Annex A

Fig 1 Area 1 30 dph 15% AH

Value Area: Value Area 1
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 10 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▲	▲▲	▲▲
2013	▲▲	▲▲	▲▲
2014	▲▲	▲▲	▲▲
2015	▲▲	▲▲	▲▲
2016	▲▲	▲▲	▲▲
2017	▲▲	▲▲	▲▲
2018	▲▲	▲▲	▲▲
2019	▲▲	▲▲	▲▲
2020	▲▲	▲▲	▲▲
2021	▲▲	▲▲	▲▲
2022	▲▲	▲▲	▲▲
2023	▲▲	▲▲	▲▲
2024	▲▲	▲▲	▲▲
2025	▲▲	▲▲	▲▲
2026	▲▲	▲▲	▲▲
2027	▲▲	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 10 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▲	▲▲	▲▲
2013	▲▲	▲▲	▲▲
2014	▲▲	▲▲	▲▲
2015	▲▲	▲▲	▲▲
2016	▲▲	▲▲	▲▲
2017	▲▲	▲▲	▲▲
2018	▲▲	▲▲	▲▲
2019	▲▲	▲▲	▲▲
2020	▲▲	▲▲	▲▲
2021	▲▲	▲▲	▲▲
2022	▲▲	▲▲	▲▲
2023	▲▲	▲▲	▲▲
2024	▲▲	▲▲	▲▲
2025	▲▲	▲▲	▲▲
2026	▲▲	▲▲	▲▲
2027	▲▲	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 10 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▲	▲▲	▲▲
2013	▲▲	▲▲	▲▲
2014	▲▲	▲▲	▲▲
2015	▲▲	▲▲	▲▲
2016	▲▲	▲▲	▲▲
2017	▲▲	▲▲	▲▲
2018	▲▲	▲▲	▲▲
2019	▲▲	▲▲	▲▲
2020	▲▲	▲▲	▲▲
2021	▲▲	▲▲	▲▲
2022	▲▲	▲▲	▲▲
2023	▲▲	▲▲	▲▲
2024	▲▲	▲▲	▲▲
2025	▲▲	▲▲	▲▲
2026	▲▲	▲▲	▲▲
2027	▲▲	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 10 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▲▲	▲▲	▲▲
2013	▲▲	▲▲	▲▲
2014	▲▲	▲▲	▲▲
2015	◀▶	▲▲	▲▲
2016	◀▶	▲▲	▲▲
2017	◀▶	▲▲	▲▲
2018	◀▶	▲▲	▲▲
2019	◀▶	▲▲	▲▲
2020	▼▼	▲▲	▲▲
2021	▼▼	▲▶	▲▲
2022	▼▼	▲▲	▲▲
2023	◀▶	▲▲	▲▲
2024	◀▶	▲▲	▲▲
2025	◀▶	▲▲	▲▲
2026	◀▶	▲▲	▲▲
2027	▼▼	▲▲	▲▲

Fig 2 Area 1 30 dph 50% AH

Value Area: Value Area 1
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 10 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▲	▲▲	▲▲
2013	▲▶	▲▲	▲▲
2014	▲▶	▲▲	▲▲
2015	▲▶	▲▲	▲▲
2016	◀▼	▲▲	▲▲
2017	▲▶	▲▲	▲▲
2018	▲▶	▲▲	▲▲
2019	▲▶	▲▲	▲▲
2020	◀▼	▲▲	▲▲
2021	▼▼	▲▲	▲▲
2022	◀▼	▲▲	▲▲
2023	▲▶	▲▲	▲▲
2024	▲▶	▲▲	▲▲
2025	▲▶	▲▲	▲▲
2026	▲▶	▲▲	▲▲
2027	▲▶	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 10 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▲	▲▲	▲▲
2013	▲▶	▲▲	▲▲
2014	▲▶	▲▲	▲▲
2015	◀▼	▲▲	▲▲
2016	▼▼	▲▲	▲▲
2017	▼▼	▲▲	▲▲
2018	▼▼	▲▲	▲▲
2019	▼▼	▲▲	▲▲
2020	▼▼	▲▲	▲▲
2021	▼▼	▲▲	▲▲
2022	▼▼	▲▲	▲▲
2023	◀▼	▲▲	▲▲
2024	▲▶	▲▲	▲▲
2025	▲▶	▲▲	▲▲
2026	◀▼	▲▲	▲▲
2027	▼▼	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 10 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	◀▶	▲▲	▲▲
2012	▲▲	▲▲	▲▲
2013	◀▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▲	▲▲
2016	▼▼	▲▲	▲▲
2017	▼▼	▲▲	▲▲
2018	▼▼	▲▲	▲▲
2019	▼▼	▲▲	▲▲
2020	▼▼	◀▶	▲▲
2021	▼▼	◀▶	▲▲
2022	▼▼	▲▲	▲▲
2023	▼▼	▲▲	▲▲
2024	▼▼	▲▲	▲▲
2025	▼▼	▲▲	▲▲
2026	▼▼	▲▲	▲▲
2027	▼▼	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 10 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	▼▼	◀▶
2014	▼▼	▼▼	◀▶
2015	▼▼	▼▼	◀▶
2016	▼▼	▼▼	◀▶
2017	▼▼	▼▼	◀▶
2018	▼▼	▼▼	◀▶
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	◀▶
2024	▼▼	▼▼	◀▶
2025	▼▼	▼▼	◀▶
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Fig 3 Area 1 30 dph 50% AH Planning Gain at 300% (£15,000/unit)

Value Area: Value Area 1
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 300%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 5 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▲▶	▲▲	▲▲
2014	▲▶	▲▲	▲▲
2015	▼▼	▲▲	▲▲
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▲	▲▲
2024	▼▼	▲▲	▲▲
2025	▼▼	▲▲	▲▲
2026	▼▼	▲▲	▲▲
2027	▼▼	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 300%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 5 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	◀▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▲	▲▲
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▲	▲▲
2024	▼▼	▲▲	▲▲
2025	▼▼	▲▲	▲▲
2026	▼▼	▲▲	▲▲
2027	▼▼	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 300%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 5 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	◀▶	▲▲	▲▲
2012	◀▼	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	◀▶	▲▲
2016	▼▼	◀▼	▲▶
2017	▼▼	◀▼	▲▶
2018	▼▼	◀▼	▲▶
2019	▼▼	◀▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	◀▼	▲▶
2023	▼▼	◀▶	▲▲
2024	▼▼	▲▲	▲▲
2025	▼▼	▲▲	▲▲
2026	▼▼	◀▶	▲▲
2027	▼▼	◀▶	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 300%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 5 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▲
2012	▼▼	▼▼	◀▶
2013	▼▼	▼▼	◀▶
2014	▼▼	▼▼	◀▶
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Fig 4 Area 1 40 dph 15% AH

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▲	▲▲	▲▲
2013	▲▶	▲▲	▲▲
2014	▲▶	▲▲	▲▲
2015	▲▶	▲▲	▲▲
2016	▼▼	▲▲	▲▲
2017	▼▼	▲▲	▲▲
2018	◀▼	▲▲	▲▲
2019	◀▼	▲▲	▲▲
2020	▼▼	▲▲	▲▲
2021	▼▼	▲▲	▲▲
2022	▼▼	▲▲	▲▲
2023	▲▶	▲▲	▲▲
2024	▲▶	▲▲	▲▲
2025	▲▶	▲▲	▲▲
2026	▲▶	▲▲	▲▲
2027	◀▼	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▲	▲▲	▲▲
2013	▲▶	▲▲	▲▲
2014	▲▶	▲▲	▲▲
2015	▲▶	▲▲	▲▲
2016	▼▼	▲▲	▲▲
2017	▼▼	▲▲	▲▲
2018	▼▼	▲▲	▲▲
2019	▼▼	▲▲	▲▲
2020	▼▼	▲▲	▲▲
2021	▼▼	▲▲	▲▲
2022	▼▼	▲▲	▲▲
2023	▼▼	▲▲	▲▲
2024	◀▼	▲▲	▲▲
2025	◀▼	▲▲	▲▲
2026	◀▼	▲▲	▲▲
2027	▼▼	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▲	▲▲	▲▲
2013	◀▼	▲▲	▲▲
2014	◀▼	▲▲	▲▲
2015	▼▼	▲▲	▲▲
2016	▼▼	▲▲	▲▲
2017	▼▼	▲▲	▲▲
2018	▼▼	▲▲	▲▲
2019	▼▼	▲▲	▲▲
2020	▼▼	▲▲	▲▲
2021	▼▼	◀▶	▲▲
2022	▼▼	▲▲	▲▲
2023	▼▼	▲▲	▲▲
2024	▼▼	▲▲	▲▲
2025	▼▼	▲▲	▲▲
2026	▼▼	▲▲	▲▲
2027	▼▼	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▲
2012	▼▼	▲▶	▲▲
2013	▼▼	▲▶	▲▲
2014	▼▼	▲▶	▲▲
2015	▼▼	▼▼	◀▶
2016	▼▼	▼▼	◀▶
2017	▼▼	▼▼	◀▶
2018	▼▼	▼▼	◀▶
2019	▼▼	▼▼	◀▶
2020	▼▼	▼▼	◀▶
2021	▼▼	▼▼	◀▶
2022	▼▼	▼▼	◀▶
2023	▼▼	▼▼	◀▶
2024	▼▼	▼▼	◀▶
2025	▼▼	▼▼	◀▶
2026	▼▼	▼▼	◀▶
2027	▼▼	▼▼	◀▶

Fig 5 Area 1 40 dph 30% AH

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▲▶	▲▲	▲▲
2014	▲▶	▲▲	▲▲
2015	▼▼	▲▲	▲▲
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▲	▲▲
2025	▼▼	▲▲	▲▲
2026	▼▼	▲▲	▲▲
2027	▼▼	▲▶	▲▶

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	◀▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▲	▲▲
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▲	▲▲
2025	▼▼	▲▲	▲▲
2026	▼▼	▲▲	▲▲
2027	▼▼	▲▶	▲▶

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	◀▶	▲▲
2016	▼▼	◀▼	▲▶
2017	▼▼	◀▼	▲▶
2018	▼▼	◀▼	▲▶
2019	▼▼	◀▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	◀▼	▲▶
2024	▼▼	▲▲	▲▲
2025	▼▼	◀▶	▲▲
2026	▼▼	◀▶	▲▲
2027	▼▼	◀▼	▲▶

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▲
2012	▼▼	▼▼	◀▶
2013	▼▼	▼▼	◀▶
2014	▼▼	▼▼	◀▶
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	◀▶
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Fig 6 Area 1 40 dph 40% AH

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV1

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▶	▲▶
2015	▼▼	▲▶	▲▶
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV2

	DOWN	MIDDLE	UP
2011	◀▼	▲▲	▲▲
2012	◀▼	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▶	▲▶
2015	▼▼	▲▶	▲▶
2016	▼▼	◀▼	▲▶
2017	▼▼	◀▼	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	◀▼	▲▶
2020	▼▼	◀▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	◀▼	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	◀▼	▲▶

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV3

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	◀▶	▲▲
2014	▼▼	◀▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	◀▼
2021	▼▼	▼▼	◀▼
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	◀▼

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	◀▶
2012	▼▼	▼▼	◀▶
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 7 Area 1 40 dph 50% AH

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV1

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	◀▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	◀▼	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	◀▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV2

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	◀▼	▲▶
2014	▼▼	◀▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV3

	DOWN	MIDDLE	UP
2011	▼▼	◀▶	▲▲
2012	▼▼	◀▼	▲▶
2013	▼▼	▼▼	◀▼
2014	▼▼	▼▼	◀▼
2015	▼▼	▼▼	◀▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	◀▼
2024	▼▼	▼▼	◀▼
2025	▼▼	▼▼	◀▼
2026	▼▼	▼▼	◀▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	◀▶
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 8 Area 1 40 dph 50% AH Planning Gain at 300% (£15,000/unit)

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 300%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 5 SHEET 1

EUV1

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	▲▶	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	◀▼
2021	▼▼	▼▼	◀▼
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 300%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 5 SHEET 1

EUV2

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	◀▼	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	◀▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	◀▼
2018	▼▼	▼▼	◀▼
2019	▼▼	▼▼	◀▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	◀▼
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	◀▼
2027	▼▼	▼▼	◀▼

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 300%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 5 SHEET 1

EUV3

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▲▶
2012	▼▼	▼▼	◀▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 1
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20 %
Absorption: 50 units p.a.
Planning gain at 300%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 5 SHEET 1

EUV4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▼▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 9 Area 1 50 dph 15% AH

Value Area: Value Area 1
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▲	▲▲	▲▲
2013	▲▲	▲▲	▲▲
2014	▲▲	▲▲	▲▲
2015	▲▶	▲▲	▲▲
2016	▲▶	▲▲	▲▲
2017	▲▶	▲▲	▲▲
2018	▲▶	▲▲	▲▲
2019	▲▶	▲▲	▲▲
2020	▲▶	▲▲	▲▲
2021	▲▶	▲▲	▲▲
2022	▲▶	▲▲	▲▲
2023	▲▶	▲▲	▲▲
2024	▲▶	▲▲	▲▲
2025	▲▶	▲▲	▲▲
2026	▲▶	▲▲	▲▲
2027	▲▶	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▲	▲▲	▲▲
2013	▲▲	▲▲	▲▲
2014	▲▲	▲▲	▲▲
2015	▲▶	▲▲	▲▲
2016	▲▶	▲▲	▲▲
2017	▲▶	▲▲	▲▲
2018	▲▶	▲▲	▲▲
2019	▲▶	▲▲	▲▲
2020	▲▶	▲▲	▲▲
2021	▲▶	▲▲	▲▲
2022	▲▶	▲▲	▲▲
2023	▲▶	▲▲	▲▲
2024	▲▶	▲▲	▲▲
2025	▲▶	▲▲	▲▲
2026	▲▶	▲▲	▲▲
2027	▲▶	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▲	▲▲	▲▲
2013	▲▲	▲▲	▲▲
2014	▲▲	▲▲	▲▲
2015	▲▶	▲▲	▲▲
2016	◀▼	▲▲	▲▲
2017	◀▼	▲▲	▲▲
2018	▲▶	▲▲	▲▲
2019	▲▶	▲▲	▲▲
2020	◀▼	▲▲	▲▲
2021	▼▼	▲▲	▲▲
2022	◀▼	▲▲	▲▲
2023	▲▶	▲▲	▲▲
2024	▲▶	▲▲	▲▲
2025	▲▶	▲▲	▲▲
2026	▲▶	▲▲	▲▲
2027	◀▼	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▲	▲▲	▲▲
2013	▲▲	▲▲	▲▲
2014	▲▲	▲▲	▲▲
2015	◀▼	▲▲	▲▲
2016	▼▼	▲▲	▲▲
2017	▼▼	▲▲	▲▲
2018	▼▼	▲▲	▲▲
2019	▼▼	▲▲	▲▲
2020	▼▼	▲▲	▲▲
2021	▼▼	▲▲	▲▲
2022	▼▼	▲▲	▲▲
2023	▼▼	▲▲	▲▲
2024	◀▼	▲▲	▲▲
2025	◀▼	▲▲	▲▲
2026	▼▼	▲▲	▲▲
2027	▼▼	▲▲	▲▲

Figure 10 Area 1 50 dph 30% AH

Value Area: Value Area 1
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▲▶	▲▲	▲▲
2014	▲▶	▲▲	▲▲
2015	▲▶	▲▲	▲▲
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▲	▲▲
2024	▲▶	▲▲	▲▲
2025	▲▶	▲▲	▲▲
2026	◀▼	▲▲	▲▲
2027	▼▼	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▲▶	▲▲	▲▲
2014	▲▶	▲▲	▲▲
2015	◀▼	▲▲	▲▲
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▲	▲▲
2024	◀▼	▲▲	▲▲
2025	◀▼	▲▲	▲▲
2026	▼▼	▲▲	▲▲
2027	▼▼	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▲▶	▲▲	▲▲
2014	▲▶	▲▲	▲▲
2015	▼▼	▲▲	▲▲
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▲	▲▲
2024	▼▼	▲▲	▲▲
2025	▼▼	▲▲	▲▲
2026	▼▼	▲▲	▲▲
2027	▼▼	▲▲	▲▲

Value Area: Value Area 1
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	◀▶	▲▲	▲▲
2012	◀▼	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▲	▲▲
2016	▼▼	◀▼	▲▶
2017	▼▼	◀▼	▲▶
2018	▼▼	◀▼	▲▶
2019	▼▼	◀▼	▲▶
2020	▼▼	◀▼	▲▶
2021	▼▼	◀▼	▲▶
2022	▼▼	◀▼	▲▶
2023	▼▼	▲▲	▲▲
2024	▼▼	▲▲	▲▲
2025	▼▼	▲▲	▲▲
2026	▼▼	▲▲	▲▲
2027	▼▼	◀▶	▲▲

Figure 11 Area 1 50 dph 40% AH

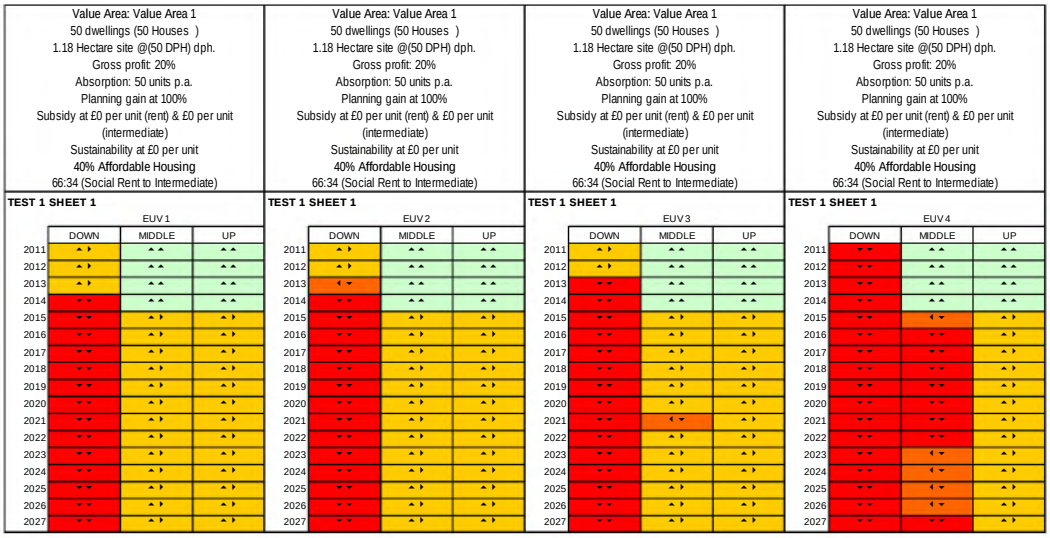

Figure 12 Area 1 50 dph 50% AH

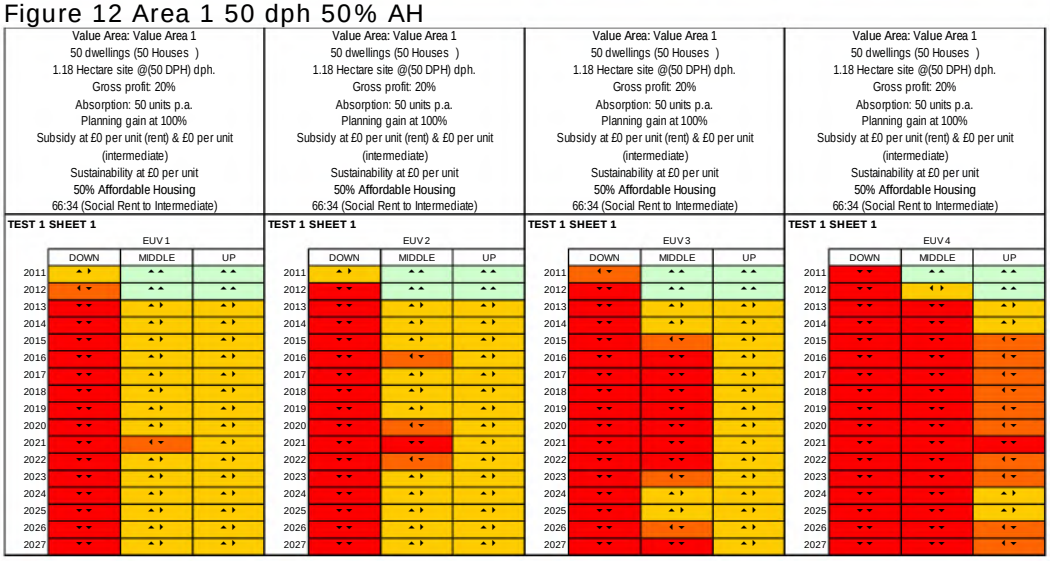

Figure 13 Area 2 30 dph 15% AH

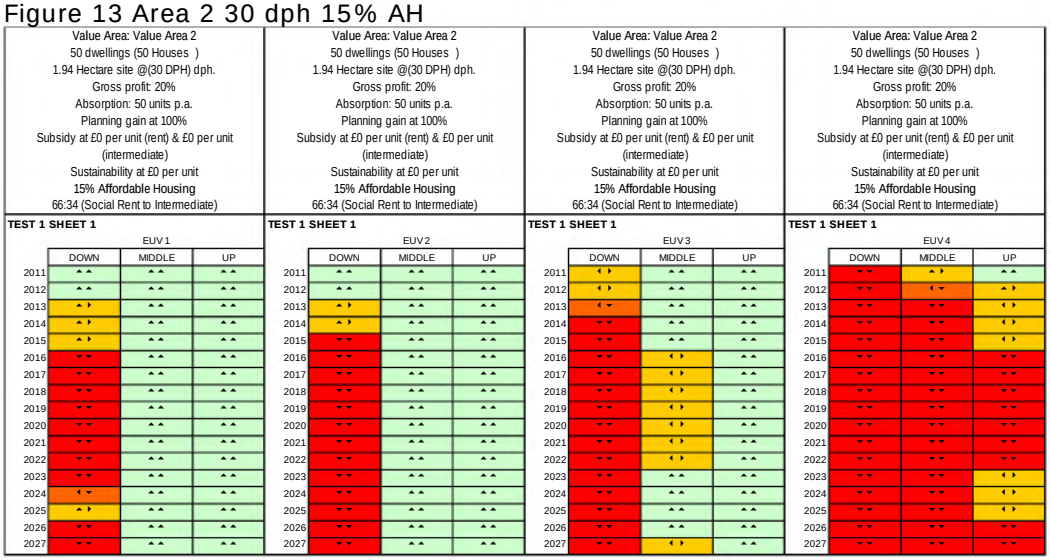

Figure 14 Area 2 30 dph 30% AH

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV1

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	◀▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▶	▲▶
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▲	▲▲
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV2

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	◀▼	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▶	▲▶
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	◀▼	▲▶
2021	▼▼	◀▼	▲▶
2022	▼▼	◀▼	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▲	▲▲
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV3

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	◀▶	▲▲
2014	▼▼	◀▶	▲▲
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	◀▼
2021	▼▼	▼▼	◀▼
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	◀▼	▲▶
2025	▼▼	◀▶	▲▲
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	◀▼

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	◀▶
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 14 Area 2 30 dph 40% AH

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV1

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	▲▶	▲▶
2016	▼▼	◀▼	▲▶
2017	▼▼	◀▼	▲▶
2018	▼▼	◀▼	▲▶
2019	▼▼	◀▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	◀▼	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	◀▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV2

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	◀▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	◀▼	▲▶
2024	▼▼	◀▼	▲▶
2025	▼▼	◀▼	▲▶
2026	▼▼	◀▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV3

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	◀▶	▲▲
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	◀▼
2016	▼▼	▼▼	◀▼
2017	▼▼	▼▼	◀▼
2018	▼▼	▼▼	◀▼
2019	▼▼	▼▼	◀▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	◀▼
2023	▼▼	▼▼	◀▼
2024	▼▼	▼▼	◀▼
2025	▼▼	▼▼	◀▼
2026	▼▼	▼▼	◀▼
2027	▼▼	▼▼	◀▼

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	◀▶
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 15 Area 2 30 dph 50% AH

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV1

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	▲▶	▲▶
2014	▼▼	◀▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV2

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	◀▼
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	◀▼
2021	▼▼	▼▼	◀▼
2022	▼▼	▼▼	◀▼
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	◀▼

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV3

	DOWN	MIDDLE	UP
2011	▼▼	◀▶	▲▲
2012	▼▼	▼▼	◀▼
2013	▼▼	▼▼	◀▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▼▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 16 Area 2 40 dph 15% AH

Value Area: Value Area 2
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▶	▲▶
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	◀▼	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	◀▼	▲▲	▲▲
2012	◀▼	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▶	▲▶
2016	▼▼	◀▼	▲▶
2017	▼▼	◀▼	▲▶
2018	▼▼	◀▼	▲▶
2019	▼▼	◀▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	◀▼	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	◀▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	◀▶	▲▲
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	◀▼
2021	▼▼	▼▼	◀▼
2022	▼▼	▼▼	◀▼
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	◀▼

Value Area: Value Area 2
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	◀▶
2012	▼▼	▼▼	◀▶
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 17 Area 2 40 dph 30% AH

Value Area: Value Area 2
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	◀▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	◀▼	▲▶
2025	▼▼	◀▼	▲▶
2026	▼▼	◀▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	▲▶	▲▶
2014	▼▼	◀▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	◀▶	▲▲
2012	▼▼	◀▼	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	◀▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	◀▼
2024	▼▼	▼▼	◀▼
2025	▼▼	▼▼	◀▼
2026	▼▼	▼▼	◀▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 2
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	◀▶
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 18 Area 2 40 dph 40% AH

Value Area: Value Area 2
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	▲▶	▲▶
2013	▼▼	◀▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	◀▼
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	◀▼	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	◀▼
2017	▼▼	▼▼	◀▼
2018	▼▼	▼▼	◀▼
2019	▼▼	▼▼	◀▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	◀▼
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	◀▼

Value Area: Value Area 2
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▲▶
2012	▼▼	▼▼	◀▼
2013	▼▼	▼▼	◀▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 2
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▼▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 19 Area 2 50 dph 15% AH

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▲▶	▲▲	▲▲
2014	▲▶	▲▲	▲▲
2015	▼▼	▲▲	▲▲
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▲	▲▲
2025	▼▼	▲▲	▲▲
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▲▶	▲▲	▲▲
2014	▲▶	▲▲	▲▲
2015	▼▼	▲▲	▲▲
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▲	▲▲
2025	▼▼	▲▲	▲▲
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▲▶	▲▲	▲▲
2014	◀▼	▲▲	▲▲
2015	▼▼	▲▲	▲▲
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▲	▲▲
2025	▼▼	▲▲	▲▲
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▲	▲▲
2016	▼▼	▼▼	▲▶
2017	▼▼	◀▼	▲▶
2018	▼▼	◀▼	▲▶
2019	▼▼	◀▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	◀▼	▲▶
2024	▼▼	▲▲	▲▲
2025	▼▼	◀▶	▲▲
2026	▼▼	◀▼	▲▶
2027	▼▼	▼▼	▲▶

Figure 20 Area 2 50 dph 30% AH

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	▲▶	▲▶
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	◀▼	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	◀▼	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	▲▶	▲▶
2016	▼▼	◀▼	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	◀▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	◀▼	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	◀▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	◀▼	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	◀▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	◀▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	◀▼
2017	▼▼	▼▼	◀▼
2018	▼▼	▼▼	◀▼
2019	▼▼	▼▼	◀▼
2020	▼▼	▼▼	◀▼
2021	▼▼	▼▼	◀▼
2022	▼▼	▼▼	◀▼
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	◀▼
2027	▼▼	▼▼	◀▼

Figure 21 Area 2 50 dph 40% AH

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV1

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	◀▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV2

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	◀▼	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV3

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	◀▼	▲▶
2014	▼▼	◀▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV4

	DOWN	MIDDLE	UP
2011	▼▼	◀▶	▲▲
2012	▼▼	▼▼	▲▶
2013	▼▼	▼▼	◀▼
2014	▼▼	▼▼	◀▼
2015	▼▼	▼▼	◀▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	◀▼
2024	▼▼	▼▼	◀▼
2025	▼▼	▼▼	◀▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 22 Area 2 50 dph 50% AH

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV1

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	▲▶	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV2

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	▲▶	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	◀▼
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV3

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	◀▼	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	◀▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	◀▼
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	◀▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 2
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▲▶
2012	▼▼	▼▼	◀▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 23 Area 3 30 dph 15% AH

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV1

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▲▶	▲▲	▲▲
2014	▲▶	▲▲	▲▲
2015	▲▶	▲▲	▲▲
2016	▼▼	▲▲	▲▲
2017	▼▼	▲▲	▲▲
2018	▼▼	▲▲	▲▲
2019	▼▼	▲▲	▲▲
2020	▼▼	▲▲	▲▲
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▲	▲▲
2023	▼▼	▲▲	▲▲
2024	◀▼	▲▲	▲▲
2025	◀▼	▲▲	▲▲
2026	▼▼	▲▲	▲▲
2027	▼▼	▲▲	▲▲

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV2

	DOWN	MIDDLE	UP
2011	▲▲	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▲▶	▲▲	▲▲
2014	▲▶	▲▲	▲▲
2015	▼▼	▲▲	▲▲
2016	▼▼	▲▲	▲▲
2017	▼▼	▲▲	▲▲
2018	▼▼	▲▲	▲▲
2019	▼▼	▲▲	▲▲
2020	▼▼	▲▲	▲▲
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▲	▲▲
2023	▼▼	▲▲	▲▲
2024	▼▼	▲▲	▲▲
2025	▼▼	▲▲	▲▲
2026	▼▼	▲▲	▲▲
2027	▼▼	▲▲	▲▲

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV3

	DOWN	MIDDLE	UP
2011	◀▶	▲▲	▲▲
2012	◀▼	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▲	▲▲
2016	▼▼	◀▶	▲▲
2017	▼▼	◀▶	▲▲
2018	▼▼	◀▶	▲▲
2019	▼▼	◀▶	▲▲
2020	▼▼	◀▶	▲▲
2021	▼▼	◀▼	▲▶
2022	▼▼	◀▶	▲▲
2023	▼▼	▲▲	▲▲
2024	▼▼	▲▲	▲▲
2025	▼▼	▲▲	▲▲
2026	▼▼	◀▶	▲▲
2027	▼▼	◀▶	▲▲

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV4

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▲
2012	▼▼	◀▼	▲▶
2013	▼▼	▼▼	◀▶
2014	▼▼	▼▼	◀▶
2015	▼▼	▼▼	◀▶
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	◀▶
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 24 Area 3 30 dph 30% AH

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▶	▲▶
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	◀▼	▲▲	▲▲
2012	◀▼	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▶	▲▶
2016	▼▼	◀▼	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	◀▼	▲▶
2021	▼▼	◀▼	▲▶
2022	▼▼	◀▼	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	◀▶	▲▲
2014	▼▼	◀▶	▲▲
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	◀▼
2021	▼▼	▼▼	◀▼
2022	▼▼	▼▼	◀▼
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	◀▼

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	◀▶
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 25 Area 3 30 dph 40% AH

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	◀▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	▲▶	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	◀▼	▲▶
2018	▼▼	◀▼	▲▶
2019	▼▼	◀▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	◀▼	▲▶

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	◀▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	◀▼	▲▶
2025	▼▼	◀▼	▲▶
2026	▼▼	◀▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	◀▶	▲▲
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	◀▼
2016	▼▼	▼▼	◀▼
2017	▼▼	▼▼	◀▼
2018	▼▼	▼▼	◀▼
2019	▼▼	▼▼	◀▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	◀▼
2024	▼▼	▼▼	◀▼
2025	▼▼	▼▼	◀▼
2026	▼▼	▼▼	◀▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	◀▶
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 26 Area 3 30 dph 50% AH

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	◀▼	▲▶
2014	▼▼	◀▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	◀▼
2017	▼▼	▼▼	◀▼
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	◀▼
2020	▼▼	▼▼	◀▼
2021	▼▼	▼▼	◀▼
2022	▼▼	▼▼	◀▼
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	◀▼

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	◀▶	▲▲
2012	▼▼	▼▼	◀▼
2013	▼▼	▼▼	◀▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
50% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▼▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 27 Area 3 40 dph 15% AH

Value Area: Value Area 3
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	▲▶	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	◀▼	▲▶

Value Area: Value Area 3
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	◀▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	◀▼	▲▶
2025	▼▼	◀▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 3
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	◀▶	▲▲
2013	▼▼	◀▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	◀▼
2017	▼▼	▼▼	◀▼
2018	▼▼	▼▼	◀▼
2019	▼▼	▼▼	◀▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	◀▼
2023	▼▼	▼▼	◀▼
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	◀▼
2026	▼▼	▼▼	◀▼
2027	▼▼	▼▼	◀▼

Value Area: Value Area 3
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	◀▶
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 28 Area 3 40 dph 30% AH

Value Area: Value Area 3
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	▲▶	▲▶
2013	▼▼	▲▶	▲▶
2014	▼▼	◀▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 3
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	▲▶	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	◀▼
2017	▼▼	▼▼	◀▼
2018	▼▼	▼▼	◀▼
2019	▼▼	▼▼	◀▼
2020	▼▼	▼▼	◀▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	◀▼
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	◀▼

Value Area: Value Area 3
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▲▶
2012	▼▼	▼▼	▲▶
2013	▼▼	▼▼	◀▼
2014	▼▼	▼▼	◀▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 3
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▼▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 29 Area 3 40 dph 40% AH

Value Area: Value Area 3
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	↓↓	↑↑	↑↑
2012	↓↓	↓↓	↑↑
2013	↓↓	↓↓	↑↑
2014	↓↓	↓↓	↑↑
2015	↓↓	↓↓	↑↑
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↑↑
2024	↓↓	↓↓	↑↑
2025	↓↓	↓↓	↑↑
2026	↓↓	↓↓	↑↑
2027	↓↓	↓↓	↓↓

Value Area: Value Area 3
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	↓↓	↓↓	↑↑
2012	↓↓	↓↓	↑↑
2013	↓↓	↓↓	↑↑
2014	↓↓	↓↓	↑↑
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Value Area: Value Area 3
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	↓↓	↓↓	↑↑
2012	↓↓	↓↓	↓↓
2013	↓↓	↓↓	↓↓
2014	↓↓	↓↓	↓↓
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Value Area: Value Area 3
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	↓↓	↓↓	↓↓
2012	↓↓	↓↓	↓↓
2013	↓↓	↓↓	↓↓
2014	↓↓	↓↓	↓↓
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Figure 30 Area 3 50 dph 15% AH

Value Area: Value Area 3
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	↑↑	↑↑	↑↑
2012	↑↑	↑↑	↑↑
2013	↑↑	↑↑	↑↑
2014	↓↓	↑↑	↑↑
2015	↓↓	↑↑	↑↑
2016	↓↓	↑↑	↑↑
2017	↓↓	↑↑	↑↑
2018	↓↓	↑↑	↑↑
2019	↓↓	↑↑	↑↑
2020	↓↓	↑↑	↑↑
2021	↓↓	↑↑	↑↑
2022	↓↓	↑↑	↑↑
2023	↓↓	↑↑	↑↑
2024	↓↓	↑↑	↑↑
2025	↓↓	↑↑	↑↑
2026	↓↓	↑↑	↑↑
2027	↓↓	↑↑	↑↑

Value Area: Value Area 3
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	↑↑	↑↑	↑↑
2012	↑↑	↑↑	↑↑
2013	↓↓	↑↑	↑↑
2014	↓↓	↑↑	↑↑
2015	↓↓	↑↑	↑↑
2016	↓↓	↑↑	↑↑
2017	↓↓	↑↑	↑↑
2018	↓↓	↑↑	↑↑
2019	↓↓	↑↑	↑↑
2020	↓↓	↑↑	↑↑
2021	↓↓	↑↑	↑↑
2022	↓↓	↑↑	↑↑
2023	↓↓	↑↑	↑↑
2024	↓↓	↑↑	↑↑
2025	↓↓	↑↑	↑↑
2026	↓↓	↑↑	↑↑
2027	↓↓	↑↑	↑↑

Value Area: Value Area 3
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	↓↓	↑↑	↑↑
2012	↓↓	↑↑	↑↑
2013	↓↓	↑↑	↑↑
2014	↓↓	↑↑	↑↑
2015	↓↓	↑↑	↑↑
2016	↓↓	↑↑	↑↑
2017	↓↓	↑↑	↑↑
2018	↓↓	↑↑	↑↑
2019	↓↓	↑↑	↑↑
2020	↓↓	↑↑	↑↑
2021	↓↓	↑↑	↑↑
2022	↓↓	↑↑	↑↑
2023	↓↓	↑↑	↑↑
2024	↓↓	↑↑	↑↑
2025	↓↓	↑↑	↑↑
2026	↓↓	↑↑	↑↑
2027	↓↓	↑↑	↑↑

Value Area: Value Area 3
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	↓↓	↑↑	↑↑
2012	↓↓	↑↑	↑↑
2013	↓↓	↑↑	↑↑
2014	↓↓	↑↑	↑↑
2015	↓↓	↓↓	↑↑
2016	↓↓	↓↓	↑↑
2017	↓↓	↓↓	↑↑
2018	↓↓	↓↓	↑↑
2019	↓↓	↓↓	↑↑
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↑↑
2023	↓↓	↓↓	↑↑
2024	↓↓	↓↓	↑↑
2025	↓↓	↓↓	↑↑
2026	↓↓	↓↓	↑↑
2027	↓↓	↓↓	↑↑

Figure 31 Area 3 50 dph 30% AH

Value Area: Value Area 3
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	↓↓	↑↑	↑↑
2012	↓↓	↑↑	↑↑
2013	↓↓	↑↑	↑↑
2014	↓↓	↑↑	↑↑
2015	↓↓	↑↑	↑↑
2016	↓↓	↓↓	↑↑
2017	↓↓	↓↓	↑↑
2018	↓↓	↓↓	↑↑
2019	↓↓	↓↓	↑↑
2020	↓↓	↓↓	↑↑
2021	↓↓	↓↓	↑↑
2022	↓↓	↓↓	↑↑
2023	↓↓	↓↓	↑↑
2024	↓↓	↑↑	↑↑
2025	↓↓	↑↑	↑↑
2026	↓↓	↑↑	↑↑
2027	↓↓	↓↓	↑↑

Value Area: Value Area 3
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	↓↓	↑↑	↑↑
2012	↓↓	↑↑	↑↑
2013	↓↓	↑↑	↑↑
2014	↓↓	↑↑	↑↑
2015	↓↓	↓↓	↑↑
2016	↓↓	↓↓	↑↑
2017	↓↓	↓↓	↑↑
2018	↓↓	↓↓	↑↑
2019	↓↓	↓↓	↑↑
2020	↓↓	↓↓	↑↑
2021	↓↓	↓↓	↑↑
2022	↓↓	↓↓	↑↑
2023	↓↓	↓↓	↑↑
2024	↓↓	↑↑	↑↑
2025	↓↓	↑↑	↑↑
2026	↓↓	↓↓	↑↑
2027	↓↓	↓↓	↑↑

Value Area: Value Area 3
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	↓↓	↑↑	↑↑
2012	↓↓	↑↑	↑↑
2013	↓↓	↑↑	↑↑
2014	↓↓	↑↑	↑↑
2015	↓↓	↓↓	↑↑
2016	↓↓	↓↓	↑↑
2017	↓↓	↓↓	↑↑
2018	↓↓	↓↓	↑↑
2019	↓↓	↓↓	↑↑
2020	↓↓	↓↓	↑↑
2021	↓↓	↓↓	↑↑
2022	↓↓	↓↓	↑↑
2023	↓↓	↓↓	↑↑
2024	↓↓	↓↓	↑↑
2025	↓↓	↓↓	↑↑
2026	↓↓	↓↓	↑↑
2027	↓↓	↓↓	↑↑

Value Area: Value Area 3
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	↓↓	↑↑	↑↑
2012	↓↓	↑↑	↑↑
2013	↓↓	↓↓	↑↑
2014	↓↓	↓↓	↑↑
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Figure 32 Area 3 50 dph 40% AH

Value Area: Value Area 3
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	↓↓	↑→	↑→
2012	↓↓	↑→	↑→
2013	↓↓	↑→	↑→
2014	↓↓	←↓	↑→
2015	↓↓	↓↓	↑→
2016	↓↓	↓↓	↑→
2017	↓↓	↓↓	↑→
2018	↓↓	↓↓	↑→
2019	↓↓	↓↓	↑→
2020	↓↓	↓↓	↑→
2021	↓↓	↓↓	↑→
2022	↓↓	↓↓	↑→
2023	↓↓	↓↓	↑→
2024	↓↓	↓↓	↑→
2025	↓↓	↓↓	↑→
2026	↓↓	↓↓	↑→
2027	↓↓	↓↓	↑→

Value Area: Value Area 3
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	↓↓	↑→	↑→
2012	↓↓	↑→	↑→
2013	↓↓	←↓	↑→
2014	↓↓	↓↓	↑→
2015	↓↓	↓↓	↑→
2016	↓↓	↓↓	↑→
2017	↓↓	↓↓	↑→
2018	↓↓	↓↓	↑→
2019	↓↓	↓↓	↑→
2020	↓↓	↓↓	↑→
2021	↓↓	↓↓	↑→
2022	↓↓	↓↓	↑→
2023	↓↓	↓↓	↑→
2024	↓↓	↓↓	↑→
2025	↓↓	↓↓	↑→
2026	↓↓	↓↓	↑→
2027	↓↓	↓↓	↑→

Value Area: Value Area 3
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	↓↓	↑→	↑→
2012	↓↓	←↓	↑→
2013	↓↓	↓↓	↑→
2014	↓↓	↓↓	↑→
2015	↓↓	↓↓	↑→
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	←↓
2018	↓↓	↓↓	←↓
2019	↓↓	↓↓	←↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↑→
2024	↓↓	↓↓	↑→
2025	↓↓	↓↓	↑→
2026	↓↓	↓↓	↑→
2027	↓↓	↓↓	←↓

Value Area: Value Area 3
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	↓↓	↓↓	↑→
2012	↓↓	↓↓	←↓
2013	↓↓	↓↓	←↓
2014	↓↓	↓↓	↓↓
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Figure 33 Area 4 30 dph 15% AH

Value Area: Value Area 4
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	↑→	↑↑	↑↑
2012	↑→	↑↑	↑↑
2013	↓↓	↑↑	↑↑
2014	↓↓	↑↑	↑↑
2015	↓↓	↑→	↑→
2016	↓↓	↑→	↑→
2017	↓↓	↑→	↑→
2018	↓↓	↑→	↑→
2019	↓↓	↑→	↑→
2020	↓↓	↑→	↑→
2021	↓↓	←↓	↑→
2022	↓↓	↑→	↑→
2023	↓↓	↑→	↑→
2024	↓↓	↑→	↑→
2025	↓↓	↑→	↑→
2026	↓↓	↑→	↑→
2027	↓↓	↑→	↑→

Value Area: Value Area 4
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	←↓	↑↑	↑↑
2012	↓↓	↑↑	↑↑
2013	↓↓	↑↑	↑↑
2014	↓↓	↑↑	↑↑
2015	↓↓	↑→	↑→
2016	↓↓	←↓	↑→
2017	↓↓	←↓	↑→
2018	↓↓	←↓	↑→
2019	↓↓	←↓	↑→
2020	↓↓	↓↓	↑→
2021	↓↓	↓↓	↑→
2022	↓↓	←↓	↑→
2023	↓↓	↑→	↑→
2024	↓↓	↑→	↑→
2025	↓↓	↑→	↑→
2026	↓↓	↑→	↑→
2027	↓↓	←↓	↑→

Value Area: Value Area 4
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	↓↓	↑↑	↑↑
2012	↓↓	↑↑	↑↑
2013	↓↓	←→	↑↑
2014	↓↓	←→	↑↑
2015	↓↓	↓↓	↑→
2016	↓↓	↓↓	←↓
2017	↓↓	↓↓	←↓
2018	↓↓	↓↓	←↓
2019	↓↓	↓↓	←↓
2020	↓↓	↓↓	←↓
2021	↓↓	↓↓	←↓
2022	↓↓	↓↓	←↓
2023	↓↓	↓↓	↑→
2024	↓↓	↓↓	↑→
2025	↓↓	↓↓	↑→
2026	↓↓	↓↓	↑→
2027	↓↓	↓↓	←↓

Value Area: Value Area 4
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	↓↓	↓↓	←→
2012	↓↓	↓↓	↓↓
2013	↓↓	↓↓	↓↓
2014	↓↓	↓↓	↓↓
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Figure 34 Area 4 30 dph 30% AH

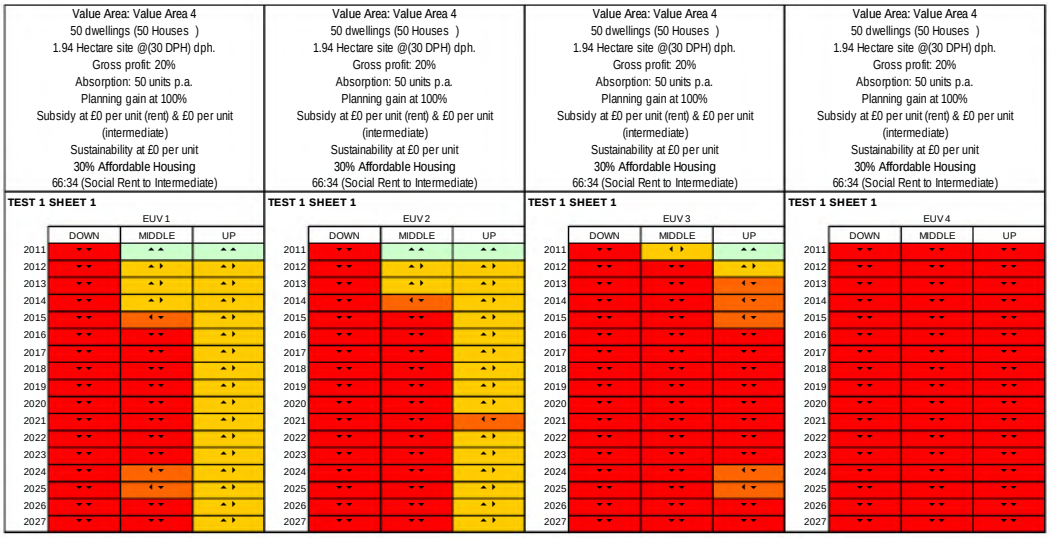

Figure 35 Area 4 30 dph 40% AH

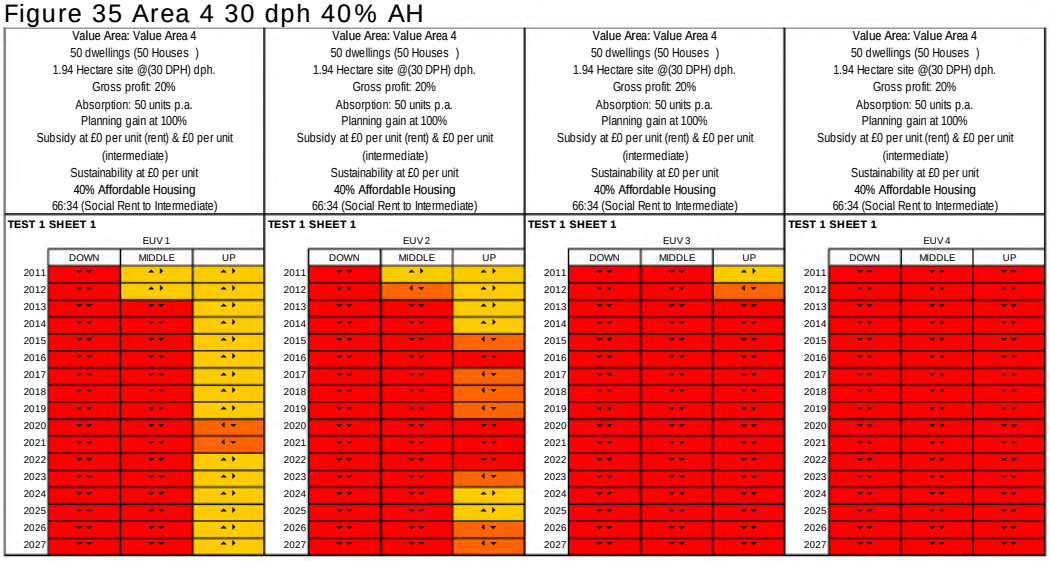

Figure 36 Area 4 40 dph 15% AH

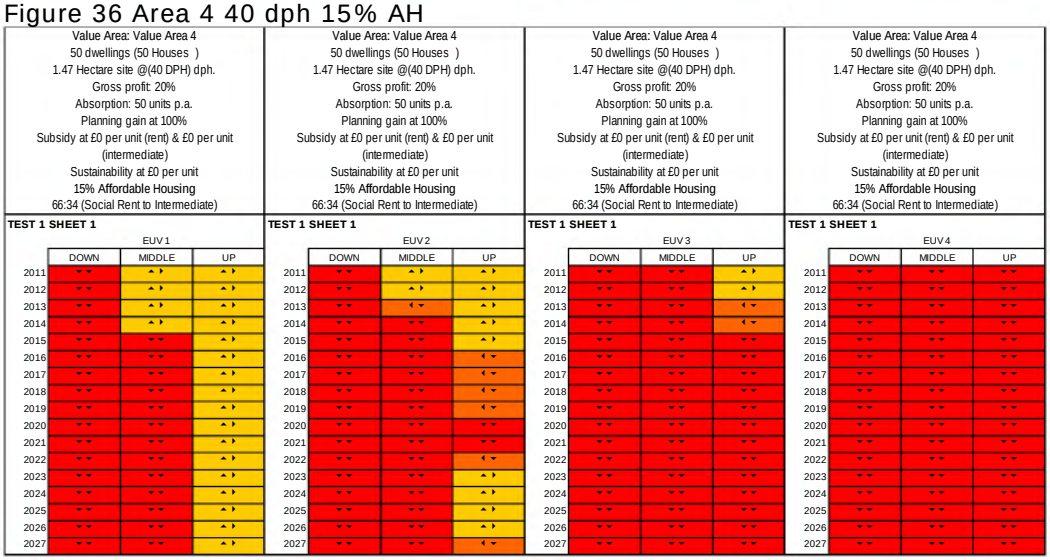

Figure 37 Area 4 40 dph 30% AH

Value Area: Value Area 4
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	↓↓	↑↑	↑↑
2012	↓↓	↓↓	↑↑
2013	↓↓	↓↓	↑↑
2014	↓↓	↓↓	↑↑
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↑↑
2025	↓↓	↓↓	↑↑
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Value Area: Value Area 4
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	↓↓	↓↓	↑↑
2012	↓↓	↓↓	↑↑
2013	↓↓	↓↓	↑↑
2014	↓↓	↓↓	↓↓
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Value Area: Value Area 4
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	↓↓	↓↓	↓↓
2012	↓↓	↓↓	↓↓
2013	↓↓	↓↓	↓↓
2014	↓↓	↓↓	↓↓
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Value Area: Value Area 4
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	↓↓	↓↓	↓↓
2012	↓↓	↓↓	↓↓
2013	↓↓	↓↓	↓↓
2014	↓↓	↓↓	↓↓
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Figure 38 Area 4 40 dph 40% AH

Value Area: Value Area 4
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	↓↓	↓↓	↑↑
2012	↓↓	↓↓	↑↑
2013	↓↓	↓↓	↓↓
2014	↓↓	↓↓	↓↓
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Value Area: Value Area 4
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	↓↓	↓↓	↑↑
2012	↓↓	↓↓	↓↓
2013	↓↓	↓↓	↓↓
2014	↓↓	↓↓	↓↓
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Value Area: Value Area 4
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	↓↓	↓↓	↓↓
2012	↓↓	↓↓	↓↓
2013	↓↓	↓↓	↓↓
2014	↓↓	↓↓	↓↓
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Value Area: Value Area 4
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	↓↓	↓↓	↓↓
2012	↓↓	↓↓	↓↓
2013	↓↓	↓↓	↓↓
2014	↓↓	↓↓	↓↓
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Figure 39 Area 4 50 dph 15% AH

Value Area: Value Area 4
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	↓↓	↑↑	↑↑
2012	↓↓	↑↑	↑↑
2013	↓↓	↑↑	↑↑
2014	↓↓	↑↑	↑↑
2015	↓↓	↑↑	↑↑
2016	↓↓	↓↓	↑↑
2017	↓↓	↓↓	↑↑
2018	↓↓	↓↓	↑↑
2019	↓↓	↓↓	↑↑
2020	↓↓	↓↓	↑↑
2021	↓↓	↓↓	↑↑
2022	↓↓	↓↓	↑↑
2023	↓↓	↓↓	↑↑
2024	↓↓	↑↑	↑↑
2025	↓↓	↑↑	↑↑
2026	↓↓	↓↓	↑↑
2027	↓↓	↓↓	↑↑

Value Area: Value Area 4
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	↓↓	↑↑	↑↑
2012	↓↓	↑↑	↑↑
2013	↓↓	↑↑	↑↑
2014	↓↓	↑↑	↑↑
2015	↓↓	↓↓	↑↑
2016	↓↓	↓↓	↑↑
2017	↓↓	↓↓	↑↑
2018	↓↓	↓↓	↑↑
2019	↓↓	↓↓	↑↑
2020	↓↓	↓↓	↑↑
2021	↓↓	↓↓	↑↑
2022	↓↓	↓↓	↑↑
2023	↓↓	↓↓	↑↑
2024	↓↓	↓↓	↑↑
2025	↓↓	↓↓	↑↑
2026	↓↓	↓↓	↑↑
2027	↓↓	↓↓	↑↑

Value Area: Value Area 4
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	↓↓	↑↑	↑↑
2012	↓↓	↑↑	↑↑
2013	↓↓	↑↑	↑↑
2014	↓↓	↑↑	↑↑
2015	↓↓	↓↓	↑↑
2016	↓↓	↓↓	↑↑
2017	↓↓	↓↓	↑↑
2018	↓↓	↓↓	↑↑
2019	↓↓	↓↓	↑↑
2020	↓↓	↓↓	↑↑
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↑↑
2023	↓↓	↓↓	↑↑
2024	↓↓	↓↓	↑↑
2025	↓↓	↓↓	↑↑
2026	↓↓	↓↓	↑↑
2027	↓↓	↓↓	↑↑

Value Area: Value Area 4
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	↓↓	↓↑	↑↑
2012	↓↓	↓↓	↑↑
2013	↓↓	↓↓	↑↑
2014	↓↓	↓↓	↑↑
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Figure 40 Area 4 50 dph 30% AH

Value Area: Value Area 4
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	↓↓	↑→	↑→
2012	↓↓	↑→	↑→
2013	↓↓	↓↓	↑→
2014	↓↓	↓↓	↑→
2015	↓↓	↓↓	↑→
2016	↓↓	↓↓	←↓
2017	↓↓	↓↓	↑→
2018	↓↓	↓↓	↑→
2019	↓↓	↓↓	↑→
2020	↓↓	↓↓	←↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	←↓
2023	↓↓	↓↓	↑→
2024	↓↓	↓↓	↑→
2025	↓↓	↓↓	↑→
2026	↓↓	↓↓	↑→
2027	↓↓	↓↓	↑→

Value Area: Value Area 4
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	↓↓	↑→	↑→
2012	↓↓	↑→	↑→
2013	↓↓	↓↓	↑→
2014	↓↓	↓↓	↑→
2015	↓↓	↓↓	↑→
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	←↓
2019	↓↓	↓↓	←↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↑→
2024	↓↓	↓↓	↑→
2025	↓↓	↓↓	↑→
2026	↓↓	↓↓	↑→
2027	↓↓	↓↓	←↓

Value Area: Value Area 4
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	↓↓	↑→	↑→
2012	↓↓	↓↓	↑→
2013	↓↓	↓↓	↑→
2014	↓↓	↓↓	↑→
2015	↓↓	↓↓	←↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	←↓
2025	↓↓	↓↓	←↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Value Area: Value Area 4
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	↓↓	↓↓	↑→
2012	↓↓	↓↓	←↓
2013	↓↓	↓↓	↓↓
2014	↓↓	↓↓	↓↓
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Figure 41 Area 5 30 dph 15% AH

Value Area: Value Area 5
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	↓↓	↑↑	↑↑
2012	↓↓	↑→	↑→
2013	↓↓	↑→	↑→
2014	↓↓	↑→	↑→
2015	↓↓	↓↓	↑→
2016	↓↓	↓↓	↑→
2017	↓↓	↓↓	↑→
2018	↓↓	↓↓	↑→
2019	↓↓	↓↓	↑→
2020	↓↓	↓↓	↑→
2021	↓↓	↓↓	↑→
2022	↓↓	↓↓	↑→
2023	↓↓	↓↓	↑→
2024	↓↓	↓↓	↑→
2025	↓↓	↓↓	↑→
2026	↓↓	↓↓	↑→
2027	↓↓	↓↓	↑→

Value Area: Value Area 5
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	↓↓	↑↑	↑↑
2012	↓↓	↑→	↑→
2013	↓↓	↑→	↑→
2014	↓↓	←↓	↑→
2015	↓↓	↓↓	↑→
2016	↓↓	↓↓	↑→
2017	↓↓	↓↓	↑→
2018	↓↓	↓↓	↑→
2019	↓↓	↓↓	↑→
2020	↓↓	↓↓	←↓
2021	↓↓	↓↓	←↓
2022	↓↓	↓↓	↑→
2023	↓↓	↓↓	↑→
2024	↓↓	↓↓	↑→
2025	↓↓	↓↓	↑→
2026	↓↓	↓↓	↑→
2027	↓↓	↓↓	↑→

Value Area: Value Area 5
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	↓↓	←→	↑↑
2012	↓↓	↓↓	↑→
2013	↓↓	↓↓	←↓
2014	↓↓	↓↓	←↓
2015	↓↓	↓↓	←↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	←↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Value Area: Value Area 5
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	↓↓	↓↓	↓↓
2012	↓↓	↓↓	↓↓
2013	↓↓	↓↓	↓↓
2014	↓↓	↓↓	↓↓
2015	↓↓	↓↓	↓↓
2016	↓↓	↓↓	↓↓
2017	↓↓	↓↓	↓↓
2018	↓↓	↓↓	↓↓
2019	↓↓	↓↓	↓↓
2020	↓↓	↓↓	↓↓
2021	↓↓	↓↓	↓↓
2022	↓↓	↓↓	↓↓
2023	↓↓	↓↓	↓↓
2024	↓↓	↓↓	↓↓
2025	↓↓	↓↓	↓↓
2026	↓↓	↓↓	↓↓
2027	↓↓	↓↓	↓↓

Figure 42 Area 5 30 dph 30% AH

Value Area: Value Area 5
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	◀▼	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	◀▼
2019	▼▼	▼▼	◀▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	◀▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▼▼	◀▼	▲▶
2012	▼▼	▼▼	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	◀▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	◀▼
2025	▼▼	▼▼	◀▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▲▶
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▼▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 43 Area 5 30 dph 40% AH

Value Area: Value Area 5
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▼▼	◀▼	▲▶
2012	▼▼	▼▼	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	◀▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▲▶
2012	▼▼	▼▼	◀▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	◀▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▼▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 44 Area 5 40 dph 15% AH

Value Area: Value Area 5
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	◀▼	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	◀▼
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	◀▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▼▼	◀▼	▲▶
2012	▼▼	▼▼	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	◀▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	◀▼
2025	▼▼	▼▼	◀▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▲▶
2012	▼▼	▼▼	◀▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▼▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 45 Area 5 40 dph 30% AH

Value Area: Value Area 5
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▲▶
2012	▼▼	▼▼	▲▶
2013	▼▼	▼▼	◀▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▲▶
2012	▼▼	▼▼	◀▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▼▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▼▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 46 Area 5 50 dph 15% AH

Value Area: Value Area 5
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	▲▶	▲▶
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 5
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	▲▶	▲▶
2013	▼▼	▲▶	▲▶
2014	▼▼	◀▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	◀▼
2021	▼▼	▼▼	◀▼
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 5
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	◀▼	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	◀▼
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	◀▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▲▶
2012	▼▼	▼▼	◀▼
2013	▼▼	▼▼	◀▼
2014	▼▼	▼▼	◀▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 47 Area 5 50 dph 30% AH

Value Area: Value Area 5
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▼▼	▲▶	▲▶
2012	▼▼	▼▼	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	◀▼
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▼▼	◀▼	▲▶
2012	▼▼	▼▼	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▲▶
2012	▼▼	▼▼	▲▶
2013	▼▼	▼▼	◀▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 5
50 dwellings (50 Houses)
1.18 Hectare site @(50 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	◀▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 48 Area 6 30 dph 15% AH

Value Area: Value Area 6
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
2027			

Value Area: Value Area 6
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
2027			

Value Area: Value Area 6
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
2027			

Value Area: Value Area 6
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
2027			

Figure 49 Area 6 40 dph 15% AH

Value Area: Value Area 6
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
2027			

Value Area: Value Area 6
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
2027			

Value Area: Value Area 6
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
2027			

Value Area: Value Area 6
50 dwellings (50 Houses)
1.47 Hectare site @(40 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
15% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
2027			

Figure 50 Area 6 50 dph 15% AH

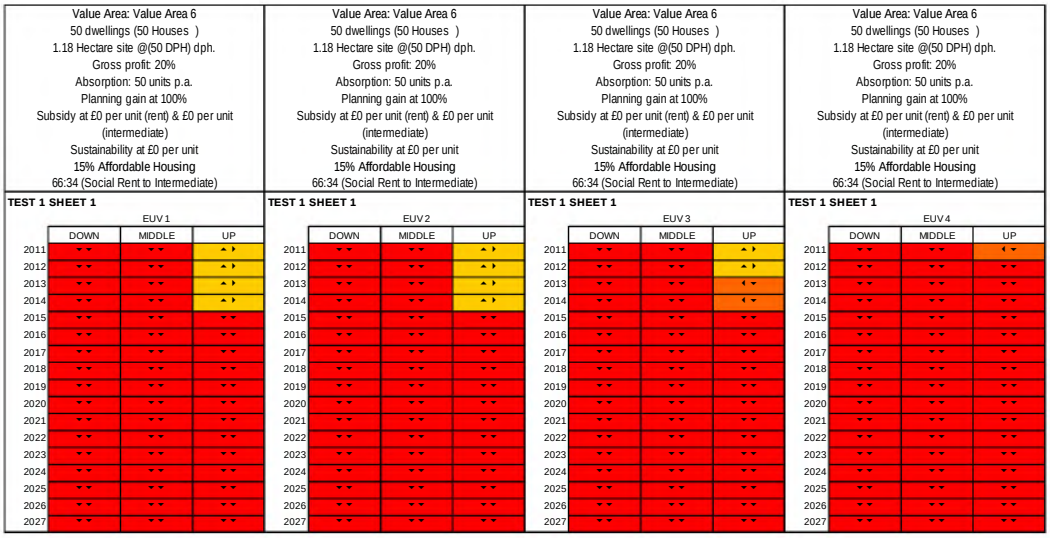

Figure 51 Area 2 30 DPH 5 units 40% Affordable Housing

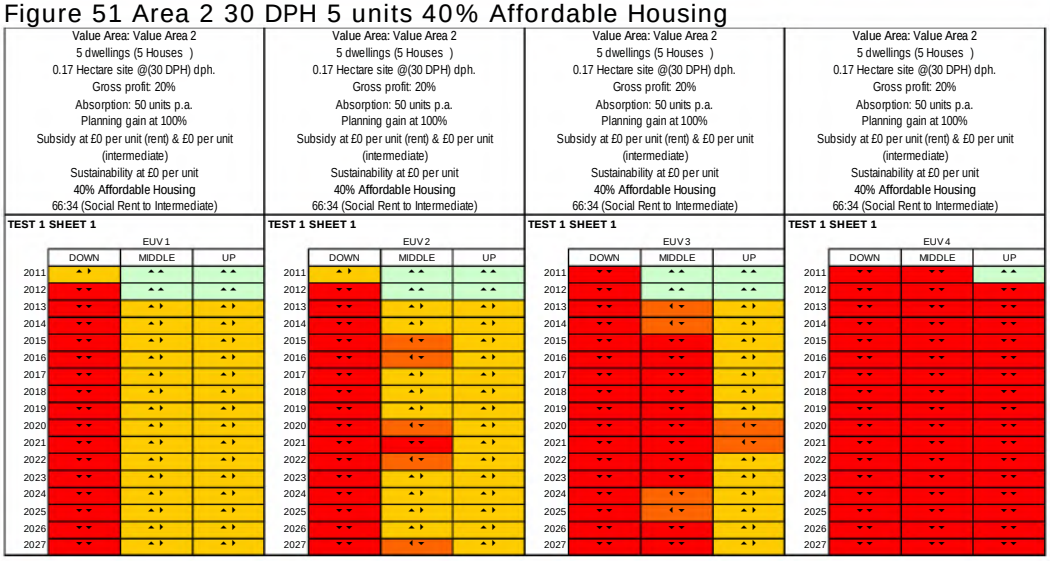

Figure 52 Area 2 30 DPH 10 units 40% Affordable Housing

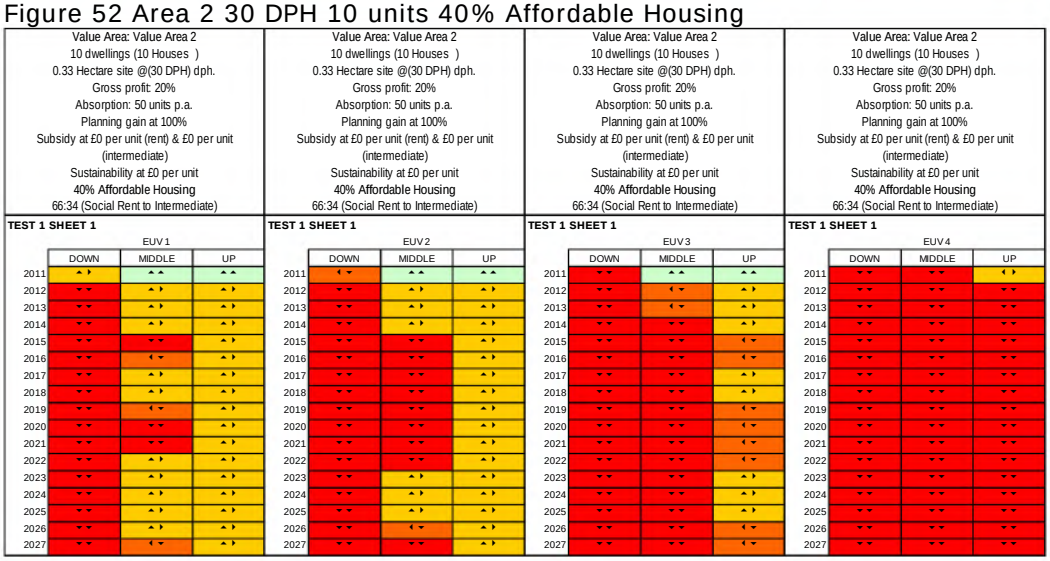

Figure 53 Area 2 30 DPH 25 units 40% Affordable Housing

Value Area: Value Area 2
25 dwellings (25 Houses)
0.98 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV1

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	◀▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
25 dwellings (25 Houses)
0.98 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV2

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	◀▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	◀▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
25 dwellings (25 Houses)
0.98 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV3

	DOWN	MIDDLE	UP
2011	▼▼	◀▶	▲▲
2012	▼▼	▼▼	◀▼
2013	▼▼	▼▼	◀▼
2014	▼▼	▼▼	◀▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	◀▼
2024	▼▼	▼▼	◀▼
2025	▼▼	▼▼	◀▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 2
25 dwellings (25 Houses)
0.98 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▼▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 54 Area 2 30 DPH 50 units 40% Affordable Housing

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV1

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	▲▶	▲▶
2016	▼▼	◀▼	▲▶
2017	▼▼	◀▼	▲▶
2018	▼▼	◀▼	▲▶
2019	▼▼	◀▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	◀▼	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	◀▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV2

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	◀▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	◀▼	▲▶
2024	▼▼	◀▼	▲▶
2025	▼▼	◀▼	▲▶
2026	▼▼	◀▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV3

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	◀▶	▲▲
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	◀▼
2016	▼▼	▼▼	◀▼
2017	▼▼	▼▼	◀▼
2018	▼▼	▼▼	◀▼
2019	▼▼	▼▼	◀▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	◀▼
2023	▼▼	▼▼	◀▼
2024	▼▼	▼▼	◀▼
2025	▼▼	▼▼	◀▼
2026	▼▼	▼▼	◀▼
2027	▼▼	▼▼	◀▼

Value Area: Value Area 2
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	◀▶
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 55 Area 2 30 DPH 100 units 40% Affordable Housing

Value Area: Value Area 2
100 dwellings (100 Houses)
5.12 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV1

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	▲▶	▲▶
2014	▼▼	◀▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	◀▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 2
100 dwellings (100 Houses)
5.12 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV2

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	◀▼	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	◀▼
2017	▼▼	▼▼	◀▼
2018	▼▼	▼▼	◀▼
2019	▼▼	▼▼	◀▼
2020	▼▼	▼▼	◀▼
2021	▼▼	▼▼	◀▼
2022	▼▼	▼▼	◀▼
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	◀▼
2027	▼▼	▼▼	◀▼

Value Area: Value Area 2
100 dwellings (100 Houses)
5.12 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV3

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	◀▶
2012	▼▼	▼▼	◀▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 2
100 dwellings (100 Houses)
5.12 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▼▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 56 Area 3 30 DPH 5 units 20% Affordable Housing

Value Area: Value Area 3
5 dwellings (5 Houses)
0.17 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	▲▶	▲▶
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 3
5 dwellings (5 Houses)
0.17 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	◀▼	▲▶
2016	▼▼	◀▼	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	◀▼	▲▶
2020	▼▼	◀▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	◀▼	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	◀▼	▲▶

Value Area: Value Area 3
5 dwellings (5 Houses)
0.17 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	◀▶	▲▲
2013	▼▼	◀▼	▲▶
2014	▼▼	◀▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	◀▼
2021	▼▼	▼▼	◀▼
2022	▼▼	▼▼	▲▶
2023	▼▼	▼▼	▲▶
2024	▼▼	◀▼	▲▶
2025	▼▼	◀▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 3
5 dwellings (5 Houses)
0.17 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
40% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▲▲
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 57 Area 3 30 DPH 10 units 30% Affordable Housing

Value Area: Value Area 3
10 dwellings (10 Houses)
0.33 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▶	▲▶
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 3
10 dwellings (10 Houses)
0.33 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	◀▼	▲▶
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	◀▼	▲▶
2021	▼▼	◀▼	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	◀▼	▲▶

Value Area: Value Area 3
10 dwellings (10 Houses)
0.33 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	◀▼	▲▶
2024	▼▼	◀▼	▲▶
2025	▼▼	◀▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 3
10 dwellings (10 Houses)
0.33 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▲▲
2012	▼▼	▼▼	◀▶
2013	▼▼	▼▼	◀▶
2014	▼▼	▼▼	◀▶
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 58 Area 3 30 DPH 25 units 30% Affordable Housing

Value Area: Value Area 3
25 dwellings (25 Houses)
0.98 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	◀▼	▲▶
2018	▼▼	◀▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	◀▼	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	◀▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 3
25 dwellings (25 Houses)
0.98 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▶	▲▶
2013	▼▼	▲▶	▲▶
2014	▼▼	◀▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	◀▼	▲▶
2024	▼▼	◀▼	▲▶
2025	▼▼	◀▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 3
25 dwellings (25 Houses)
0.98 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	◀▶	▲▲
2012	▼▼	▼▼	▲▶
2013	▼▼	▼▼	▲▶
2014	▼▼	▼▼	◀▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	◀▼
2017	▼▼	▼▼	◀▼
2018	▼▼	▼▼	◀▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	◀▼
2023	▼▼	▼▼	◀▼
2024	▼▼	▼▼	◀▼
2025	▼▼	▼▼	◀▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 3
25 dwellings (25 Houses)
0.98 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▼▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 59 Area 3 30 DPH 50 units 30% Affordable Housing

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▲▶	▲▲	▲▲
2012	▲▶	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▶	▲▶
2016	▼▼	▲▶	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	▲▶	▲▶
2021	▼▼	▲▶	▲▶
2022	▼▼	▲▶	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	◀▼	▲▲	▲▲
2012	◀▼	▲▲	▲▲
2013	▼▼	▲▲	▲▲
2014	▼▼	▲▲	▲▲
2015	▼▼	▲▶	▲▶
2016	▼▼	◀▼	▲▶
2017	▼▼	▲▶	▲▶
2018	▼▼	▲▶	▲▶
2019	▼▼	▲▶	▲▶
2020	▼▼	◀▼	▲▶
2021	▼▼	◀▼	▲▶
2022	▼▼	◀▼	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	▲▶	▲▶
2027	▼▼	▲▶	▲▶

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	◀▶	▲▲
2014	▼▼	◀▶	▲▲
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	◀▼
2021	▼▼	▼▼	◀▼
2022	▼▼	▼▼	◀▼
2023	▼▼	▼▼	▲▶
2024	▼▼	▼▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	◀▼

Value Area: Value Area 3
50 dwellings (50 Houses)
1.94 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	◀▶
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 60 Area 3 30 DPH 100 units 30% Affordable Housing

Value Area: Value Area 3
100 dwellings (100 Houses)
5.12 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 1

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	▲▶	▲▶
2015	▼▼	◀▼	▲▶
2016	▼▼	◀▼	▲▶
2017	▼▼	◀▼	▲▶
2018	▼▼	◀▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	◀▼	▲▶
2023	▼▼	▲▶	▲▶
2024	▼▼	▲▶	▲▶
2025	▼▼	▲▶	▲▶
2026	▼▼	◀▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 3
100 dwellings (100 Houses)
5.12 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 2

	DOWN	MIDDLE	UP
2011	▼▼	▲▲	▲▲
2012	▼▼	▲▲	▲▲
2013	▼▼	▲▶	▲▶
2014	▼▼	◀▼	▲▶
2015	▼▼	▼▼	▲▶
2016	▼▼	▼▼	▲▶
2017	▼▼	▼▼	▲▶
2018	▼▼	▼▼	▲▶
2019	▼▼	▼▼	▲▶
2020	▼▼	▼▼	▲▶
2021	▼▼	▼▼	▲▶
2022	▼▼	▼▼	▲▶
2023	▼▼	◀▼	▲▶
2024	▼▼	◀▼	▲▶
2025	▼▼	▼▼	▲▶
2026	▼▼	▼▼	▲▶
2027	▼▼	▼▼	▲▶

Value Area: Value Area 3
100 dwellings (100 Houses)
5.12 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 3

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▲▲
2012	▼▼	▼▼	◀▶
2013	▼▼	▼▼	◀▼
2014	▼▼	▼▼	◀▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	◀▼
2024	▼▼	▼▼	◀▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Value Area: Value Area 3
100 dwellings (100 Houses)
5.12 Hectare site @(30 DPH) dph.
Gross profit: 20%
Absorption: 50 units p.a.
Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Sustainability at £0 per unit
30% Affordable Housing
66:34 (Social Rent to Intermediate)

TEST 1 SHEET 1

EUV 4

	DOWN	MIDDLE	UP
2011	▼▼	▼▼	▼▼
2012	▼▼	▼▼	▼▼
2013	▼▼	▼▼	▼▼
2014	▼▼	▼▼	▼▼
2015	▼▼	▼▼	▼▼
2016	▼▼	▼▼	▼▼
2017	▼▼	▼▼	▼▼
2018	▼▼	▼▼	▼▼
2019	▼▼	▼▼	▼▼
2020	▼▼	▼▼	▼▼
2021	▼▼	▼▼	▼▼
2022	▼▼	▼▼	▼▼
2023	▼▼	▼▼	▼▼
2024	▼▼	▼▼	▼▼
2025	▼▼	▼▼	▼▼
2026	▼▼	▼▼	▼▼
2027	▼▼	▼▼	▼▼

Figure 61 Per Plot Values Area 1

	3 bed house	4 bed house	5 bed house
2011	104,994	121,942	137,595
2012	104,108	120,918	136,444
2013	100,047	114,218	128,896
2014	100,084	116,260	131,201
2015	101,282	117,654	132,777
2016	70,228	81,646	93,126
2017	75,846	88,168	98,831
2018	83,215	96,724	108,412
2019	88,061	100,592	114,715
2020	88,219	100,778	114,932
2021	81,890	95,203	106,724
2022	81,659	94,941	106,436
2023	95,333	108,907	122,962
2024	114,791	132,053	150,567
2025	126,109	146,523	167,051
2026	130,151	151,219	172,404

Figure 62 Per Plot Values Area 2

	3 bed house	4 bed house	5 bed house
2011	29,838	34,774	39,737
2012	27,959	32,599	37,264
2013	20,370	23,799	27,248
2014	20,096	23,486	26,896
2015	19,366	22,645	25,941
2016	-16,956	-19,478	-22,016
2017	-16,439	-18,871	-21,317
2018	-13,423	-15,365	-17,319
2019	-12,164	-13,897	-15,642
2020	-14,172	-16,221	-18,283
2021	-20,685	-23,771	-26,875
2022	-22,952	-26,395	-29,859
2023	-15,914	-18,222	-20,543
2024	-3,517	-3,831	-4,147
2025	2,864	3,580	4,299
2026	3,207	3,986	4,768

Figure 63 Per Plot Values Area 3

	3 bed house	4 bed house	5 bed house
2011	32,877	38,299	43,751
2012	31,037	36,169	41,328
2013	23,503	27,433	31,386
2014	23,310	27,215	31,140

2015	22,657	26,462	30,288
2016	-13,520	-15,493	-17,477
2017	-12,802	-14,653	-16,514
2018	-9,616	-10,949	-12,291
2019	-8,215	-9,318	-10,427
2020	-10,139	-11,543	-12,956
2021	-16,642	-19,082	-21,537
2022	-18,829	-21,613	-24,413
2023	-11,530	-13,137	-14,754
2024	1,221	1,665	2,110
2025	7,854	9,368	10,889
2026	8,346	9,947	11,555

Figure 64 Per Plot Values Area 4

	3 bed house	4 bed house	5 bed house
2011	7,178	8,491	9,810
2012	5,024	5,995	6,972
2013	-3,064	-3,380	-3,699
2014	-3,944	-4,396	-4,852
2015	-5,248	-5,905	-6,566
2016	-42,551	-49,167	-55,821
2017	-43,543	-50,310	-57,116
2018	-41,837	-48,324	-54,848
2019	-41,646	-48,096	-54,582
2020	-44,274	-51,137	-58,040
2021	-50,785	-58,685	-66,631
2022	-53,639	-61,990	-70,390
2023	-48,625	-56,165	-63,749
2024	-38,955	-44,935	-50,949
2025	-34,457	-39,708	-44,990
2026	-35,230	-40,596	-45,993

Figure 65 Per Plot Values Area 5

	3 bed house	4 bed house	5 bed house
2011	-12,367	-14,179	-16,002
2012	-14,770	-16,963	-19,168
2013	-23,298	-26,850	-30,422
2014	-24,702	-28,473	-32,267
2015	-26,503	-30,558	-34,636
2016	-64,480	-74,602	-84,782
2017	-66,752	-77,229	-87,767
2018	-66,136	-76,507	-86,938
2019	-66,843	-77,321	-87,858
2020	-70,014	-80,993	-92,035

2021	-76,580	-88,605	-100,698
2022	-79,954	-92,512	-105,142
2023	-76,603	-88,616	-100,697
2024	-69,246	-80,071	-90,957
2025	-66,424	-76,787	-87,211
2026	-68,154	-78,786	-89,480

Figure 66 Per Plot Values Area 6

	3 bed house	4 bed house	5 bed house
2011	-42,208	-48,793	-55,415
2012	-44,967	-51,989	-59,052
2013	-54,087	-62,562	-71,086
2014	-56,279	-65,100	-73,972
2015	-58,824	-68,047	-77,324
2016	-98,223	-113,739	-129,344
2017	-102,464	-118,651	-134,930
2018	-103,524	-119,873	-136,314
2019	-105,614	-122,290	-139,061
2020	-109,622	-126,933	-144,342
2021	-116,272	-134,642	-153,117
2022	-120,444	-139,476	-158,616
2023	-119,652	-138,548	-157,551
2024	-115,773	-134,036	-152,403
2025	-115,422	-133,620	-151,921
2026	-118,617	-137,317	-156,124

Figure 67 Brom 1 Absorption @75 dwellings/annum

Brom1				Brom1				Brom1			
270 Dwellings				270 Dwellings				270 Dwellings			
12 ha Site @ 35DPH				12 ha Site @ 35DPH				12 ha Site @ 35DPH			
Gross Profit: 20%				Gross Profit: 20%				Gross Profit: 20%			
Absorption:75dwellings/annum				Absorption:75dwellings/annum				Absorption:75dwellings/annum			
Planning Gain @ £10,000/unit				Planning Gain @ £10,000/unit				Planning Gain @ £10,000/unit			
Nil Subsidy				Nil Subsidy				Nil Subsidy			
Sustainability @ £0/unit				Sustainability @ £0/unit				Sustainability @ £0/unit			
15% affordable housing				30% affordable housing				40% affordable housing			
0				0				0			
1 SHEET 1				**1 SHEET 1**				**1 SHEET 1**			
	15% affordable housing				30% affordable housing				40% affordable housing		
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	165,861	666,268	1,127,441	2011	-31,311	414,715	824,384	2011	-177,344	227,029	590,886
2012	80,800	593,971	1,072,754	2012	-145,562	317,840	743,464	2012	-299,647	121,241	499,157
2013	-12,576	523,927	1,025,913	2013	-247,586	241,138	687,290	2013	-396,774	45,444	441,581
2014	-117,693	447,145	972,313	2014	-347,435	167,649	633,892	2014	-488,697	-24,722	390,671
2015	-229,487	369,934	917,775	2015	-448,612	96,424	582,857	2015	-581,044	-93,865	343,426
2016	-242,626	385,122	955,313	2016	-465,876	104,484	610,805	2016	-601,265	-91,404	363,488
2017	-262,600	383,078	971,072	2017	-489,627	96,985	619,237	2017	-627,754	-103,842	365,993
2018	-292,833	367,276	972,789	2018	-523,526	75,801	613,429	2018	-664,274	-130,305	354,410
2019	-314,469	365,625	989,384	2019	-551,019	65,722	619,257	2019	-696,033	-147,608	352,021
2020	-300,188	408,655	1,056,416	2020	-546,559	96,468	671,406	2020	-698,901	-125,648	391,820
2021	-249,615	497,925	1,180,128	2021	-508,892	170,198	775,955	2021	-671,000	-61,443	479,934
2022	-185,636	608,877	1,325,266	2022	-459,510	262,918	899,338	2022	-633,035	19,350	584,450
2023	-153,559	678,403	1,423,164	2023	-438,776	317,620	979,403	2023	-621,697	60,798	649,104
2024	-181,344	674,486	1,435,734	2024	-471,905	305,941	982,335	2024	-658,142	43,403	644,320
2025	-252,198	617,982	1,384,602	2025	-543,521	246,672	927,534	2025	-729,348	-18,093	587,600
2026	-352,415	522,871	1,289,315	2026	-639,512	154,308	834,864	2026	-821,913	-112,076	498,537
2027	-444,946	435,127	1,201,238	2027	-727,814	69,289	749,516	2027	-906,826	-198,289	416,782

Figure 68 Brom 1 Absorption @140 dwellings/annum

Brom1				Brom1				Brom1			
270 Dwellings				270 Dwellings				270 Dwellings			
12 ha Site @ 35DPH				12 ha Site @ 35DPH				12 ha Site @ 35DPH			
Gross Profit: 20%				Gross Profit: 20%				Gross Profit: 20%			
Absorption:140dwellings/annum				Absorption:140dwellings/annum				Absorption:140dwellings/annum			
Planning Gain @ £10,000/unit				Planning Gain @ £10,000/unit				Planning Gain @ £10,000/unit			
Nil Subsidy				Nil Subsidy				Nil Subsidy			
Sustainability @ £0/unit				Sustainability @ £0/unit				Sustainability @ £0/unit			
15% affordable housing				30% affordable housing				40% affordable housing			
0				0				0			
1 SHEET 1				**1 SHEET 1**				**1 SHEET 1**			
	15% affordable housing				30% affordable housing				40% affordable housing		
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	230,133	763,472	1,247,542	2011	43,657	517,816	947,464	2011	-102,127	324,903	706,606
2012	142,719	686,442	1,185,283	2012	-92,800	395,892	838,918	2012	-260,717	183,346	577,224
2013	109,032	667,537	1,191,500	2013	-151,765	352,840	818,253	2013	-327,008	131,617	545,405
2014	-27,597	552,338	1,101,406	2014	-287,050	242,183	729,984	2014	-451,334	28,747	462,148
2015	-247,502	379,340	953,088	2015	-483,754	87,035	597,223	2015	-626,514	-116,743	343,078
2016	-276,456	387,019	985,935	2016	-514,820	88,650	621,226	2016	-658,874	-120,099	359,830
2017	-264,044	423,983	1,048,068	2017	-510,824	115,071	670,034	2017	-661,271	-101,355	397,540
2018	-277,168	431,961	1,076,385	2018	-529,087	116,114	689,414	2018	-683,322	-106,118	409,617
2019	-328,875	392,910	1,052,119	2019	-582,512	73,808	659,932	2019	-737,672	-152,804	376,520
2020	-381,058	352,997	1,027,419	2020	-636,844	30,173	629,600	2020	-793,232	-201,659	342,282
2021	-358,745	409,244	1,113,663	2021	-626,388	71,204	697,379	2021	-791,754	-170,693	394,812
2022	-264,270	559,535	1,304,336	2022	-551,368	197,551	859,728	2022	-732,220	-59,025	532,789
2023	-162,311	716,561	1,506,869	2023	-469,564	328,969	1,031,869	2023	-667,768	53,774	678,841
2024	-139,382	779,112	1,599,714	2024	-456,620	378,035	1,108,046	2024	-663,109	91,546	740,860
2025	-192,531	748,696	1,579,264	2025	-512,950	342,235	1,081,021	2025	-720,644	52,056	709,107
2026	-298,652	648,098	1,478,655	2026	-615,765	244,515	983,301	2026	-818,983	-44,615	614,959
2027	-407,412	544,984	1,375,542	2027	-720,673	144,235	883,021	2027	-919,956	-146,816	518,262

Figure 69 Brom 1 Absorption @180 dwellings/annum

Brom1				Brom1				Brom1			
270 Dwellings				270 Dwellings				270 Dwellings			
12 ha Site @ 35DPH				12 ha Site @ 35DPH				12 ha Site @ 35DPH			
Gross Profit: 20%				Gross Profit: 20%				Gross Profit: 20%			
Absorption:180dwellings/annum				Absorption:180dwellings/annum				Absorption:180dwellings/annum			
Planning Gain @ £10,000/unit				Planning Gain @ £10,000/unit				Planning Gain @ £10,000/unit			
Nil Subsidy				Nil Subsidy				Nil Subsidy			
Sustainability @ £0/unit				Sustainability @ £0/unit				Sustainability @ £0/unit			
15% affordable housing				30% affordable housing				40% affordable housing			
0				0				0			
1 SHEET 1				**1 SHEET 1**				**1 SHEET 1**			
	15% affordable housing				30% affordable housing				40% affordable housing		
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	252,386	793,030	1,283,544	2011	72,567	553,272	988,946	2011	-69,365	362,032	748,886
2012	161,973	714,885	1,218,461	2012	-72,248	423,663	870,641	2012	-242,986	208,175	605,670
2013	120,767	686,940	1,216,150	2013	-143,985	367,713	837,543	2013	-323,270	142,730	560,550
2014	20,025	600,393	1,155,234	2014	-248,898	281,509	774,192	2014	-420,598	60,966	499,109
2015	-246,809	385,842	965,461	2015	-486,635	89,713	605,248	2015	-631,192	-116,905	348,173
2016	-292,584	380,621	985,931	2016	-532,278	80,030	618,417	2016	-676,393	-130,729	355,455
2017	-273,385	424,426	1,055,427	2017	-522,755	112,268	673,508	2017	-674,105	-106,619	398,526
2018	-271,957	450,477	1,106,184	2018	-528,999	128,528	711,794	2018	-686,041	-97,730	426,541
2019	-322,017	415,523	1,084,492	2019	-580,472	90,224	685,220	2019	-738,405	-140,538	396,532
2020	-394,150	349,441	1,031,826	2020	-651,350	24,267	630,962	2020	-808,146	-209,840	341,790
2021	-399,097	372,590	1,081,653	2021	-663,977	37,192	667,433	2021	-826,481	-205,011	367,365
2022	-300,069	529,830	1,278,000	2022	-586,710	168,075	833,503	2022	-765,660	-89,237	507,557
2023	-180,431	706,360	1,504,926	2023	-490,994	316,394	1,026,699	2023	-688,901	40,096	671,797
2024	-131,358	802,066	1,637,959	2024	-455,934	393,547	1,136,779	2024	-665,924	101,683	762,696
2025	-174,182	786,213	1,634,558	2025	-502,906	371,035	1,125,171	2025	-714,903	74,278	744,974
2026	-282,562	683,962	1,531,898	2026	-607,432	271,728	1,025,864	2026	-814,793	-22,666	649,313
2027	-394,692	578,171	1,425,995	2027	-714,884	168,820	922,957	2027	-918,429	-127,865	550,063

Figure 70 Brom 2 Absorption @75 dwellings/annum

Brom2				Brom3				Brom4			
1,100 Dwellings				1,100 Dwellings				1,100 Dwellings			
70 ha Site @ 35DPH				71 ha Site @ 35DPH				72 ha Site @ 35DPH			
Gross Profit: 20%				Gross Profit: 20%				Gross Profit: 20%			
Absorption:75dwellings/annum				Absorption:75dwellings/annum				Absorption:75dwellings/annum			
Planning Gain @ £10,000/unit				Planning Gain @ £10,000/unit				Planning Gain @ £10,000/unit			
Nil Subsidy				Nil Subsidy				Nil Subsidy			
Sustainability @ £0/unit				Sustainability @ £0/unit				Sustainability @ £0/unit			
15% affordable housing				30% affordable housing				40% affordable housing			
0				0				0			
1 SHEET 1				**1 SHEET 1**				**1 SHEET 1**			
	15% affordable housing				30% affordable housing				40% affordable housing		
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	-103,466	182,929	443,128	2011	-210,623	42,883	270,172	2011	-270,856	-41,971	165,285
2012	-114,649	182,185	451,227	2012	-224,236	38,639	273,700	2012	-285,466	-48,133	166,419
2013	-123,815	183,180	460,407	2013	-234,984	36,923	279,238	2013	-297,096	-51,621	169,715
2014	-147,155	169,813	454,503	2014	-258,226	22,439	271,143	2014	-320,222	-67,434	160,493
2015	-159,126	166,918	458,474	2015	-271,406	17,219	271,927	2015	-334,166	-74,526	159,315
2016	-169,245	164,894	462,685	2016	-282,762	12,942	273,158	2016	-346,441	-80,720	158,583
2017	-185,379	156,271	459,615	2017	-298,828	3,452	268,530	2017	-362,603	-91,465	152,994
2018	-197,498	150,988	459,224	2018	-311,249	-3,319	266,407	2018	-375,361	-99,261	149,666
2019	-208,463	146,298	459,035	2019	-322,593	-9,747	264,354	2019	-387,061	-106,552	146,335
2020	-217,184	143,653	460,570	2020	-331,992	-14,449	263,552	2020	-396,982	-112,369	143,957
2021	-225,142	141,056	461,475	2021	-340,556	-18,979	262,215	2021	-406,014	-117,918	141,115
2022	-234,254	135,639	458,647	2022	-349,556	-25,464	258,195	2022	-415,023	-124,674	136,315
2023	-245,209	126,685	451,011	2023	-359,367	-34,210	250,923	2023	-424,188	-132,740	129,301
2024	-256,674	115,877	440,525	2024	-368,975	-43,692	241,977	2024	-432,656	-140,974	121,400
2025	-266,806	105,644	430,243	2025	-376,869	-51,943	233,855	2025	-439,137	-147,640	114,785
2026	-274,493	97,880	422,421	2026	-382,433	-57,731	228,126	2026	-443,344	-151,959	110,486
2027	-280,807	91,539	415,997	2027	-386,840	-62,305	223,619	2027	-446,525	-155,225	107,238

Figure 71 Brom 2 Absorption @140 dwellings/annum

Brom2	Brom3	Brom4
1,100 Dwellings	1,100 Dwellings	1,100 Dwellings
70 ha Site @ 35DPH	71 ha Site @ 35DPH	72 ha Site @ 35DPH
Gross Profit: 20%	Gross Profit: 20%	Gross Profit: 20%
Absorption:140dwellings/annum	Absorption:140dwellings/annum	Absorption:140dwellings/annum
Planning Gain @ £10,000/unit	Planning Gain @ £10,000/unit	Planning Gain @ £10,000/unit
Nil Subsidy	Nil Subsidy	Nil Subsidy
Sustainability @ £0/unit	Sustainability @ £0/unit	Sustainability @ £0/unit
15% affordable housing	30% affordable housing	40% affordable housing
0	0	0

1 SHEET 1

	15% affordable housing				30% affordable housing				40% affordable housing		
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	-106,752	203,426	487,526	2011	-232,099	44,631	487,526	2011	-302,543	-302,543	175,409
2012	-141,701	179,611	474,607	2012	-266,920	19,885	474,607	2012	-336,333	-336,333	159,492
2013	-166,415	167,099	472,808	2013	-291,822	5,769	472,808	2013	-361,141	-361,141	152,873
2014	-192,886	155,908	473,451	2014	-319,956	-9,801	473,451	2014	-390,118	-390,118	144,792
2015	-189,509	174,552	505,518	2015	-322,320	1,911	505,518	2015	-396,002	-396,002	161,292
2016	-180,067	199,787	544,543	2016	-318,898	19,480	544,543	2016	-396,416	-396,416	184,527
2017	-182,822	212,613	569,971	2017	-325,186	27,262	569,971	2017	-404,936	-404,936	199,102
2018	-186,276	223,777	592,436	2018	-331,532	34,199	592,436	2018	-413,165	-413,165	212,810
2019	-194,103	230,085	609,156	2019	-341,784	36,720	609,156	2019	-425,040	-425,040	221,535
2020	-203,213	234,978	623,851	2020	-353,648	37,148	623,851	2020	-438,768	-438,768	227,155
2021	-216,272	234,595	631,648	2021	-369,649	31,899	631,648	2021	-456,821	-456,821	225,284
2022	-238,306	221,920	624,960	2022	-393,395	15,903	624,960	2022	-481,917	-481,917	211,508
2023	-268,373	197,488	603,582	2023	-423,280	-9,985	603,582	2023	-511,996	-511,996	187,439
2024	-300,378	168,096	574,963	2024	-453,512	-39,583	574,963	2024	-541,298	-541,298	160,508
2025	-328,528	140,659	547,440	2025	-479,127	-65,731	547,440	2025	-565,391	-565,391	136,943
2026	-348,672	121,042	527,653	2026	-496,682	-83,653	527,653	2026	-581,308	-581,308	121,434
2027	-362,142	107,924	514,429	2027	-507,468	-94,664	514,429	2027	-590,347	-590,347	112,619

Figure 72 Brom 2 Absorption @180 dwellings/annum

Brom2				Brom3				Brom4			
1,100 Dwellings				1,100 Dwellings				1,100 Dwellings			
70 ha Site @ 35DPH				71 ha Site @ 35DPH				72 ha Site @ 35DPH			
Gross Profit: 20%				Gross Profit: 20%				Gross Profit: 20%			
Absorption:180dwellings/annum				Absorption:180dwellings/annum				Absorption:180dwellings/annum			
Planning Gain @ £10,000/unit				Planning Gain @ £10,000/unit				Planning Gain @ £10,000/unit			
Nil Subsidy				Nil Subsidy				Nil Subsidy			
Sustainability @ £0/unit				Sustainability @ £0/unit				Sustainability @ £0/unit			
15% affordable housing				30% affordable housing				40% affordable housing			
0				0				0			
1 SHEET 1				**1 SHEET 1**				**1 SHEET 1**			
	15% affordable housing				30% affordable housing				40% affordable housing		
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	-87,002	232,068	525,338	2011	-222,145	63,105	319,261	2011	-298,391	-38,903	194,509
2012	-127,445	206,320	512,602	2012	-262,219	36,026	303,178	2012	-336,988	-67,007	177,894
2013	-162,766	184,507	501,902	2013	-295,666	14,554	291,450	2013	-368,876	-88,996	166,062
2014	-208,046	152,560	480,875	2014	-339,097	-18,419	268,954	2014	-410,873	-122,327	143,188
2015	-218,602	154,880	494,530	2015	-353,280	-21,663	275,703	2015	-427,301	-129,129	145,544
2016	-213,717	174,377	527,277	2016	-354,801	-9,588	298,399	2016	-432,966	-122,818	161,544
2017	-211,226	193,696	561,543	2017	-357,770	3,165	323,290	2017	-439,396	-115,102	180,314
2018	-201,309	222,119	604,975	2018	-353,550	24,009	357,553	2018	-438,771	-98,167	208,537
2019	-195,938	245,609	642,492	2019	-352,339	41,711	388,044	2019	-440,186	-83,331	234,292
2020	-193,535	266,191	676,377	2020	-354,166	56,271	414,567	2020	-444,714	-72,168	255,859
2021	-199,866	276,493	697,941	2021	-364,817	60,141	428,393	2021	-458,234	-72,542	264,466
2022	-221,024	267,722	697,342	2022	-388,711	46,735	422,013	2022	-484,137	-89,901	254,183
2023	-257,139	239,257	673,039	2023	-425,120	16,569	395,176	2023	-521,125	-123,037	225,674
2024	-300,548	199,804	634,632	2024	-466,735	-23,232	357,338	2024	-562,030	-163,169	188,233
2025	-340,650	161,218	595,905	2025	-503,993	-61,270	320,933	2025	-597,806	-199,684	153,410
2026	-369,708	133,023	567,457	2026	-530,460	-88,286	295,018	2026	-622,635	-224,977	129,295
2027	-388,631	114,668	548,836	2027	-546,668	-104,829	279,208	2027	-637,048	-239,611	115,340

Figure 73 Brom 3 Absorption @75 dwellings/annum

Brom3				Brom3				Brom3			
470 Dwellings				470 Dwellings				470 Dwellings			
24 ha Site @ 35DPH				24 ha Site @ 35DPH				24 ha Site @ 35DPH			
Gross Profit: 20%				Gross Profit: 20%				Gross Profit: 20%			
Absorption:75dwellings/annum				Absorption:75dwellings/annum				Absorption:75dwellings/annum			
Planning Gain @ £10,000/unit				Planning Gain @ £10,000/unit				Planning Gain @ £10,000/unit			
Nil Subsidy				Nil Subsidy				Nil Subsidy			
Sustainability @ £0/unit				Sustainability @ £0/unit				Sustainability @ £0/unit			
15% affordable housing				15% affordable housing				15% affordable housing			
0				0				0			
1 SHEET 1				**1 SHEET 1**				**1 SHEET 1**			
	15% affordable housing				30% affordable housing				40% affordable housing		
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	25,511	435,165	815,085	2011	-146,485	218,520	550,698	2011	-249,597	85,126	384,945
2012	-37,751	389,415	785,489	2012	-218,367	163,660	509,918	2012	-322,316	27,633	339,900
2013	-87,112	359,500	772,962	2013	-268,533	131,123	492,286	2013	-370,228	-4,698	321,063
2014	-132,835	331,656	760,228	2014	-313,222	102,426	476,795	2014	-413,442	-34,866	304,623
2015	-193,003	289,650	733,143	2015	-369,299	61,920	449,164	2015	-466,527	-75,993	277,416
2016	-203,400	297,114	756,150	2016	-384,574	62,017	462,779	2016	-485,019	-80,985	284,757
2017	-201,450	319,138	796,197	2017	-390,074	74,157	490,378	2017	-495,343	-75,062	304,009
2018	-187,069	355,830	853,161	2018	-384,297	100,026	533,655	2018	-495,113	-55,448	338,085
2019	-172,148	395,263	912,595	2019	-376,842	129,718	581,039	2019	-492,419	-31,071	377,351
2020	-163,752	427,464	963,269	2020	-373,814	154,610	622,638	2020	-492,798	-10,014	412,774
2021	-158,878	456,112	1,009,652	2021	-374,566	175,442	659,426	2021	-497,089	6,228	442,936
2022	-164,858	472,459	1,040,928	2022	-386,300	183,176	680,511	2022	-512,606	8,462	457,035
2023	-189,500	464,697	1,044,381	2023	-414,709	169,119	676,062	2023	-543,772	-10,635	447,304
2024	-234,621	430,160	1,015,758	2024	-460,150	132,150	643,936	2024	-589,985	-51,442	412,851
2025	-289,415	380,891	968,078	2025	-512,682	83,998	596,829	2025	-641,566	-101,659	366,084
2026	-341,564	330,730	917,788	2026	-560,867	37,352	549,742	2026	-687,645	-148,689	321,231
2027	-380,224	293,547	880,403	2027	-595,480	4,081	515,849	2027	-719,957	-181,668	289,767

Figure 74 Brom 3 Absorption @140 dwellings/annum

Brom3				Brom3				Brom3			
470 Dwellings				470 Dwellings				470 Dwellings			
24 ha Site @ 35DPH				24 ha Site @ 35DPH				24 ha Site @ 35DPH			
Gross Profit: 20%				Gross Profit: 20%				Gross Profit: 20%			
Absorption:140dwellings/annum				Absorption:140dwellings/annum				Absorption:140dwellings/annum			
Planning Gain @ £10,000/unit				Planning Gain @ £10,000/unit				Planning Gain @ £10,000/unit			
Nil Subsidy				Nil Subsidy				Nil Subsidy			
Sustainability @ £0/unit				Sustainability @ £0/unit				Sustainability @ £0/unit			
15% affordable housing				15% affordable housing				15% affordable housing			
0				0				0			
1 SHEET 1				**1 SHEET 1**				**1 SHEET 1**			
	15% affordable housing				30% affordable housing				40% affordable housing		
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	138,218	574,951	978,211	2011	-46,587	337,362	690,041	2011	-167,093	186,469	504,653
2012	60,345	509,728	929,930	2012	-147,013	253,493	620,897	2012	-273,133	95,630	427,317
2013	-26,827	443,546	883,958	2013	-236,989	185,413	570,411	2013	-357,220	30,608	377,931
2014	-120,557	376,553	836,886	2014	-324,456	121,770	523,943	2014	-438,309	-30,609	334,035
2015	-205,499	321,389	801,509	2015	-401,644	70,267	489,797	2015	-509,494	-81,294	301,901
2016	-206,867	342,291	841,428	2016	-408,472	83,135	519,376	2016	-519,722	-73,175	324,695
2017	-228,962	335,228	849,469	2017	-433,439	71,470	520,953	2017	-546,675	-88,715	322,020
2018	-257,462	319,186	848,342	2018	-464,897	50,787	513,025	2018	-580,391	-114,034	309,516
2019	-273,920	320,665	865,860	2019	-486,796	44,463	520,466	2019	-606,104	-126,479	310,047
2020	-253,119	368,631	936,948	2020	-475,896	79,976	576,333	2020	-601,565	-97,822	355,504
2021	-201,645	456,484	1,055,450	2021	-437,547	151,584	675,088	2021	-571,368	-33,355	440,930
2022	-146,692	551,704	1,180,518	2022	-396,332	229,044	779,052	2022	-538,950	34,224	530,858
2023	-129,786	598,727	1,250,216	2023	-388,853	263,445	833,070	2023	-537,903	59,797	574,447
2024	-162,804	584,506	1,247,948	2024	-425,463	243,475	823,315	2024	-576,723	35,934	559,491
2025	-232,123	525,358	1,191,953	2025	-493,668	183,423	765,820	2025	-644,643	-26,003	501,083
2026	-320,066	442,025	1,108,368	2026	-577,058	103,393	685,518	2026	-725,887	-108,490	422,921
2027	-399,149	366,943	1,033,014	2027	-651,752	31,842	613,599	2027	-798,394	-182,106	353,108

Figure 75 Brom 3 Absorption @180 dwellings/annum

Brom3	Brom3	Brom3
470 Dwellings	470 Dwellings	470 Dwellings
24 ha Site @ 35DPH	24 ha Site @ 35DPH	24 ha Site @ 35DPH
Gross Profit: 20%	Gross Profit: 20%	Gross Profit: 20%
Absorption:180dwellings/annum	Absorption:180dwellings/annum	Absorption:180dwellings/annum
Planning Gain @ £10,000/unit	Planning Gain @ £10,000/unit	Planning Gain @ £10,000/unit
Nil Subsidy	Nil Subsidy	Nil Subsidy
Sustainability @ £0/unit	Sustainability @ £0/unit	Sustainability @ £0/unit
15% affordable housing	15% affordable housing	15% affordable housing
0	0	0

1 SHEET 1

	15% affordable housing		
	DOWN	MIDDLE	UP
2011	151,260	600,261	1,011,162
2012	98,625	557,332	984,943
2013	16,657	492,422	940,970
2014	-108,094	396,764	866,056
2015	-221,431	316,936	806,618
2016	-215,677	347,508	858,194
2017	-225,895	355,602	884,101
2018	-256,682	337,397	880,101
2019	-293,034	313,419	870,108
2020	-293,490	335,886	912,225
2021	-240,687	426,047	1,033,258
2022	-167,471	544,025	1,186,099
2023	-124,688	624,312	1,295,548
2024	-145,681	626,411	1,313,082
2025	-211,417	572,534	1,263,294
2026	-300,301	488,264	1,178,707
2027	-391,911	401,398	1,091,499

1 SHEET 1

	30% affordable housing		
	DOWN	MIDDLE	UP
2011	-31,955	362,183	721,662
2012	-116,897	290,700	664,642
2013	-205,341	221,597	613,752
2014	-320,861	132,851	542,698
2015	-423,006	59,782	487,754
2016	-423,895	80,894	527,136
2017	-438,598	82,658	544,563
2018	-472,007	60,367	534,482
2019	-511,227	31,551	517,837
2020	-519,322	43,773	547,430
2021	-480,131	117,113	647,706
2022	-423,036	214,400	775,435
2023	-392,707	278,106	864,810
2024	-418,839	272,605	872,627
2025	-484,699	217,078	820,466
2026	-569,570	136,039	739,118
2027	-656,910	52,379	655,281

1 SHEET 1

	40% affordable housing		
	DOWN	MIDDLE	UP
2011	-153,643	209,384	533,630
2012	-250,775	125,206	462,550
2013	-335,054	57,991	411,767
2014	-440,783	-25,549	346,154
2015	-533,688	-96,218	295,992
2016	-538,718	-80,427	327,401
2017	-556,351	-83,015	339,242
2018	-591,709	-109,594	325,087
2019	-633,089	-143,630	303,828
2020	-646,277	-137,980	324,808
2021	-615,782	-72,376	411,089
2022	-569,510	15,152	522,127
2023	-548,021	67,465	597,572
2024	-577,482	56,798	598,630
2025	-643,067	132	544,991
2026	-725,440	-83,484	466,104
2027	-810,554	-169,895	384,579