,791	-£15,257,550	-£16,952,020	-£18,535,999	-£28,596,434
20% affordable housing (80:20)	-£14,325,682	-£14,728,967	-£15,110,872	-£17,746,781	-£19,481,361	-£21,109,959	-£31,288,856
30% affordable housing (80:20)	-£17,108,914	-£17,525,498	-£17,917,388	-£20,287,053	-£22,085,942	-£23,781,224	-£33,981,279
40% affordable housing (50:50)	-£18,510,011	-£18,930,883	-£19,329,183	-£21,394,222	-£23,230,314	-£24,930,323	-£36,130,377
40% affordable housing (80:20)	-£19,959,758	-£20,390,081	-£20,799,395	-£22,920,623	-£24,773,637	-£26,473,647	-£36,673,700
100% affordable housing (80:20)	-£38,479,885	-£38,942,477	-£39,377,647	-£39,474,682	-£41,372,029	-£43,112,707	-£53,556,783

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£438,146	£47,735	-£319,532	-£3,496,608	-£5,160,050	-£6,711,821	-£16,599,659
10% affordable housing (80:20)	-£2,277,369	-£2,674,164	-£3,047,438	-£5,953,197	-£7,647,667	-£9,231,646	-£19,292,081
20% affordable housing (80:20)	-£5,021,329	-£5,424,613	-£5,806,519	-£8,442,427	-£10,177,008	-£11,805,606	-£21,984,503
30% affordable housing (80:20)	-£7,804,560	-£8,221,145	-£8,613,034	-£10,982,700	-£12,781,589	-£14,476,871	-£24,676,925
40% affordable housing (50:50)	-£9,205,657	-£9,626,530	-£10,024,829	-£12,089,868	-£13,925,960	-£15,625,970	-£25,826,023
40% affordable housing (80:20)	-£10,655,404	-£11,085,727	-£11,495,042	-£13,616,270	-£15,469,284	-£17,169,293	-£27,369,347
100% affordable housing (80:20)	-£29,175,532	-£29,638,124	-£30,073,293	-£30,170,329	-£32,067,675	-£33,808,354	-£44,252,430

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,423,862	£6,033,452	£5,666,185	£2,489,109	£825,667	-£726,105	-£10,613,943
10% affordable housing (80:20)	£3,708,348	£3,311,552	£2,938,279	£32,519	-£1,661,950	-£3,245,929	-£13,306,364
20% affordable housing (80:20)	£964,388	£561,103	£179,198	-£2,456,711	-£4,191,291	-£5,819,889	-£15,998,786
30% affordable housing (80:20)	-£1,818,844	-£2,235,428	-£2,627,318	-£4,996,984	-£6,795,873	-£8,491,154	-£18,691,209
40% affordable housing (50:50)	-£3,219,941	-£3,640,813	-£4,039,113	-£6,104,152	-£7,940,244	-£9,640,253	-£19,840,307
40% affordable housing (80:20)	-£4,669,688	-£5,100,011	-£5,509,325	-£7,630,553	-£9,483,567	-£11,183,577	-£21,383,630
100% affordable housing (80:20)	-£23,189,815	-£23,652,407	-£24,087,577	-£24,184,612	-£26,081,959	-£27,822,637	-£38,266,713

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 5

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	10000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£16,318,627	£15,936,492	£15,575,135	£12,454,058	£10,831,186	£9,318,224	-£289,695
10% affordable housing (80:20)	£13,390,064	£13,004,081	£12,636,814	£9,786,151	£8,136,777	£6,596,030	-£3,260,385
20% affordable housing (80:20)	£10,439,846	£10,044,260	£9,670,986	£7,091,017	£5,402,658	£3,823,327	-£6,231,076
30% affordable housing (80:20)	£7,451,475	£7,048,190	£6,666,623	£4,350,145	£2,615,717	£982,223	-£9,201,765
40% affordable housing (50:50)	£6,061,726	£5,655,621	£5,270,038	£3,262,258	£1,510,643	-£155,060	-£10,355,114
40% affordable housing (80:20)	£4,409,484	£3,992,900	£3,596,329	£1,544,622	-£272,393	-£1,972,402	-£12,172,455
100% affordable housing (80:20)	-£15,637,324	-£16,099,916	-£16,535,086	-£16,632,122	-£18,529,467	-£20,270,146	-£30,714,222

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£11,277,357	£10,895,222	£10,533,865	£7,412,788	£5,789,916	£4,276,954	-£5,330,965
10% affordable housing (80:20)	£8,348,794	£7,962,811	£7,595,544	£4,744,881	£3,095,507	£1,554,760	-£8,301,655
20% affordable housing (80:20)	£5,398,576	£5,002,990	£4,629,716	£2,049,747	£361,388	-£1,217,943	-£11,272,346
30% affordable housing (80:20)	£2,410,205	£2,006,920	£1,625,353	-£691,125	-£2,425,553	-£4,059,047	-£14,243,035
40% affordable housing (50:50)	£1,020,456	£614,351	£228,768	-£1,779,012	-£3,530,627	-£5,196,330	-£15,396,384
40% affordable housing (80:20)	-£631,786	-£1,048,370	-£1,444,941	-£3,496,648	-£5,313,663	-£7,013,672	-£17,213,725
100% affordable housing (80:20)	-£20,678,594	-£21,141,186	-£21,576,356	-£21,673,392	-£23,570,737	-£25,311,416	-£35,755,492

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£6,056,310	-£6,438,445	-£6,799,802	-£9,920,880	-£11,543,752	-£13,056,713	-£22,664,632
10% affordable housing (80:20)	-£8,984,873	-£9,370,857	-£9,738,124	-£12,588,786	-£14,238,160	-£15,778,908	-£25,635,322
20% affordable housing (80:20)	-£11,935,091	-£12,330,677	-£12,703,952	-£15,283,920	-£16,972,279	-£18,551,611	-£28,606,013
30% affordable housing (80:20)	-£14,923,463	-£15,326,747	-£15,708,314	-£18,024,793	-£19,759,220	-£21,392,714	-£31,576,703
40% affordable housing (50:50)	-£16,313,211	-£16,719,316	-£17,104,899	-£19,112,679	-£20,864,295	-£22,529,998	-£32,730,051
40% affordable housing (80:20)	-£17,965,453	-£18,382,037	-£18,778,608	-£20,830,316	-£22,647,330	-£24,347,339	-£34,547,393
100% affordable housing (80:20)	-£38,012,261	-£38,474,854	-£38,910,023	-£39,007,060	-£40,904,405	-£42,645,084	-£53,089,159

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,248,043	£2,865,908	£2,504,551	-£616,526	-£2,239,398	-£3,752,360	-£13,360,279
10% affordable housing (80:20)	£319,480	-£66,503	-£433,770	-£3,284,433	-£4,933,807	-£6,474,555	-£16,330,969
20% affordable housing (80:20)	-£2,630,738	-£3,026,324	-£3,399,598	-£5,979,567	-£7,667,926	-£9,247,258	-£19,301,660
30% affordable housing (80:20)	-£5,619,109	-£6,022,394	-£6,403,961	-£8,720,440	-£10,454,867	-£12,088,361	-£22,272,350
40% affordable housing (50:50)	-£7,008,858	-£7,414,963	-£7,800,546	-£9,808,326	-£11,559,941	-£13,225,644	-£23,425,698
40% affordable housing (80:20)	-£8,661,100	-£9,077,684	-£9,474,255	-£11,525,962	-£13,342,977	-£15,042,986	-£25,243,040
100% affordable housing (80:20)	-£28,707,908	-£29,170,500	-£29,605,670	-£29,702,706	-£31,600,052	-£33,340,730	-£43,784,806

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH3, LH, CIL+S106,	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£6,305,197	£5,919,213	£5,551,946	£2,701,284	£1,051,910	-£488,838	-£10,345,252
20% affordable housing (80:20)	£3,354,979	£2,959,393	£2,586,118	£6,149	-£1,682,209	-£3,261,541	-£13,315,943
30% affordable housing (80:20)	£366,607	-£36,678	-£418,244	-£2,734,723	-£4,469,150	-£6,102,644	-£16,286,633
40% affordable housing (50:50)	-£1,023,142	-£1,429,246	-£1,814,830	-£3,822,609	-£5,574,225	-£7,239,928	-£17,439,981
40% affordable housing (80:20)	-£2,675,383	-£3,091,967	-£3,488,538	-£5,540,246	-£7,357,260	-£9,057,270	-£19,257,323
100% affordable housing (80:20)	-£22,722,192	-£23,184,784	-£23,619,953	-£23,716,990	-£25,614,335	-£27,355,014	-£37,799,089

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 6

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	10000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£19,083,218	£18,711,354	£18,357,203	£13,766,710	£12,162,093	£10,668,890	£1,210,720
10% affordable housing (80:20)	£15,942,229	£15,564,283	£15,208,235	£11,024,079	£9,393,143	£7,872,219	-£1,846,522
20% affordable housing (80:20)	£12,781,457	£12,397,329	£12,033,425	£8,253,976	£6,590,297	£5,035,153	-£4,923,564
30% affordable housing (80:20)	£9,591,883	£9,196,877	£8,823,603	£5,447,189	£3,741,359	£2,138,620	-£8,000,605
40% affordable housing (50:50)	£8,199,918	£7,804,301	£7,431,028	£4,520,322	£2,805,194	£1,191,366	-£8,986,287
40% affordable housing (80:20)	£6,352,058	£5,946,367	£5,560,783	£2,581,824	£809,181	-£877,594	-£11,077,647
100% affordable housing (80:20)	-£15,169,700	-£15,632,293	-£16,067,462	-£16,164,498	-£18,061,844	-£19,802,523	-£30,246,598

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£14,041,948	£13,670,084	£13,315,933	£8,725,440	£7,120,823	£5,627,620	-£3,830,550
10% affordable housing (80:20)	£10,900,959	£10,523,013	£10,166,965	£5,982,809	£4,351,873	£2,830,949	-£6,887,792
20% affordable housing (80:20)	£7,740,187	£7,356,059	£6,992,155	£3,212,706	£1,549,027	-£6,117	-£9,964,834
30% affordable housing (80:20)	£4,550,613	£4,155,607	£3,782,333	£405,919	-£1,299,911	-£2,902,650	-£13,041,875
40% affordable housing (50:50)	£3,158,648	£2,763,031	£2,389,758	-£520,948	-£2,236,076	-£3,849,904	-£14,027,557
40% affordable housing (80:20)	£1,310,788	£905,097	£519,513	-£2,459,446	-£4,232,089	-£5,918,864	-£16,118,917
100% affordable housing (80:20)	-£20,210,970	-£20,673,563	-£21,108,732	-£21,205,768	-£23,103,114	-£24,843,793	-£35,287,868

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£3,291,719	-£3,663,584	-£4,017,735	-£8,608,228	-£10,212,845	-£11,706,048	-£21,164,218
10% affordable housing (80:20)	-£6,432,708	-£6,810,654	-£7,166,703	-£11,350,859	-£12,981,795	-£14,502,719	-£24,221,459
20% affordable housing (80:20)	-£9,593,480	-£9,977,608	-£10,341,513	-£14,120,962	-£15,784,641	-£17,339,785	-£27,298,501
30% affordable housing (80:20)	-£12,783,055	-£13,178,061	-£13,551,334	-£16,927,748	-£18,633,578	-£20,236,318	-£30,375,543
40% affordable housing (50:50)	-£14,175,019	-£14,570,636	-£14,943,910	-£17,854,616	-£19,569,744	-£21,183,571	-£31,361,224
40% affordable housing (80:20)	-£16,022,880	-£16,428,571	-£16,814,155	-£19,793,114	-£21,565,756	-£23,252,531	-£33,452,585
100% affordable housing (80:20)	-£37,544,638	-£38,007,230	-£38,442,400	-£38,539,436	-£40,436,781	-£42,177,460	-£52,621,536

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£6,012,634	£5,640,770	£5,286,619	£696,126	-£908,491	-£2,401,695	-£11,859,865
10% affordable housing (80:20)	£2,871,645	£2,493,699	£2,137,651	-£2,046,505	-£3,677,441	-£5,198,365	-£14,917,106
20% affordable housing (80:20)	-£289,127	-£673,255	-£1,037,159	-£4,816,609	-£6,480,287	-£8,035,431	-£17,994,148
30% affordable housing (80:20)	-£3,478,702	-£3,873,707	-£4,246,981	-£7,623,395	-£9,329,225	-£10,931,965	-£21,071,190
40% affordable housing (50:50)	-£4,870,666	-£5,266,283	-£5,639,556	-£8,550,262	-£10,265,391	-£11,879,218	-£22,056,871
40% affordable housing (80:20)	-£6,718,527	-£7,124,217	-£7,509,801	-£10,488,761	-£12,261,403	-£13,948,178	-£24,148,232
100% affordable housing (80:20)	-£28,240,284	-£28,702,877	-£29,138,046	-£29,235,083	-£31,132,428	-£32,873,107	-£43,317,182

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£11,998,351	£11,626,486	£11,272,335	£6,681,842	£5,077,225	£3,584,022	-£5,874,148
10% affordable housing (80:20)	£8,857,361	£8,479,416	£8,123,367	£3,939,211	£2,308,275	£787,351	-£8,931,389
20% affordable housing (80:20)	£5,696,590	£5,312,462	£4,948,557	£1,169,108	-£494,571	-£2,049,715	-£12,008,431
30% affordable housing (80:20)	£2,507,015	£2,112,009	£1,738,736	-£1,637,678	-£3,343,508	-£4,946,248	-£15,085,473
40% affordable housing (50:50)	£1,115,051	£719,434	£346,160	-£2,564,546	-£4,279,674	-£5,893,501	-£16,071,154
40% affordable housing (80:20)	-£732,810	-£1,138,501	-£1,524,085	-£4,503,044	-£6,275,686	-£7,962,462	-£18,162,515
100% affordable housing (80:20)	-£22,254,568	-£22,717,160	-£23,152,330	-£23,249,366	-£25,146,712	-£26,887,390	-£37,331,466

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 7

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	10000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£21,813,719	£21,447,838	£21,102,022	£16,575,457	£15,001,306	£13,536,760	£4,320,240
10% affordable housing (80:20)	£18,459,478	£18,087,613	£17,737,793	£13,615,705	£12,020,359	£10,533,124	£1,096,655
20% affordable housing (80:20)	£15,087,829	£14,709,883	£14,354,341	£10,636,179	£9,013,114	£7,495,889	-£2,240,719
30% affordable housing (80:20)	£11,689,440	£11,305,312	£10,940,886	£7,624,116	£5,959,768	£4,402,020	-£5,596,030
40% affordable housing (50:50)	£10,286,630	£9,902,502	£9,541,141	£6,691,493	£5,027,306	£3,465,728	-£6,585,961
40% affordable housing (80:20)	£8,251,066	£7,854,270	£7,480,997	£4,561,943	£2,842,164	£1,225,908	-£8,951,340
100% affordable housing (80:20)	-£14,702,078	-£15,164,669	-£15,599,839	-£15,696,875	-£17,594,220	-£19,334,899	-£29,778,975

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£16,772,449	£16,406,568	£16,060,752	£11,534,187	£9,960,036	£8,495,490	-£721,030
10% affordable housing (80:20)	£13,418,208	£13,046,343	£12,696,523	£8,574,435	£6,979,089	£5,491,854	-£3,944,615
20% affordable housing (80:20)	£10,046,559	£9,668,613	£9,313,071	£5,594,909	£3,971,844	£2,454,619	-£7,281,989
30% affordable housing (80:20)	£6,648,170	£6,264,042	£5,899,616	£2,582,846	£918,498	-£639,250	-£10,637,300
40% affordable housing (50:50)	£5,245,360	£4,861,232	£4,499,871	£1,650,223	-£13,964	-£1,575,542	-£11,627,231
40% affordable housing (80:20)	£3,209,796	£2,813,000	£2,439,727	-£479,327	-£2,199,106	-£3,815,362	-£13,992,610
100% affordable housing (80:20)	-£19,743,348	-£20,205,939	-£20,641,109	-£20,738,145	-£22,635,490	-£24,376,169	-£34,820,245

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£561,219	-£927,100	-£1,272,916	-£5,799,481	-£7,373,631	-£8,838,178	-£18,054,697
10% affordable housing (80:20)	-£3,915,460	-£4,287,325	-£4,637,145	-£8,759,233	-£10,354,579	-£11,841,814	-£21,278,283
20% affordable housing (80:20)	-£7,287,108	-£7,665,054	-£8,020,596	-£11,738,758	-£13,361,824	-£14,879,048	-£24,615,657
30% affordable housing (80:20)	-£10,685,497	-£11,069,625	-£11,434,051	-£14,750,821	-£16,415,169	-£17,972,918	-£27,970,967
40% affordable housing (50:50)	-£12,088,308	-£12,472,436	-£12,833,797	-£15,683,445	-£17,347,632	-£18,909,209	-£28,960,899
40% affordable housing (80:20)	-£14,123,872	-£14,520,667	-£14,893,941	-£17,812,995	-£19,532,773	-£21,149,030	-£31,326,278
100% affordable housing (80:20)	-£37,077,015	-£37,539,606	-£37,974,776	-£38,071,812	-£39,969,158	-£41,709,837	-£52,153,912

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£8,743,135	£8,377,253	£8,031,437	£3,504,873	£1,930,722	£466,175	-£8,750,344
10% affordable housing (80:20)	£5,388,893	£5,017,029	£4,667,208	£545,121	-£1,050,225	-£2,537,460	-£11,973,929
20% affordable housing (80:20)	£2,017,245	£1,639,299	£1,283,757	-£2,434,405	-£4,057,470	-£5,574,695	-£15,311,303
30% affordable housing (80:20)	-£1,381,144	-£1,765,272	-£2,129,698	-£5,446,468	-£7,110,816	-£8,668,564	-£18,666,614
40% affordable housing (50:50)	-£2,783,954	-£3,168,082	-£3,529,443	-£6,379,091	-£8,043,279	-£9,604,856	-£19,656,545
40% affordable housing (80:20)	-£4,819,518	-£5,216,314	-£5,589,587	-£8,508,641	-£10,228,420	-£11,844,676	-£22,021,924
100% affordable housing (80:20)	-£27,772,662	-£28,235,253	-£28,670,423	-£28,767,459	-£30,664,804	-£32,405,483	-£42,849,559

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£14,728,851	£14,362,970	£14,017,154	£9,490,589	£7,916,439	£6,451,892	-£2,764,628
10% affordable housing (80:20)	£11,374,610	£11,002,745	£10,652,925	£6,530,837	£4,935,491	£3,448,256	-£5,988,213
20% affordable housing (80:20)	£8,002,962	£7,625,016	£7,269,474	£3,551,311	£1,928,246	£411,021	-£9,325,587
30% affordable housing (80:20)	£4,604,573	£4,220,445	£3,856,019	£539,249	-£1,125,099	-£2,682,848	-£12,680,897
40% affordable housing (50:50)	£3,201,762	£2,817,634	£2,456,273	-£393,375	-£2,057,562	-£3,619,139	-£13,670,829
40% affordable housing (80:20)	£1,166,198	£769,403	£396,129	-£2,522,925	-£4,242,703	-£5,858,960	-£16,036,208
100% affordable housing (80:20)	-£21,786,945	-£22,249,537	-£22,684,706	-£22,781,743	-£24,679,088	-£26,419,767	-£36,863,842

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 8

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	10000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£24,514,712	£24,154,720	£23,814,252	£19,343,032	£17,797,354	£16,361,239	£7,344,157
10% affordable housing (80:20)	£20,946,038	£20,580,158	£20,235,966	£16,168,511	£14,603,839	£13,147,123	£3,944,020
20% affordable housing (80:20)	£17,362,822	£16,990,957	£16,641,137	£12,976,532	£11,386,146	£9,902,025	£435,009
30% affordable housing (80:20)	£13,755,429	£13,377,482	£13,021,940	£9,757,391	£8,133,422	£6,611,162	-£3,191,455
40% affordable housing (50:50)	£12,333,944	£11,959,046	£11,603,504	£8,808,191	£7,191,836	£5,673,105	-£4,185,636
40% affordable housing (80:20)	£10,114,012	£9,726,466	£9,359,199	£6,492,618	£4,820,844	£3,245,896	-£6,825,033
100% affordable housing (80:20)	-£14,234,454	-£14,697,045	-£15,132,215	-£15,229,251	-£17,126,597	-£18,867,277	-£29,311,351

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£19,473,442	£19,113,450	£18,772,982	£14,301,762	£12,756,084	£11,319,969	£2,302,887
10% affordable housing (80:20)	£15,904,768	£15,538,888	£15,194,696	£11,127,241	£9,562,569	£8,105,853	-£1,097,250
20% affordable housing (80:20)	£12,321,552	£11,949,687	£11,599,867	£7,935,262	£6,344,876	£4,860,755	-£4,606,261
30% affordable housing (80:20)	£8,714,159	£8,336,212	£7,980,670	£4,716,121	£3,092,152	£1,569,892	-£8,232,725
40% affordable housing (50:50)	£7,292,674	£6,917,776	£6,562,234	£3,766,921	£2,150,566	£631,835	-£9,226,906
40% affordable housing (80:20)	£5,072,742	£4,685,196	£4,317,929	£1,451,348	-£220,426	-£1,795,374	-£11,866,303
100% affordable housing (80:20)	-£19,275,724	-£19,738,315	-£20,173,485	-£20,270,521	-£22,167,867	-£23,908,547	-£34,352,621

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,139,775	£1,779,782	£1,439,315	-£3,031,906	-£4,577,583	-£6,013,698	-£15,030,780
10% affordable housing (80:20)	-£1,428,900	-£1,794,780	-£2,138,971	-£6,206,426	-£7,771,098	-£9,227,815	-£18,430,918
20% affordable housing (80:20)	-£5,012,116	-£5,383,980	-£5,733,801	-£9,398,405	-£10,988,791	-£12,472,913	-£21,939,928
30% affordable housing (80:20)	-£8,619,509	-£8,997,455	-£9,352,998	-£12,617,547	-£14,241,515	-£15,763,775	-£25,566,393
40% affordable housing (50:50)	-£10,040,994	-£10,415,892	-£10,771,434	-£13,566,747	-£15,183,102	-£16,701,832	-£26,560,573
40% affordable housing (80:20)	-£12,260,926	-£12,648,472	-£13,015,739	-£15,882,319	-£17,554,094	-£19,129,041	-£29,199,971
100% affordable housing (80:20)	-£36,609,392	-£37,071,983	-£37,507,153	-£37,604,189	-£39,501,534	-£41,242,214	-£51,686,289

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£11,444,128	£11,084,135	£10,743,668	£6,272,448	£4,726,770	£3,290,655	-£5,726,427
10% affordable housing (80:20)	£7,875,454	£7,509,573	£7,165,382	£3,097,927	£1,533,255	£76,538	-£9,126,565
20% affordable housing (80:20)	£4,292,238	£3,920,373	£3,570,553	-£94,052	-£1,684,438	-£3,168,559	-£12,635,575
30% affordable housing (80:20)	£684,845	£306,898	-£48,644	-£3,313,193	-£4,937,162	-£6,459,422	-£16,262,039
40% affordable housing (50:50)	-£736,640	-£1,111,538	-£1,467,080	-£4,262,393	-£5,878,748	-£7,397,479	-£17,256,220
40% affordable housing (80:20)	-£2,956,572	-£3,344,119	-£3,711,385	-£6,577,966	-£8,249,740	-£9,824,688	-£19,895,617
100% affordable housing (80:20)	-£27,305,038	-£27,767,629	-£28,202,799	-£28,299,835	-£30,197,181	-£31,937,861	-£42,381,935

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£17,429,845	£17,069,852	£16,729,384	£12,258,164	£10,712,487	£9,276,371	£259,289
10% affordable housing (80:20)	£13,861,170	£13,495,290	£13,151,098	£9,083,644	£7,518,972	£6,062,255	-£3,140,848
20% affordable housing (80:20)	£10,277,954	£9,906,090	£9,556,269	£5,891,665	£4,301,279	£2,817,157	-£6,649,858
30% affordable housing (80:20)	£6,670,561	£6,292,614	£5,937,072	£2,672,523	£1,048,555	-£473,705	-£10,276,323
40% affordable housing (50:50)	£5,249,076	£4,874,178	£4,518,636	£1,723,323	£106,968	-£1,411,763	-£11,270,503
40% affordable housing (80:20)	£3,029,144	£2,641,598	£2,274,331	-£592,249	-£2,264,024	-£3,838,971	-£13,909,901
100% affordable housing (80:20)	-£21,319,322	-£21,781,913	-£22,217,083	-£22,314,119	-£24,211,464	-£25,952,144	-£36,396,219

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 1

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	£20,000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,320,230	-£9,772,014	-£10,197,016	-£12,010,949	-£13,863,964	-£15,563,973	-£25,764,027
10% affordable housing (80:20)	-£10,686,876	-£11,138,659	-£11,563,661	-£13,205,679	-£15,058,693	-£16,758,702	-£26,958,756
20% affordable housing (80:20)	-£12,053,521	-£12,505,305	-£12,930,307	-£14,400,407	-£16,253,423	-£17,953,431	-£28,153,484
30% affordable housing (80:20)	-£13,420,166	-£13,871,950	-£14,296,953	-£15,595,136	-£17,448,151	-£19,148,160	-£29,348,213
40% affordable housing (50:50)	-£14,887,601	-£15,339,384	-£15,764,386	-£16,890,653	-£18,743,668	-£20,443,678	-£30,643,731
40% affordable housing (80:20)	-£14,786,812	-£15,238,596	-£15,663,598	-£16,789,865	-£18,642,880	-£20,342,889	-£30,542,943
100% affordable housing (80:20)	-£23,536,608	-£23,999,199	-£24,434,369	-£24,531,405	-£26,428,751	-£28,169,430	-£38,613,505

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£14,361,500	-£14,813,284	-£15,238,286	-£17,052,219	-£18,905,234	-£20,605,243	-£30,805,297
10% affordable housing (80:20)	-£15,728,146	-£16,179,929	-£16,604,931	-£18,246,949	-£20,099,963	-£21,799,972	-£32,000,026
20% affordable housing (80:20)	-£17,094,791	-£17,546,575	-£17,971,577	-£19,441,677	-£21,294,693	-£22,994,701	-£33,194,754
30% affordable housing (80:20)	-£18,461,436	-£18,913,220	-£19,338,223	-£20,636,406	-£22,489,421	-£24,189,430	-£34,389,483
40% affordable housing (50:50)	-£19,928,871	-£20,380,654	-£20,805,656	-£21,931,923	-£23,784,938	-£25,484,948	-£35,685,001
40% affordable housing (80:20)	-£19,828,082	-£20,279,866	-£20,704,868	-£21,831,135	-£23,684,150	-£25,384,159	-£35,584,213
100% affordable housing (80:20)	-£28,577,878	-£29,040,469	-£29,475,639	-£29,572,675	-£31,470,021	-£33,210,700	-£43,654,775

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£31,695,168	-£32,146,951	-£32,571,954	-£34,385,886	-£36,238,902	-£37,938,911	-£48,138,964
10% affordable housing (80:20)	-£33,061,813	-£33,513,597	-£33,938,599	-£35,580,616	-£37,433,630	-£39,133,640	-£49,333,693
20% affordable housing (80:20)	-£34,428,459	-£34,880,242	-£35,305,244	-£36,775,345	-£38,628,360	-£40,328,369	-£50,528,422
30% affordable housing (80:20)	-£35,795,104	-£36,246,887	-£36,671,890	-£37,970,074	-£39,823,089	-£41,523,097	-£51,723,151
40% affordable housing (50:50)	-£37,262,538	-£37,714,322	-£38,139,324	-£39,265,590	-£41,118,606	-£42,818,615	-£53,018,669
40% affordable housing (80:20)	-£37,161,749	-£37,613,534	-£38,038,536	-£39,164,802	-£41,017,818	-£42,717,826	-£52,917,881
100% affordable housing (80:20)	-£45,911,546	-£46,374,137	-£46,809,306	-£46,906,343	-£48,803,688	-£50,544,368	-£60,988,442

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£22,390,815	-£22,842,598	-£23,267,600	-£25,081,533	-£26,934,548	-£28,634,558	-£38,834,611
10% affordable housing (80:20)	-£23,757,460	-£24,209,243	-£24,634,245	-£26,276,263	-£28,129,277	-£29,829,286	-£40,029,340
20% affordable housing (80:20)	-£25,124,105	-£25,575,889	-£26,000,891	-£27,470,991	-£29,324,007	-£31,024,015	-£41,224,069
30% affordable housing (80:20)	-£26,490,751	-£26,942,534	-£27,367,537	-£28,665,720	-£30,518,736	-£32,218,744	-£42,418,797
40% affordable housing (50:50)	-£27,958,185	-£28,409,968	-£28,834,970	-£29,961,237	-£31,814,252	-£33,514,262	-£43,714,315
40% affordable housing (80:20)	-£27,857,396	-£28,309,180	-£28,734,182	-£29,860,449	-£31,713,464	-£33,413,473	-£43,613,527
100% affordable housing (80:20)	-£36,607,192	-£37,069,783	-£37,504,953	-£37,601,989	-£39,499,335	-£41,240,015	-£51,684,089

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£16,405,098	-£16,856,882	-£17,281,884	-£19,095,816	-£20,948,832	-£22,648,841	-£32,848,895
10% affordable housing (80:20)	-£17,771,743	-£18,223,527	-£18,648,529	-£20,290,546	-£22,143,560	-£23,843,570	-£34,043,623
20% affordable housing (80:20)	-£19,138,389	-£19,590,172	-£20,015,174	-£21,485,275	-£23,338,290	-£25,038,299	-£35,238,352
30% affordable housing (80:20)	-£20,505,034	-£20,956,818	-£21,381,821	-£22,680,004	-£24,533,019	-£26,233,027	-£36,433,081
40% affordable housing (50:50)	-£21,972,468	-£22,424,252	-£22,849,254	-£23,975,520	-£25,828,536	-£27,528,545	-£37,728,599
40% affordable housing (80:20)	-£21,871,679	-£22,323,464	-£22,748,466	-£23,874,733	-£25,727,748	-£27,427,756	-£37,627,811
100% affordable housing (80:20)	-£30,621,476	-£31,084,067	-£31,519,237	-£31,616,273	-£33,513,618	-£35,254,298	-£45,698,373

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 2

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	20000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£2,841,470	-£3,293,254	-£3,718,257	-£5,532,189	-£7,385,204	-£9,085,213	-£19,285,266
10% affordable housing (80:20)	-£4,764,652	-£5,216,436	-£5,641,438	-£7,283,455	-£9,136,469	-£10,836,479	-£21,036,532
20% affordable housing (80:20)	-£6,687,835	-£7,139,618	-£7,564,620	-£9,034,720	-£10,887,735	-£12,587,744	-£22,787,798
30% affordable housing (80:20)	-£8,611,016	-£9,062,800	-£9,487,802	-£10,785,986	-£12,639,001	-£14,339,009	-£24,539,063
40% affordable housing (50:50)	-£10,086,949	-£10,538,732	-£10,963,735	-£12,090,002	-£13,943,017	-£15,643,026	-£25,843,080
40% affordable housing (80:20)	-£10,534,198	-£10,985,982	-£11,410,984	-£12,537,251	-£14,390,266	-£16,090,275	-£26,290,329
100% affordable housing (80:20)	-£22,601,361	-£23,063,952	-£23,499,123	-£23,596,158	-£25,493,503	-£27,234,183	-£37,678,258

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£7,882,740	-£8,334,524	-£8,759,527	-£10,573,459	-£12,426,474	-£14,126,483	-£24,326,536
10% affordable housing (80:20)	-£9,805,922	-£10,257,706	-£10,682,708	-£12,324,725	-£14,177,739	-£15,877,749	-£26,077,802
20% affordable housing (80:20)	-£11,729,105	-£12,180,888	-£12,605,890	-£14,075,990	-£15,929,005	-£17,629,014	-£27,829,068
30% affordable housing (80:20)	-£13,652,286	-£14,104,070	-£14,529,072	-£15,827,256	-£17,680,271	-£19,380,279	-£29,580,333
40% affordable housing (50:50)	-£15,128,219	-£15,580,002	-£16,005,005	-£17,131,272	-£18,984,287	-£20,684,296	-£30,884,350
40% affordable housing (80:20)	-£15,575,468	-£16,027,252	-£16,452,254	-£17,578,521	-£19,431,536	-£21,131,545	-£31,331,599
100% affordable housing (80:20)	-£27,642,631	-£28,105,222	-£28,540,393	-£28,637,428	-£30,534,773	-£32,275,453	-£42,719,528

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£25,216,407	-£25,668,192	-£26,093,194	-£27,907,127	-£29,760,142	-£31,460,150	-£41,660,204
10% affordable housing (80:20)	-£27,139,590	-£27,591,373	-£28,016,375	-£29,658,393	-£31,511,407	-£33,211,416	-£43,411,470
20% affordable housing (80:20)	-£29,062,772	-£29,514,556	-£29,939,558	-£31,409,657	-£33,262,673	-£34,962,681	-£45,162,736
30% affordable housing (80:20)	-£30,985,954	-£31,437,737	-£31,862,739	-£33,160,923	-£35,013,939	-£36,713,947	-£46,914,000
40% affordable housing (50:50)	-£32,461,886	-£32,913,670	-£33,338,673	-£34,464,940	-£36,317,955	-£38,017,963	-£48,218,018
40% affordable housing (80:20)	-£32,909,136	-£33,360,919	-£33,785,921	-£34,912,188	-£36,765,203	-£38,465,213	-£48,665,266
100% affordable housing (80:20)	-£44,976,298	-£45,438,890	-£45,874,060	-£45,971,096	-£47,868,441	-£49,609,121	-£60,053,195

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£15,912,054	-£16,363,839	-£16,788,841	-£18,602,773	-£20,455,789	-£22,155,797	-£32,355,851
10% affordable housing (80:20)	-£17,835,236	-£18,287,020	-£18,712,022	-£20,354,039	-£22,207,053	-£23,907,063	-£34,107,116
20% affordable housing (80:20)	-£19,758,419	-£20,210,202	-£20,635,204	-£22,105,304	-£23,958,319	-£25,658,328	-£35,858,382
30% affordable housing (80:20)	-£21,681,600	-£22,133,384	-£22,558,386	-£23,856,570	-£25,709,585	-£27,409,594	-£37,609,647
40% affordable housing (50:50)	-£23,157,533	-£23,609,316	-£24,034,320	-£25,160,586	-£27,013,601	-£28,713,610	-£38,913,664
40% affordable housing (80:20)	-£23,604,783	-£24,056,566	-£24,481,568	-£25,607,835	-£27,460,850	-£29,160,859	-£39,360,913
100% affordable housing (80:20)	-£35,671,945	-£36,134,536	-£36,569,707	-£36,666,742	-£38,564,088	-£40,304,767	-£50,748,842

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,926,338	-£10,378,122	-£10,803,124	-£12,617,057	-£14,470,072	-£16,170,081	-£26,370,134
10% affordable housing (80:20)	-£11,849,520	-£12,301,303	-£12,726,306	-£14,368,323	-£16,221,337	-£17,921,346	-£28,121,400
20% affordable housing (80:20)	-£13,772,702	-£14,224,486	-£14,649,488	-£16,119,588	-£17,972,603	-£19,672,611	-£29,872,666
30% affordable housing (80:20)	-£15,695,884	-£16,147,667	-£16,572,669	-£17,870,853	-£19,723,869	-£21,423,877	-£31,623,931
40% affordable housing (50:50)	-£17,171,817	-£17,623,600	-£18,048,603	-£19,174,870	-£21,027,885	-£22,727,893	-£32,927,948
40% affordable housing (80:20)	-£17,619,066	-£18,070,850	-£18,495,852	-£19,622,118	-£21,475,134	-£23,175,143	-£33,375,196
100% affordable housing (80:20)	-£29,686,228	-£30,148,820	-£30,583,990	-£30,681,026	-£32,578,371	-£34,319,051	-£44,763,125

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 3

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	20000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£3,531,673	£3,101,351	£2,694,884	£931,338	-£906,444	-£2,606,453	-£12,806,507
10% affordable housing (80:20)	£1,138,944	£694,430	£276,267	-£1,361,231	-£3,214,246	-£4,914,255	-£15,114,309
20% affordable housing (80:20)	-£1,322,147	-£1,773,931	-£2,198,933	-£3,669,033	-£5,522,048	-£7,222,057	-£17,422,111
30% affordable housing (80:20)	-£3,801,866	-£4,253,649	-£4,678,651	-£5,976,835	-£7,829,850	-£9,529,859	-£19,729,913
40% affordable housing (50:50)	-£5,286,298	-£5,738,082	-£6,163,084	-£7,289,350	-£9,142,366	-£10,842,375	-£21,042,428
40% affordable housing (80:20)	-£6,281,584	-£6,733,368	-£7,158,370	-£8,284,637	-£10,137,652	-£11,837,661	-£22,037,714
100% affordable housing (80:20)	-£21,666,114	-£22,128,706	-£22,563,876	-£22,660,911	-£24,558,256	-£26,298,936	-£36,743,011

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,509,597	-£1,939,919	-£2,346,386	-£4,109,932	-£5,947,714	-£7,647,723	-£17,847,777
10% affordable housing (80:20)	-£3,902,326	-£4,346,840	-£4,765,003	-£6,402,501	-£8,255,516	-£9,955,525	-£20,155,579
20% affordable housing (80:20)	-£6,363,417	-£6,815,201	-£7,240,203	-£8,710,303	-£10,563,318	-£12,263,327	-£22,463,381
30% affordable housing (80:20)	-£8,843,136	-£9,294,919	-£9,719,921	-£11,018,105	-£12,871,120	-£14,571,129	-£24,771,183
40% affordable housing (50:50)	-£10,327,568	-£10,779,352	-£11,204,354	-£12,330,620	-£14,183,636	-£15,883,645	-£26,083,698
40% affordable housing (80:20)	-£11,322,854	-£11,774,638	-£12,199,640	-£13,325,907	-£15,178,922	-£16,878,931	-£27,078,984
100% affordable housing (80:20)	-£26,707,384	-£27,169,976	-£27,605,146	-£27,702,181	-£29,599,526	-£31,340,206	-£41,784,281

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£18,843,264	-£19,273,587	-£19,680,053	-£21,443,599	-£23,281,382	-£24,981,391	-£35,181,444
10% affordable housing (80:20)	-£21,235,994	-£21,680,508	-£22,098,671	-£23,736,168	-£25,589,183	-£27,289,193	-£37,489,246
20% affordable housing (80:20)	-£23,697,085	-£24,148,868	-£24,573,870	-£26,043,971	-£27,896,985	-£29,596,995	-£39,797,048
30% affordable housing (80:20)	-£26,176,803	-£26,628,587	-£27,053,589	-£28,351,773	-£30,204,787	-£31,904,797	-£42,104,850
40% affordable housing (50:50)	-£27,661,236	-£28,113,019	-£28,538,021	-£29,664,288	-£31,517,303	-£33,217,313	-£43,417,366
40% affordable housing (80:20)	-£28,656,522	-£29,108,305	-£29,533,307	-£30,659,575	-£32,512,589	-£34,212,598	-£44,412,652
100% affordable housing (80:20)	-£44,041,051	-£44,503,643	-£44,938,813	-£45,035,848	-£46,933,194	-£48,673,874	-£59,117,948

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,538,911	-£9,969,234	-£10,375,700	-£12,139,246	-£13,977,028	-£15,677,038	-£25,877,091
10% affordable housing (80:20)	-£11,931,640	-£12,376,154	-£12,794,317	-£14,431,815	-£16,284,830	-£17,984,839	-£28,184,893
20% affordable housing (80:20)	-£14,392,731	-£14,844,515	-£15,269,517	-£16,739,618	-£18,592,632	-£20,292,641	-£30,492,695
30% affordable housing (80:20)	-£16,872,450	-£17,324,233	-£17,749,235	-£19,047,420	-£20,900,434	-£22,600,443	-£32,800,497
40% affordable housing (50:50)	-£18,356,882	-£18,808,666	-£19,233,668	-£20,359,934	-£22,212,950	-£23,912,959	-£34,113,013
40% affordable housing (80:20)	-£19,352,168	-£19,803,952	-£20,228,954	-£21,355,221	-£23,208,236	-£24,908,245	-£35,108,299
100% affordable housing (80:20)	-£34,736,698	-£35,199,290	-£35,634,460	-£35,731,495	-£37,628,840	-£39,369,520	-£49,813,595

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£3,553,194	-£3,983,517	-£4,389,983	-£6,153,529	-£7,991,312	-£9,691,321	-£19,891,375
10% affordable housing (80:20)	-£5,945,924	-£6,390,438	-£6,808,601	-£8,446,098	-£10,299,114	-£11,999,123	-£22,199,176
20% affordable housing (80:20)	-£8,407,015	-£8,858,798	-£9,283,800	-£10,753,901	-£12,606,915	-£14,306,925	-£24,506,978
30% affordable housing (80:20)	-£10,886,733	-£11,338,517	-£11,763,519	-£13,061,703	-£14,914,717	-£16,614,727	-£26,814,780
40% affordable housing (50:50)	-£12,371,166	-£12,822,949	-£13,247,951	-£14,374,218	-£16,227,233	-£17,927,243	-£28,127,296
40% affordable housing (80:20)	-£13,366,452	-£13,818,235	-£14,243,237	-£15,369,505	-£17,222,519	-£18,922,529	-£29,122,582
100% affordable housing (80:20)	-£28,750,981	-£29,213,574	-£29,648,743	-£29,745,779	-£31,643,124	-£33,383,804	-£43,827,878

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING Site typology 7

Site location: Price Band 4

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	20000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£9,538,770	£9,133,182	£8,747,599	£5,469,120	£3,731,720	£2,109,282	-£8,046,912
10% affordable housing (80:20)	£6,748,533	£6,331,949	£5,940,060	£2,926,026	£1,142,051	-£539,280	-£10,739,333
20% affordable housing (80:20)	£3,907,625	£3,480,526	£3,075,713	£316,152	-£1,531,693	-£3,231,702	-£13,431,755
30% affordable housing (80:20)	£991,076	£546,563	£128,399	-£2,371,100	-£4,224,115	-£5,924,123	-£16,124,177
40% affordable housing (50:50)	-£485,646	-£937,430	-£1,362,433	-£3,520,198	-£5,373,213	-£7,073,222	-£17,273,276
40% affordable housing (80:20)	-£2,028,970	-£2,480,753	-£2,905,755	-£5,063,521	-£6,916,536	-£8,616,546	-£18,816,599
100% affordable housing (80:20)	-£20,730,867	-£21,193,459	-£21,628,628	-£21,725,664	-£23,623,010	-£25,363,689	-£35,807,764

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£4,497,500	£4,091,912	£3,706,329	£427,850	-£1,309,550	-£2,931,988	-£13,088,182
10% affordable housing (80:20)	£1,707,263	£1,290,679	£898,790	-£2,115,244	-£3,899,219	-£5,580,550	-£15,780,603
20% affordable housing (80:20)	-£1,133,645	-£1,560,744	-£1,965,557	-£4,725,118	-£6,572,963	-£8,272,972	-£18,473,025
30% affordable housing (80:20)	-£4,050,194	-£4,494,707	-£4,912,871	-£7,412,370	-£9,265,385	-£10,965,393	-£21,165,447
40% affordable housing (50:50)	-£5,526,916	-£5,978,700	-£6,403,703	-£8,561,468	-£10,414,483	-£12,114,492	-£22,314,546
40% affordable housing (80:20)	-£7,070,240	-£7,522,023	-£7,947,025	-£10,104,791	-£11,957,806	-£13,657,816	-£23,857,869
100% affordable housing (80:20)	-£25,772,137	-£26,234,729	-£26,669,898	-£26,766,934	-£28,664,280	-£30,404,959	-£40,849,034

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£12,836,168	-£13,241,756	-£13,627,339	-£16,905,817	-£18,643,218	-£20,265,655	-£30,421,849
10% affordable housing (80:20)	-£15,626,404	-£16,042,988	-£16,434,878	-£19,448,911	-£21,232,886	-£22,914,217	-£33,114,271
20% affordable housing (80:20)	-£18,467,313	-£18,894,412	-£19,299,225	-£22,058,786	-£23,906,630	-£25,606,639	-£35,806,693
30% affordable housing (80:20)	-£21,383,862	-£21,828,375	-£22,246,539	-£24,746,037	-£26,599,052	-£28,299,061	-£38,499,114
40% affordable housing (50:50)	-£22,860,584	-£23,312,367	-£23,737,370	-£25,895,135	-£27,748,150	-£29,448,160	-£39,648,213
40% affordable housing (80:20)	-£24,403,907	-£24,855,691	-£25,280,693	-£27,438,459	-£29,291,474	-£30,991,483	-£41,191,537
100% affordable housing (80:20)	-£43,105,804	-£43,568,396	-£44,003,566	-£44,100,601	-£45,997,948	-£47,738,626	-£58,182,702

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£3,531,814	-£3,937,402	-£4,322,985	-£7,601,464	-£9,338,864	-£10,961,302	-£21,117,496
10% affordable housing (80:20)	-£6,322,051	-£6,738,635	-£7,130,524	-£10,144,558	-£11,928,533	-£13,609,864	-£23,809,917
20% affordable housing (80:20)	-£9,162,960	-£9,590,058	-£9,994,872	-£12,754,432	-£14,602,277	-£16,302,286	-£26,502,340
30% affordable housing (80:20)	-£12,079,509	-£12,524,021	-£12,942,185	-£15,441,684	-£17,294,699	-£18,994,707	-£29,194,761
40% affordable housing (50:50)	-£13,556,230	-£14,008,014	-£14,433,017	-£16,590,782	-£18,443,797	-£20,143,806	-£30,343,860
40% affordable housing (80:20)	-£15,099,554	-£15,551,337	-£15,976,339	-£18,134,105	-£19,987,120	-£21,687,130	-£31,887,183
100% affordable housing (80:20)	-£33,801,451	-£34,264,043	-£34,699,213	-£34,796,248	-£36,693,594	-£38,434,273	-£48,878,349

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,453,902	£2,048,314	£1,662,731	-£1,615,747	-£3,353,148	-£4,975,585	-£15,131,779
10% affordable housing (80:20)	-£336,334	-£752,918	-£1,144,808	-£4,158,841	-£5,942,816	-£7,624,147	-£17,824,201
20% affordable housing (80:20)	-£3,177,243	-£3,604,342	-£4,009,155	-£6,768,716	-£8,616,560	-£10,316,570	-£20,516,623
30% affordable housing (80:20)	-£6,093,792	-£6,538,305	-£6,956,469	-£9,455,967	-£11,308,983	-£13,008,991	-£23,209,044
40% affordable housing (50:50)	-£7,570,514	-£8,022,297	-£8,447,301	-£10,605,065	-£12,458,081	-£14,158,090	-£24,358,143
40% affordable housing (80:20)	-£9,113,837	-£9,565,621	-£9,990,623	-£12,148,389	-£14,001,404	-£15,701,413	-£25,901,467
100% affordable housing (80:20)	-£27,815,734	-£28,278,326	-£28,713,496	-£28,810,531	-£30,707,878	-£32,448,557	-£42,892,632

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 5

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	20000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£12,436,654	£12,039,859	£11,666,585	£8,449,197	£6,759,130	£5,183,358	-£4,807,531
10% affordable housing (80:20)	£9,442,627	£9,039,342	£8,658,552	£5,706,615	£3,979,550	£2,365,414	-£7,778,221
20% affordable housing (80:20)	£6,407,502	£5,990,917	£5,599,028	£2,913,571	£1,132,627	-£548,858	-£10,748,911
30% affordable housing (80:20)	£3,304,226	£2,873,904	£2,469,090	£32,937	-£1,819,539	-£3,519,548	-£13,719,602
40% affordable housing (50:50)	£1,869,192	£1,431,831	£1,020,397	-£1,119,872	-£2,972,888	-£4,672,897	-£14,872,950
40% affordable housing (80:20)	£95,771	-£354,446	-£779,448	-£2,937,214	-£4,790,229	-£6,490,239	-£16,690,292
100% affordable housing (80:20)	-£20,263,243	-£20,725,835	-£21,161,005	-£21,258,041	-£23,155,387	-£24,896,065	-£35,340,141

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,395,384	£6,998,589	£6,625,315	£3,407,927	£1,717,860	£142,088	-£9,848,801
10% affordable housing (80:20)	£4,401,357	£3,998,072	£3,617,282	£665,345	-£1,061,720	-£2,675,856	-£12,819,491
20% affordable housing (80:20)	£1,366,232	£949,647	£557,758	-£2,127,699	-£3,908,643	-£5,590,128	-£15,790,181
30% affordable housing (80:20)	-£1,737,044	-£2,167,366	-£2,572,180	-£5,008,333	-£6,860,809	-£8,560,818	-£18,760,872
40% affordable housing (50:50)	-£3,172,078	-£3,609,439	-£4,020,873	-£6,161,142	-£8,014,158	-£9,714,167	-£19,914,220
40% affordable housing (80:20)	-£4,945,499	-£5,395,716	-£5,820,718	-£7,978,484	-£9,831,499	-£11,531,509	-£21,731,562
100% affordable housing (80:20)	-£25,304,513	-£25,767,105	-£26,202,275	-£26,299,311	-£28,196,657	-£29,937,335	-£40,381,411

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£9,938,283	-£10,335,079	-£10,708,352	-£13,925,740	-£15,615,808	-£17,191,579	-£27,182,469
10% affordable housing (80:20)	-£12,932,311	-£13,335,595	-£13,716,386	-£16,668,322	-£18,395,388	-£20,009,524	-£30,153,159
20% affordable housing (80:20)	-£15,967,436	-£16,384,021	-£16,775,909	-£19,461,367	-£21,242,311	-£22,923,795	-£33,123,849
30% affordable housing (80:20)	-£19,070,711	-£19,501,033	-£19,905,847	-£22,342,000	-£24,194,477	-£25,894,485	-£36,094,540
40% affordable housing (50:50)	-£20,505,746	-£20,943,106	-£21,354,541	-£23,494,810	-£25,347,825	-£27,047,834	-£37,247,888
40% affordable housing (80:20)	-£22,279,167	-£22,729,384	-£23,154,386	-£25,312,151	-£27,165,167	-£28,865,176	-£39,065,230
100% affordable housing (80:20)	-£42,638,180	-£43,100,773	-£43,535,942	-£43,632,979	-£45,530,324	-£47,271,003	-£57,715,078

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£633,930	-£1,030,725	-£1,403,999	-£4,621,387	-£6,311,454	-£7,887,226	-£17,878,116
10% affordable housing (80:20)	-£3,627,957	-£4,031,242	-£4,412,032	-£7,363,969	-£9,091,034	-£10,705,170	-£20,848,805
20% affordable housing (80:20)	-£6,663,082	-£7,079,667	-£7,471,556	-£10,157,013	-£11,937,957	-£13,619,442	-£23,819,495
30% affordable housing (80:20)	-£9,766,358	-£10,196,680	-£10,601,494	-£13,037,647	-£14,890,123	-£16,590,132	-£26,790,186
40% affordable housing (50:50)	-£11,201,393	-£11,638,753	-£12,050,187	-£14,190,456	-£16,043,472	-£17,743,481	-£27,943,535
40% affordable housing (80:20)	-£12,974,814	-£13,425,030	-£13,850,032	-£16,007,798	-£17,860,813	-£19,560,823	-£29,760,876
100% affordable housing (80:20)	-£33,333,827	-£33,796,419	-£34,231,589	-£34,328,625	-£36,225,971	-£37,966,649	-£48,410,725

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	CSH level 3	CSH level 3 and CIL +	CSH3, CIL+S106 and	CSH3, CIL+S106, LH	CSH3, LH, CIL+S106,	CSH4, LH, CIL+S106	CSH6, LH, CIL+S106
10% affordable housing (80:20)	£2,357,759	£1,954,475	£1,573,684	-£1,378,252	-£3,105,318	-£4,719,454	-£14,863,089
20% affordable housing (80:20)	-£677,366	-£1,093,951	-£1,485,840	-£4,171,297	-£5,952,241	-£7,633,725	-£17,833,779
30% affordable housing (80:20)	-£3,780,641	-£4,210,963	-£4,615,777	-£7,051,930	-£8,904,407	-£10,604,415	-£20,804,470
40% affordable housing (50:50)	-£5,215,676	-£5,653,036	-£6,064,471	-£8,204,740	-£10,057,755	-£11,757,765	-£21,957,818
40% affordable housing (80:20)	-£6,989,097	-£7,439,314	-£7,864,316	-£10,022,082	-£11,875,097	-£13,575,106	-£23,775,160
100% affordable housing (80:20)	-£27,348,111	-£27,810,703	-£28,245,872	-£28,342,909	-£30,240,254	-£31,980,933	-£42,425,009

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 6

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	20000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£15,284,705	£14,895,030	£14,527,763	£9,807,649	£8,139,999	£6,586,359	-£3,287,315
10% affordable housing (80:20)	£12,084,495	£11,687,699	£11,314,426	£6,996,892	£5,295,392	£3,706,436	-£6,364,357
20% affordable housing (80:20)	£8,844,846	£8,441,562	£8,061,108	£4,140,096	£2,391,756	£746,445	-£9,441,399
30% affordable housing (80:20)	£5,550,962	£5,134,378	£4,742,489	£1,214,295	-£618,379	-£2,318,388	-£12,518,441
40% affordable housing (50:50)	£4,139,697	£3,717,539	£3,319,240	£244,948	-£1,604,060	-£3,304,070	-£13,504,123
40% affordable housing (80:20)	£2,166,798	£1,731,643	£1,320,209	-£1,842,406	-£3,695,421	-£5,395,430	-£15,595,484
100% affordable housing (80:20)	-£19,795,619	-£20,258,212	-£20,693,381	-£20,790,418	-£22,687,763	-£24,428,442	-£34,872,517

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£10,243,435	£9,853,760	£9,486,493	£4,766,379	£3,098,729	£1,545,089	-£8,328,585
10% affordable housing (80:20)	£7,043,225	£6,646,429	£6,273,156	£1,955,622	£254,122	-£1,334,834	-£11,405,627
20% affordable housing (80:20)	£3,803,576	£3,400,292	£3,019,838	-£901,174	-£2,649,514	-£4,294,825	-£14,482,669
30% affordable housing (80:20)	£509,692	£93,108	-£298,781	-£3,826,975	-£5,659,649	-£7,359,658	-£17,559,711
40% affordable housing (50:50)	-£901,573	-£1,323,731	-£1,722,030	-£4,796,322	-£6,645,330	-£8,345,340	-£18,545,393
40% affordable housing (80:20)	-£2,874,472	-£3,309,627	-£3,721,061	-£6,883,676	-£8,736,691	-£10,436,700	-£20,636,754
100% affordable housing (80:20)	-£24,836,889	-£25,299,482	-£25,734,651	-£25,831,688	-£27,729,033	-£29,469,712	-£39,913,787

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£7,090,233	-£7,479,907	-£7,847,174	-£12,567,288	-£14,234,938	-£15,788,579	-£25,662,253
10% affordable housing (80:20)	-£10,290,443	-£10,687,238	-£11,060,512	-£15,378,046	-£17,079,546	-£18,668,502	-£28,739,295
20% affordable housing (80:20)	-£13,530,091	-£13,933,376	-£14,313,829	-£18,234,842	-£19,983,181	-£21,628,492	-£31,816,337
30% affordable housing (80:20)	-£16,823,975	-£17,240,559	-£17,632,449	-£21,160,643	-£22,993,317	-£24,693,325	-£34,893,379
40% affordable housing (50:50)	-£18,235,241	-£18,657,399	-£19,055,698	-£22,129,989	-£23,978,998	-£25,679,007	-£35,879,061
40% affordable housing (80:20)	-£20,208,139	-£20,643,294	-£21,054,729	-£24,217,343	-£26,070,359	-£27,770,367	-£37,970,422
100% affordable housing (80:20)	-£42,170,557	-£42,633,149	-£43,068,319	-£43,165,355	-£45,062,701	-£46,803,379	-£57,247,455

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£2,214,121	£1,824,446	£1,457,179	-£3,262,935	-£4,930,585	-£6,484,225	-£16,357,899
10% affordable housing (80:20)	-£986,089	-£1,382,885	-£1,756,158	-£6,073,692	-£7,775,192	-£9,364,149	-£19,434,941
20% affordable housing (80:20)	-£4,225,738	-£4,629,023	-£5,009,476	-£8,930,488	-£10,678,828	-£12,324,139	-£22,511,983
30% affordable housing (80:20)	-£7,519,622	-£7,936,206	-£8,328,096	-£11,856,289	-£13,688,963	-£15,388,972	-£25,589,025
40% affordable housing (50:50)	-£8,930,887	-£9,353,046	-£9,751,344	-£12,825,636	-£14,674,644	-£16,374,654	-£26,574,707
40% affordable housing (80:20)	-£10,903,786	-£11,338,941	-£11,750,375	-£14,912,990	-£16,766,005	-£18,466,014	-£28,666,068
100% affordable housing (80:20)	-£32,866,204	-£33,328,796	-£33,763,965	-£33,861,002	-£35,758,347	-£37,499,026	-£47,943,101

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£8,199,837	£7,810,163	£7,442,896	£2,722,782	£1,055,132	-£498,509	-£10,372,183
10% affordable housing (80:20)	£4,999,627	£4,602,832	£4,229,558	-£87,976	-£1,789,476	-£3,378,432	-£13,449,225
20% affordable housing (80:20)	£1,759,979	£1,356,694	£976,241	-£2,944,772	-£4,693,111	-£6,338,422	-£16,526,267
30% affordable housing (80:20)	-£1,533,905	-£1,950,489	-£2,342,379	-£5,870,573	-£7,703,247	-£9,403,255	-£19,603,309
40% affordable housing (50:50)	-£2,945,171	-£3,367,329	-£3,765,628	-£6,839,920	-£8,688,928	-£10,388,937	-£20,588,991
40% affordable housing (80:20)	-£4,918,069	-£5,353,224	-£5,764,659	-£8,927,274	-£10,780,289	-£12,480,297	-£22,680,352
100% affordable housing (80:20)	-£26,880,487	-£27,343,079	-£27,778,249	-£27,875,285	-£29,772,631	-£31,513,309	-£41,957,385

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 7

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	20000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£18,083,292	£17,705,346	£17,344,581	£12,698,846	£11,069,412	£9,551,897	-£47,936
10% affordable housing (80:20)	£14,676,098	£14,291,642	£13,924,375	£9,679,427	£8,017,868	£6,468,732	-£3,403,246
20% affordable housing (80:20)	£11,237,111	£10,840,317	£10,467,042	£6,620,563	£4,920,012	£3,330,215	-£6,758,556
30% affordable housing (80:20)	£7,745,428	£7,340,852	£6,955,269	£3,502,388	£1,747,472	£84,801	-£10,113,866
40% affordable housing (50:50)	£6,342,959	£5,933,078	£5,547,495	£2,561,535	£783,452	-£903,743	-£11,103,798
40% affordable housing (80:20)	£4,177,907	£3,754,509	£3,356,209	£279,332	-£1,569,114	-£3,269,122	-£13,469,177
100% affordable housing (80:20)	-£19,327,997	-£19,790,588	-£20,225,758	-£20,322,794	-£22,220,139	-£23,960,818	-£34,404,894

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£13,042,022	£12,664,076	£12,303,311	£7,657,576	£6,028,142	£4,510,627	-£5,089,206
10% affordable housing (80:20)	£9,634,828	£9,250,372	£8,883,105	£4,638,157	£2,976,598	£1,427,462	-£8,444,516
20% affordable housing (80:20)	£6,195,841	£5,799,047	£5,425,772	£1,579,293	-£121,258	-£1,711,055	-£11,799,826
30% affordable housing (80:20)	£2,704,158	£2,299,582	£1,913,999	-£1,538,882	-£3,293,798	-£4,956,469	-£15,155,136
40% affordable housing (50:50)	£1,301,689	£891,808	£506,225	-£2,479,735	-£4,257,818	-£5,945,013	-£16,145,068
40% affordable housing (80:20)	-£863,363	-£1,286,761	-£1,685,061	-£4,761,938	-£6,610,384	-£8,310,392	-£18,510,447
100% affordable housing (80:20)	-£24,369,267	-£24,831,858	-£25,267,028	-£25,364,064	-£27,261,409	-£29,002,088	-£39,446,164

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£4,291,645	-£4,669,591	-£5,030,357	-£9,676,092	-£11,305,526	-£12,823,040	-£22,422,874
10% affordable housing (80:20)	-£7,698,840	-£8,083,295	-£8,450,562	-£12,695,511	-£14,357,070	-£15,906,205	-£25,778,183
20% affordable housing (80:20)	-£11,137,826	-£11,534,621	-£11,907,895	-£15,754,374	-£17,454,926	-£19,044,722	-£29,133,494
30% affordable housing (80:20)	-£14,629,509	-£15,034,085	-£15,419,669	-£18,872,550	-£20,627,465	-£22,290,137	-£32,488,804
40% affordable housing (50:50)	-£16,031,979	-£16,441,859	-£16,827,442	-£19,813,402	-£21,591,486	-£23,278,681	-£33,478,735
40% affordable housing (80:20)	-£18,197,031	-£18,620,428	-£19,018,728	-£22,095,605	-£23,944,052	-£25,644,060	-£35,844,114
100% affordable housing (80:20)	-£41,702,934	-£42,165,526	-£42,600,695	-£42,697,731	-£44,595,077	-£46,335,756	-£56,779,831

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£5,012,708	£4,634,762	£4,273,997	-£371,738	-£2,001,172	-£3,518,687	-£13,118,520
10% affordable housing (80:20)	£1,605,514	£1,221,058	£853,791	-£3,391,157	-£5,052,716	-£6,601,852	-£16,473,830
20% affordable housing (80:20)	-£1,833,473	-£2,230,267	-£2,603,542	-£6,450,021	-£8,150,572	-£9,740,369	-£19,829,140
30% affordable housing (80:20)	-£5,325,156	-£5,729,732	-£6,115,315	-£9,568,197	-£11,323,112	-£12,985,783	-£23,184,451
40% affordable housing (50:50)	-£6,727,625	-£7,137,506	-£7,523,089	-£10,509,049	-£12,287,132	-£13,974,327	-£24,174,382
40% affordable housing (80:20)	-£8,892,677	-£9,316,075	-£9,714,375	-£12,791,252	-£14,639,698	-£16,339,707	-£26,539,761
100% affordable housing (80:20)	-£32,398,581	-£32,861,172	-£33,296,342	-£33,393,378	-£35,290,724	-£37,031,402	-£47,475,478

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£10,998,425	£10,620,479	£10,259,713	£5,613,978	£3,984,544	£2,467,030	-£7,132,804
10% affordable housing (80:20)	£7,591,230	£7,206,775	£6,839,508	£2,594,559	£933,000	-£616,135	-£10,488,113
20% affordable housing (80:20)	£4,152,244	£3,755,449	£3,382,175	-£464,305	-£2,164,856	-£3,754,653	-£13,843,424
30% affordable housing (80:20)	£660,560	£255,984	-£129,599	-£3,582,480	-£5,337,395	-£7,000,067	-£17,198,734
40% affordable housing (50:50)	-£741,909	-£1,151,789	-£1,537,373	-£4,523,332	-£6,301,416	-£7,988,611	-£18,188,665
40% affordable housing (80:20)	-£2,906,961	-£3,330,358	-£3,728,658	-£6,805,535	-£8,653,982	-£10,353,990	-£20,554,045
100% affordable housing (80:20)	-£26,412,864	-£26,875,456	-£27,310,625	-£27,407,662	-£29,305,007	-£31,045,686	-£41,489,761

NORTH NORTHAMPTONSHIRE JOINT PLANNING UNIT
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location: Price Band 8

Sales value inflation	24.60%
Build cost inflation	10%
Greenfield costs	20000
No Units	500
Site Area	20.41 Ha

Residual land values:

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£20,845,550	£20,473,686	£20,121,869	£15,540,911	£13,942,132	£12,455,502	£3,109,271
10% affordable housing (80:20)	£17,228,893	£16,850,946	£16,494,268	£12,313,377	£10,687,881	£9,172,856	-£442,134
20% affordable housing (80:20)	£13,584,081	£13,199,103	£12,831,836	£9,049,566	£7,387,340	£5,835,599	-£4,075,713
30% affordable housing (80:20)	£9,894,505	£9,497,710	£9,124,436	£5,735,836	£4,024,216	£2,421,045	-£7,709,291
40% affordable housing (50:50)	£8,488,040	£8,091,245	£7,717,770	£4,797,494	£3,078,678	£1,466,574	-£8,703,471
40% affordable housing (80:20)	£6,136,497	£5,726,617	£5,338,079	£2,337,373	£548,227	-£1,142,816	-£11,342,870
100% affordable housing (80:20)	-£18,860,373	-£19,322,964	-£19,758,134	-£19,855,170	-£21,752,516	-£23,493,196	-£33,937,270

Residual Land values compared to benchmark land values
Benchmark 1 - Residential Land Value **£247,000**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£15,804,280	£15,432,416	£15,080,599	£10,499,641	£8,900,862	£7,414,232	-£1,931,999
10% affordable housing (80:20)	£12,187,623	£11,809,676	£11,452,998	£7,272,107	£5,646,611	£4,131,586	-£5,483,404
20% affordable housing (80:20)	£8,542,811	£8,157,833	£7,790,566	£4,008,296	£2,346,070	£794,329	-£9,116,983
30% affordable housing (80:20)	£4,853,235	£4,456,440	£4,083,166	£694,566	-£1,017,054	-£2,620,225	-£12,750,561
40% affordable housing (50:50)	£3,446,770	£3,049,975	£2,676,500	-£243,776	-£1,962,592	-£3,574,696	-£13,744,741
40% affordable housing (80:20)	£1,095,227	£685,347	£296,809	-£2,703,897	-£4,493,043	-£6,184,086	-£16,384,140
100% affordable housing (80:20)	-£23,901,643	-£24,364,234	-£24,799,404	-£24,896,440	-£26,793,786	-£28,534,466	-£38,978,540

Residual Land values compared to benchmark land values
Benchmark 2 - offices (second hand) **£1,096,273**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	-£1,529,387	-£1,901,252	-£2,253,069	-£6,834,027	-£8,432,805	-£9,919,435	-£19,265,667
10% affordable housing (80:20)	-£5,146,044	-£5,523,991	-£5,880,669	-£10,061,560	-£11,687,056	-£13,202,082	-£22,817,071
20% affordable housing (80:20)	-£8,790,857	-£9,175,835	-£9,543,102	-£13,325,371	-£14,987,598	-£16,539,338	-£26,450,650
30% affordable housing (80:20)	-£12,480,432	-£12,877,228	-£13,250,501	-£16,639,101	-£18,350,721	-£19,953,893	-£30,084,228
40% affordable housing (50:50)	-£13,886,897	-£14,283,693	-£14,657,168	-£17,577,443	-£19,296,260	-£20,908,364	-£31,078,409
40% affordable housing (80:20)	-£16,238,440	-£16,648,321	-£17,036,859	-£20,037,564	-£21,826,711	-£23,517,754	-£33,717,807
100% affordable housing (80:20)	-£41,235,311	-£41,697,902	-£42,133,072	-£42,230,108	-£44,127,453	-£45,868,133	-£56,312,208

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing **£640,401**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£7,774,966	£7,403,102	£7,051,284	£2,470,327	£871,548	-£615,082	-£9,961,314
10% affordable housing (80:20)	£4,158,309	£3,780,362	£3,423,684	-£757,207	-£2,382,703	-£3,897,728	-£13,512,718
20% affordable housing (80:20)	£513,496	£128,519	-£238,748	-£4,021,018	-£5,683,244	-£7,234,985	-£17,146,297
30% affordable housing (80:20)	-£3,176,079	-£3,572,875	-£3,946,148	-£7,334,748	-£9,046,368	-£10,649,539	-£20,779,875
40% affordable housing (50:50)	-£4,582,544	-£4,979,339	-£5,352,814	-£8,273,090	-£9,991,907	-£11,604,010	-£21,774,056
40% affordable housing (80:20)	-£6,934,087	-£7,343,968	-£7,732,505	-£10,733,211	-£12,522,357	-£14,213,400	-£24,413,454
100% affordable housing (80:20)	-£31,930,957	-£32,393,549	-£32,828,718	-£32,925,755	-£34,823,100	-£36,563,780	-£47,007,854

Residual Land values compared to benchmark land values
Benchmark 4 - LA owned land/community sites **£347,127**

	CSH level 3	CSH level 3 and CIL + residual S106	CSH3, CIL+S106 and Lifetime Homes	CSH3, CIL+S106, LH and Secured by Design	CSH3, LH, CIL+S106, SbD and Renewable Energy	CSH4, LH, CIL+S106 and SbD	CSH6, LH, CIL+S106 and SbD
0% affordable housing	£13,760,683	£13,388,818	£13,037,001	£8,456,043	£6,857,264	£5,370,635	-£3,975,597
10% affordable housing (80:20)	£10,144,026	£9,766,079	£9,409,401	£5,228,510	£3,603,013	£2,087,988	-£7,527,001
20% affordable housing (80:20)	£6,499,213	£6,114,235	£5,746,968	£1,964,699	£302,472	-£1,249,268	-£11,160,580
30% affordable housing (80:20)	£2,809,637	£2,412,842	£2,039,568	-£1,349,032	-£3,060,652	-£4,663,823	-£14,794,158
40% affordable housing (50:50)	£1,403,173	£1,006,377	£632,902	-£2,287,373	-£4,006,190	-£5,618,294	-£15,788,339
40% affordable housing (80:20)	-£948,371	-£1,358,251	-£1,746,789	-£4,747,494	-£6,536,641	-£8,227,684	-£18,427,737
100% affordable housing (80:20)	-£25,945,241	-£26,407,832	-£26,843,002	-£26,940,038	-£28,837,383	-£30,578,063	-£41,022,138