

NORTHERN PENINSULA HOUSING MARKET ASSESSMENT PARTNERSHIP

A Strategic Housing Viability Assessment Study

PART 2

Residual land values: the impact of levying affordable housing quotas

**Prepared by Stephen Walker, Jane Galloway and Danny Myers
University of the West of England, Bristol**

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ABBREVIATIONS USED IN PART 2

MVLOC Market Value with Local Occupancy Condition

PRS Private Rented Sector

MH Market Housing

AHHB Affordable Housing Home Buy

AHSRH Affordable Housing Social Rented Housing

North Cornwall District Council

Site Name	Land off Green Lane, Boscastle		Viability Test	Agricultural/Educational land
Site Type	Greenfield		Comparator Value	£16,000/ha
Sub-Housing Market Area	Coastal Lower Value			
Site Size	7,200m ₂			

Site 1: LAND OFF GREEN LANE, BOSCASTLE	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV
Baseline - no affordable housing [25MH]	£1,137,022	£1,579,197	£980,100	0.00
Option 2a: 30%AH: 17MH & 8AHHB	£622,226	£864,203	£823,410	-45.28
Option 3a: 30%AH17MH & 8 AHSRH	£467,391	£649,155	£777,174	-58.89
Option 4a: 40%AH: 15MH & 10AHHB	£433,868	£602,594	£771,180	-61.84
Option 5a: 40%AH: 15MH & 10AHSRH	£233,979	£324,971	£709,532	-79.42
Option 6a: 50%AH: 12.5MH & 12.5AHSRH	£5,396	£7,494	£641,890	-99.53
Option 7a: 50%AH: 12.5MH & 12.5AHHB	£266,061	£369,529	£718,949	-76.60
Option 8a: 80%AH: 53.6%SRH:26.4%HB	-£551,477	-£765,941	£479,651	-148.50
Option 9a: 80%AH: 53.6%SRH:26.4%SO with 10% price fall	-£618,811	-£859,460	£460,049	-154.42
Option 10a: 100% AH: 25AHSRH	-£1,149,782	-£1,596,919	£303,680	-201.12

Site Name	Land west of A389, Wadebridge		Viability Test	Agricultural land
Site Type	Greenfield		Comparator Value	£16,000/ha
Sub-Housing Market Area	Market Town			
Site Size	46,420m ₂			

Site 2: LAND WEST OF A389, WADEBRIDGE	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV
Baseline - no affordable housing [217 MH]	£15,365,791	£3,310,166	£11,266,857	0.00
Option 2a: 30%AH: 100%HB	£8,988,871	£1,936,422	£9,078,908	-41.50
Option 3a: 30%AH:100%SRH	£7,848,543	£1,690,768	£8,677,583	-48.92
Option 4a: 40%AH: 40% AHHB	£6,863,232	£1,478,507	£8,349,592	-55.33
Option 5a: 40%AH: 40% AHSRH	£5,342,794	£1,150,968	£7,814,491	-65.23
Option 6a: 50%AH: 50% AHHB	£4,737,592	£1,020,593	£7,620,275	-69.17
Option 7a: 50%AH: 50%AHSRH	£2,837,045	£611,169	£6,951,400	-81.54
Option 8a: 80%AH: 53.6%SRH:26.4%HB	-£3,676,714	-£792,054	£4,715,292	-123.93
Option 9a: 80%AH: 53.6%SRH:26.4%HB with 10% price fall	-£4,333,474	-£933,536	£4,489,954	-128.20
Option 10a: 100%AH: 217AHSRH	-£9,691,701	-£2,087,829	£2,635,942	-163.07

Site Name	St.Petroc's Meadow, Padstow		Viability Test	Agricultural land
Site Type	Greenfield/rural exception		Comparator Value	£16,000/ha
Sub-Housing Market Area	Coastal Higher Value			
Site Size	18,910m_			

Site 3: ST.PETROC'S MEADOW, PADSTOW	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV
Baseline - no affordable housing [72MH]	£5,653,471	£2,989,673	£3,738,312	0.00
Option 2a: 30%AH: 50MH & 22AHHB	£3,396,562	£1,796,173	£3,012,357	-39.92
Option 3a: 30%AH: 50MH & 22AHRSH	£2,992,979	£1,582,749	£2,879,198	-47.06
Option 4a: 40%AH: 43MH & 29AHHB	£2,644,259	£1,398,339	£2,770,371	-53.23
Option 5a: 40%AH: 43MH & 29AHRSH	£2,106,148	£1,113,775	£2,592,827	-62.75
Option 6a: 50%AH: 36MH & 36AHHB	£1,891,956	£1,000,506	£2,528,386	-66.53
Option 7a: 50%AH: 36MH & 36AHRSH	£1,219,318	£644,800	£2,306,455	-78.43
Option 8a: 80%AH: 53.6%SRH:26.4%SO	-£1,086,022	-£574,311	£1,564,521	-119.21
Option 9a: 80%AH: 53.6%SRH:26.4%SO with 10% price fall	-£1,318,461	-£697,229	£1,489,754	-123.32
Option 10a: 100%AH: 72AHRSH	-£3,214,836	-£1,700,072	£874,598	-156.86

Site Name	Site South of Tavistock Road, Launceston		Viability Test	Agricultural
Site Type	Greenfield		Comparator Value	£16,000/ha
Sub-Housing Market Area	Market Town			
Site Size	34,050m ₂			

Site 4: TAVISTOCK ROAD, LAUNCESTON	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV
Baseline - no affordable housing [130MH]	£4,405,962	£1,293,968	£4,801,680	0.00
Option 2a: 30%AH: 91MH & 39AHHB	£2,289,003	£672,248	£4,075,342	-48.05
Option 3a: 30%AH: 91MH & 39AHSRH	£1,605,857	£471,617	£3,834,917	-63.55
Option 4a: 40%AH: 78MH & 52AHHB	£1,583,350	£465,007	£3,833,230	-64.06
Option 5a: 40%AH: 78MH & 52AHSRH	£672,489	£197,500	£3,512,662	-84.74
Option 6a: 50%AH: 65MH & 65AHHB	£877,697	£257,767	£3,591,117	-80.08
Option 7a: 50%AH: 65MH & 65AHSRH	-£271,749	-£79,809	£3,190,408	-106.17
Option 8a: 80%AH: 53.6%SRH:26.4%SO	-£2,459,816	-£722,413	£2,435,219	-155.83
Option 9a: 80%AH: 53.6%SRH & 26.4%HB with 10% price fall	-£2,739,712	-£804,614	£2,339,185	-162.18
Option 10a: 100%AH: 130AHSRH	-£4,927,721	-£1,447,201	£1,579,136	-211.84

Site Name	Site off Rhind Street, Bodmin		Viability Test	Community/Employment
Site Type	Brownfield		Comparator Value	£350,000/ha
Sub-Housing Market Area	Market Town			
Site Size	5,000m ₂			

Site 5: SITE OFF RHIND STREET, BODMIN	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV
Baseline - no affordable housing [19MH]	£964,860	£1,929,719	£727,947	0.00
Option 2a: 30%AH: 13MH & 6AHHB	£573,244	£1,146,487	£613,941	-40.59
Option 3a: 30%AH: 13MH & 6AHSRH	£455,569	£911,138	£578,802	-52.78
Option 4a: 40%AH: 11MH & 8AHHB	£433,761	£867,523	£575,939	-55.04
Option 5a: 40%AH: 11MH & 8AHSRH	£280,031	£560,063	£529,087	-70.98
Option 6a: 50%AH: 10MH & 9AHSRH	£305,860	£611,720	£537,937	-68.30
Option 7a: 50%AH: 10MH & 9AHHB	£116,042	£232,083	£479,372	-87.97
Option 8a: 80%AH: 53.6%SRH:26.4%SO	-£289,695	-£579,391	£361,149	-130.02
Option 9a: 80%AH: 53.6%SRH & 26.4%SO with 10% price fall	-£339,706	-£679,412	£346,590	-135.21
Option 10a: 100% AH: 0MH & 19AHRSH	-£732,776	-£1,465,553	£230,797	-175.95

Site Name	Land west of Granville Road, Padstow	Viability Test	Agricultural land
Site Type	Greenfield	Comparator Value	£16,000/ha
Sub-Housing Market Area	Coastal Higher Value		
Site Size	32,250m ₂		

Site 6: LANDWEST OF GRANVILLE ROAD, PADSTOW	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV
Baseline - no affordable housing [151 MH]	£10,067,089	£3,121,578	£7,452,907	0.00
Option 2a: 30%AH: 106NH & 45AHHB	£6,256,652	£1,940,047	£6,045,298	-37.85
Option 3a: 106MH & 45 AHSRH	£5,422,348	£1,681,348	£5,752,227	-46.14
Option 4a: 40%AH: 91MH & 60AHHB	£4,986,507	£1,546,204	£5,576,096	-50.47
Option 5a: 40%AH: 91MH & 60AHSRH	£3,874,101	£1,201,272	£5,185,334	-61.52
Option 6a: 50%AH: 75MH & 76AHHB	£3,716,362	£1,152,360	£5,106,893	-63.08
Option 7a: 50%AH: 75MH & 76AHSRH	£2,325,855	£721,195	£4,618,441	-76.90
Option 8a: 80%AH: 53.6%SRH:26.4%SO	-£1,584,698	-£491,379	£3,175,664	-115.74
Option 9a: 80%AH: 53.6%SRH & 26.4%SO with 10% price fall	-£2,019,138	-£626,089	£3,026,605	-120.06
Option 10a: 100%AH: 0MH & 151AHSRH	-£5,415,380	-£1,679,188	£1,783,974	-153.79

Site Name	Site south of Stratton Road, Bude		Viability Test	Agricultural land
Site Type	Greenfield [Allocated Housing Site]		Comparator Value	£16,000/ha
Sub-Housing Market Area	Coastal Lower Value			
Site Size	62,840m ₂			

Site 7: SITE SOUTH OF STRATTON ROAD, BUDE	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV
Baseline - no affordable housing [294MH]	£9,924,319	£1,579,300	£11,525,976	0.00
Option 2a: 30%AH: 206MH & 86AHHB	£5,152,042	£819,867	£9,683,297	-48.09
Option 3a: 30%AH:100%SRH	£3,607,082	£574,010	£9,139,566	-63.65
Option 4a: 40%AH: 176MH & 118AHHB	£3,561,283	£566,722	£9,069,071	-64.12
Option 5a: 40%AH: 176MH & 118AHSRH	£1,501,336	£238,914	£8,344,096	-84.87
Option 6a: 50%AH: 147MH & 147AHHB	£1,970,525	£313,578	£8,454,845	-80.14
Option 7a: 50%AH: 147MH & 147AHSRH	-£629,593	-£100,190	£7,548,626	-106.34
Option 8a: 80%AH: 53.6%SRH:26.4%SO	-£5,562,081	-£885,118	£5,640,700	-156.04
Option 9a: 80% AH: 53.6%SRH & 26.4%HBSO with 10% price fall	-£6,233,945	-£992,035	£5,410,181	-162.81
Option 10a: 100%AH: 0MH & 294AHSRH	-£11,133,138	-£1,771,664	£3,571,277	-212.18

Site Name	Tredizzick Close, Rock		Viability Test	Gardens & Housing Land
Site Type	Brownfield		Comparator Value	£300,000
Sub-Housing Market Area	Coastal Higher Value			
Site Size	3,800m ₂			

Site 8: TREDIZZICK CLOSE, ROCK/TREDIZZICK	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV
Baseline - no affordable housing [13MH: 4apts/9h]	£1,135,339	£2,987,735	£657,025	0.00
Small Sites Test Option 2a:6MH & 7AHSO	£353,332	£929,821	£429,370	-68.88
Small Sites Test Option 3a:6MH & 7AHSRH	£205,634	£541,143	£385,302	-81.89
Small Sites Test Option 4a:5MH & 8AHSO	£229,172	£603,084	£393,225	-79.81
Small Sites Test Option 5a:5MH & 8AHSRH	£61,891	£162,872	£343,297	-94.55
Small Sites Test Option 6a:5MH; 4AHHB & 4AHSRH	£145,532	£382,978	£368,261	-87.18
Small Sites Test Option 7a: 100%AH: 0MH & 13AHSRH	-£580,327	-£1,527,177	£155,584	-151.11

Site Name	Land at Brooklands Farm, Port Gaverne	Viability Test	Agricultural land
Site Type	Greenfield	Comparator Value	£16,000/ha
Sub-Housing Market Area	Dispersed Rural Area		
Site Size	2,700m ₂		

Site 9: LAND AT BROOKLANDS FARM, PORT GAVERNE	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV
Baseline - no affordable housing [9MH: 4Apts; 5HS]	£731,506	£2,709,282	£439,085	0.00
Option 2a: 6MH & 3AHHB	£459,524	£1,701,941	£356,010	-37.18
Option 3a: 6MH & 3AHSRH	£391,560	£1,450,222	£335,382	-46.47
Option 4a: 5MH & 4AHHB	£337,872	£1,251,378	£319,865	-53.81
Option 5a: 5MH & 4AHSRH	£250,721	£928,595	£293,377	-65.73
Option 6a: 4MH & 5AHHB	£304,683	£1,128,455	£309,080	-58.35
Option 7a: 4MH & 5AHSRH	£186,739	£691,625	£273,684	-74.47
Option 8a: 100% AH: 0MH & 9AHSRH	-£390,231	-£1,445,298	£105,664	-153.35

Site Name	Land South of Inns Park, Camelford		Viability Test	Agricultural land
Site Type	Greenfield		Value	£16,000/ha
Sub-Housing Market Area	Market Town			
Site Size	13,140m ₂			

Site 10: LAND SOUTH OF INNS PARK, CAMELFORD	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV
Baseline - no affordable housing [50MH]	£2,610,556	£1,986,725	£1,960,200	0.00
Option 2a: 30%AH: 35MH & 15AHHB	£1,566,698	£1,192,312	£1,646,819	-39.99
Option 3a: 30%AH: 35MH & 15AHSRH	£1,266,412	£963,784	£1,554,348	-51.49
Option 4a: 40%AH: 30MH & 20AHHB	£826,985	£629,365	£1,424,747	-68.32
Option 5a: 40%AH: 30MH & 20AHSRH	£431,048	£328,042	£1,301,452	-83.49
Option 6a: 50%AH: 25MH & 25AHHB	£544,326	£414,251	£1,339,889	-79.15
Option 7a: 50%AH: 25MH & 25AHSRH	£45,676	£34,761	£1,185,770	-98.25
Option 8a: 80%AH: 53.6%SRH:26.4%HB	-£739,141	-£562,512	£959,303	-128.31
Option 9a: 80%AH: 53.6%SRH & 26.4%HB with 10% price fall	-£875,169	-£666,035	£920,099	-133.52
Option 10a: 100% AH: 0MH & 50AHSRH	-£1,947,837	-£1,482,372	£607,360	-174.61

North Devon District Council

Site Name	Robins Garage, Ilfracombe		Viability Test	Garage Site
Site Type	Brownfield		Comparator Value	£350,000/ha
Sub-Housing Market Area	Coastal Lower Value			
Site Size	2000m_			

Site 11: ROBINS GARGE, ILFRACOMBE	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [16MH]	£1,293,770	£6,468,852	£773,216	0.00
Option 2b: 30%AH: 11MH & 5AHHB	£867,387	£4,336,934	£634,794	-32.96
Option 3b: 30%AH: 11MH & 5AHSRH	£736,478	£3,682,390	£596,363	-43.08
Option7b: Small Sites Test [8MH; 6AHSRH; 2AHSO]	£271,042	£1,355,211	£465,324	-79.05
Option7b: Small Sites Test [8MH; 6AHSRH; 2AHSO]; MH:6Apts;2Hs; AHSRH:4Apts;2Hs;AHSO:1Apt;1Hs	£226,163	£1,130,817	£441,492	-82.52
Option7b: Small Sites Test [8MH;2AHSRH;6AHSO] 16Apts	£215,136	£1,075,679	£411,112	-83.37
Option7b: Small Sites Test [6MH; 8AHSRH; 2AHSO]	£7,314	£36,568	£388,998	-99.43
Option7b: Small Sites Test [6MH; 6AHSRH; 4AHSO]	-£68,446	-£342,231	£410,630	-105.29
Option7b: Small Sites Test [8MH;2AHSRH;6AHSO] 16Apts	£215,136	£1,075,679	£411,112	-83.37
Option 8b: 100% AH: 0MH & 16AHSRH	-£689,654	-£3,448,272	£183,706	-153.31

Site Name	Park View, Barnstaple		Viability Test	Residential Home
Site Type	Brownfield		Comparator Value	£450,000
Sub-Housing Market Area	Town and Rural Fringe			
Site Size	1,330m_			

Site 12: PARK VIEW, BARNSTAPLE	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [10 Apartments]	£527,258	£3,964,349	£377,000	0.00
Option 2a: 30%AH: 7MH & 3AHSO	£332,397	£2,499,229	£318,500	-36.96
Option 3a: 30%AH: 7MH & 3AHSRH	£259,987	£1,954,789	£296,348	-50.69
Option7: Small Sites Test [6MH; 0AHSRH; 4AHSO]	£267,444	£2,010,855	£299,000	-49.28
Option7: Small Sites Test [6MH; 4AHSRH; 0AHSO]	£170,896	£1,284,935	£269,464	-67.59
Option7: Small Sites Test [5MH; 0AHSRH; 5AHSO]	£202,490	£1,522,482	£279,500	-61.60
Option7: Small Sites Test [5MH; 5AHSRH; 0AHSO]	£81,806	£615,082	£242,580	-84.48
Option7: Small Sites Test [0MH & 10AHSRH]	-£363,647	-£2,734,184	£108,160	-168.97

Site Name	Weirside Way, Barnstaple		Viability Test	Agricultural land
Site Type	Greenfield/Brownfield		Comparator Value	£16,000/ha
Sub-Housing Market Area	Town and Rural Fringe			
Site Size	4700m ₂			

Site 13: WEIRSIDE WAY, BARNSTAPLE	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [16 homes:13H; 3Apts]	£1,105,876	£2,352,928	£751,680	0.00
Option 2b: 30%AH: 11MH & 5AHHB	£686,911	£1,461,512	£625,901	-37.89
Option 3b: 30%AH: 11MH & 5AHSRH	£551,423	£1,173,240	£584,483	-50.14
Option7b: Small Sites Test [10MH & 0AHSRH & 6AHSO]	£580,685	£1,235,499	£595,100	-47.49
Option7b: Small Sites Test [10MH & 6AHSRH & 0AHSO]	£410,302	£872,983	£543,016	-62.90
Option7b: Small Sites Test [8MH & 8AHSO & 0AHSRH]	£407,601	£867,236	£542,048	-63.14
Option7b: Small Sites Test [8MH & 0AHSO & 8AHSRH]	£181,787	£386,781	£473,018	-83.56
Option7b: Small Sites Test [0MH & 16AHSRH]	-£742,302	-£1,579,366	£194,355	-167.12

Site Name	St. Johns Lane, Barnstaple		Viability Test	Agricultural Land
Site Type	Greenfield		Comparator Value	£16,000/ha
Sub-Housing Market Area	Town and Rural Fringe			
Site Size	1,670m_			

Site 14: ST. JOHN'S LANE, BARNSTAPLE	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [6MH]	£439,291	£2,630,483	£295,800	0.00
Option 7b: Small Site Test [4MH & 2AHSO & 0AHSRH]	£256,198	£1,534,118	£240,040	-42.28
Option 7b: Small Site Test [4MH & 1AHHB & 1AHSRH]	£201,154	£1,204,513	£222,160	-54.68
Option 7b: Small Site Test [3MH & 0AHSRH & 3AHHB]	£165,711	£992,281	£212,160	-62.67
Option 7b: Small Site Test [3MH & 2AHSRH & 1AHHB]	£106,449	£637,419	£194,280	-76.02
Option 7b: Small Site Test [3MH & 0AHHB & 3AHSRH]	£75,981	£454,976	£185,340	-82.88
Option 7b: Small Site Test [0MH & 6AHHB]	-£117,912	-£706,059	£128,520	
Option 7b: Small Site Test [0MH & 6AHSRH]	-£293,407	-£1,756,928	£74,880	

Site Name	St. Joseph's Nursing Home site, Barnstaple		Viability Test	Cleared site
Site Type	Town and Rural Fringe		Comparator Value	£500,000/ha
Sub-Housing Market Area	Greenfield/Brownfield			
Site Size	13200m ₂			

Site 15: ST. JOSEPH'S NURSING HOME SITE, BARNSTAPLE	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [50MH]	£3,455,862	£2,618,078	£2,349,000	0.00
Option 2b: 30%AH: 35MH & 15AHHB	£2,146,596	£1,626,209	£1,955,940	-37.89
Option 3b: 30%AH: 35MH & 15AHSRH	£1,723,196	£1,305,451	£1,826,508	-50.14
Option 4b: 40%AH: 30MH & 15AHSRH & 5AHHB	£851,363	£644,972	£1,554,548	-75.36
Option 5b: 84% AH: 63%SRH & 21%HB	-£1,145,025	-£867,443	£976,625	-133.13
Option 6b: 84% AH: 63%SRH & 21%HB with 10% price fall	-£1,275,432	-£966,236	£939,041	-136.91
Option 7b: 100%AH: 0MH & 50AHSRH	-£2,416,347	-£1,830,566	£607,360	-169.92

Site Name	Mole Valley Farmers' Site, South Molton		Viability Test	Employment site
Site Type	Brownfield		Comparator Value	£500,000/ha
Sub-Housing Market Area	Market Town			
Site Size	5,690m ₂			

Site 16: MOLE VALLEY FARMERS, SOUTH MOLTON	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [35MH]	£1,335,434	£2,346,985	£1,241,730	0.00
Option 2b: 30%AH: 23MH & 12AHHB	£821,231	£1,443,288	£1,087,359	-38.50
Option 3b 30%AH: 23MH & 12AHSRH	£524,851	£922,409	£996,757	-60.70
Option 4b: 40%AH: 23MH & 8AHSRH & 4AHHB]	£353,450	£621,177	£945,300	-73.53
Option 5ba: 84%AH: 63%SRH & 21%HB	-£757,014	-£1,330,429	£619,226	-156.69
Option 6b: 84%AH: 63%SRH & 21%HB with 10% price fall	-£825,950	-£1,451,582	£599,358	-161.85
Option 7b: 100%AH: 0MH & 35AHSRH	-£1,423,449	-£2,501,669	£425,152	-206.59

Site Name	Baggy View, Down End, Croyde		Viability Test	Housing
Site Type	Brownfield		Comparator Value	£450,000
Sub-Housing Market Area	Coastal Higher Value			
Site Size	1,200m ₂			

Site 17: BAGGY VIEW, DOWN END, CROYDE	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [4 Market Apartments]	£242,065	£2,017,209	£172,120	0.00
Option 7b: Small Site Test [3MH & 1AHSO & 0AHSRH]	£156,773	£1,306,440	£147,290	-35.24
Option 7b: Small Site Test [3MH & 0AHSO & 1AHSRH]	£131,882	£1,099,014	£139,906	-45.52
Option 7b: Small Site Test [2MH & 2AHSO & 0AHSRH]	£71,481	£595,671	£122,460	-70.47
Option 7b: Small Site Test [2MH & 0AHSO & 2AHSRH]	£21,698	£180,819	£107,692	-91.04
Option 7b: Small Site Test [0MH & 4AHSRH]	-£200,675	-£1,672,293	£43,264	-182.90

Site Name	Joey's Field, Bishop Nympton		Viability Test	Agricultural land
Site Type	Greenfield [Allocated Housing Site]		Comparator Value	£16,000/ha
Sub-Housing Market Area	Exmoor & Downland Fringe			
Site Size	2,560m ₂			

Site 18: JOEY'S FIELD, BISHOP NYMPTON	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [5 Market Homes]	£205,742	£803,679	£186,150	0.00
Option7b: Small Site Test [3MH & 2AHHB & 0AHSRH]	£102,391	£399,967	£154,530	-50.23
Option7b: Small Site Test [3MH & 0AHHB & 2AHSRH]	£41,456	£161,936	£136,650	-79.85
Option7b: Small Site Test [2MH & 3AHHB & 0AHSRH]	£47,535	£185,683	£138,720	-76.90
Option7b: Small Site Test [2MH & 0AHHB & 3AHSRH]	-£43,869	-£171,363	£111,900	-121.32
Option 7b: 100% AH: 0MH & 5AHSRH	-£214,518	-£837,962	£62,400	-204.27

Site Name	Lower Poole Farm, North Molton		Viability Test	Agricultural Land
Site Type	Greenfield		Comparator Value	£16,000/ha
Sub-Housing Market Area	Dispersed Rural Area			
Site Size	11,500m ₂			

Site 19: LOWER POOLE FARM, NORTH MOLTON	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [34MH]	£1,151,615	£1,001,405	£1,236,036	0.00
Option 2b: 30% AH: 24MH & 10AHHB	£667,839	£580,729	£1,080,425	-42.01
Option 3b: 30% AH: 24MH & 10AHSRH	£394,254	£342,830	£990,824	-65.77
Option 4b: 40%AH: 20MH & 14AHHB	£527,687	£458,858	£1,028,554	-54.18
Option 5b: 40%AH: 20MH & 14 AHSRH	£147,709	£128,443	£909,087	-87.17
Option 6b: 50%AH: 17MH & 17AHHB	£359,709	£312,790	£976,684	-68.76
Option 7b: 50%AH: 17MH & 17AHSRH	-£115,264	-£100,229	£827,349	-110.01
Option 8b: 84% AH: 63%SRH & 21%Hb	-£809,882	-£704,245	£612,163	-170.33
Option 9b: 84%AH: 63%SRH & 21%HB with 10% price fall	-£873,927	-£759,936	£592,386	-175.89
Option 10b: 100% AH: 0MH & 34AHSRH	-£1,430,127	-£1,243,588	£418,662	-224.18

Site Name	Brooke Road, Witheridge, near Tiverton		Viability Test	Agricultural
Site Type	Greenfield [Allocated Housing Site]		Comparator Value	£16,000/ha
Sub-Housing Market Area	Dispersed Rural Area			
Site Size	17,860m ₂			

Site 20: BROOKE ROAD, WITHERIDGE	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [48MH]	£2,127,099	£1,190,985	£1,881,792	0.00
Option 2b: 30%AH: 34MH & 14AHHB	£1,302,117	£729,069	£1,616,429	-38.78
Option 3b: 30%AH: 34MH & 14AHSRH	£922,751	£516,658	£1,492,174	-56.62
Option 4b: 40%AH: 29MH & 15HSRH;4AHHB	£296,741	£166,148	£1,290,812	-86.05
Option 5b: 50%AH: 24MH & 24AHHB	£752,128	£421,125	£1,439,520	-64.64
Option 6b: 50%AH: 24MH & 24AHSRH	£124,846	£69,903	£1,232,429	-94.13
Option 7b: 84%AH: 63%SRH & 21%HB	-£979,520	-£548,443	£877,840	-146.05
Option 8b: 84% AH: 63%SRH & 21%HB with 10% price fall	-£1,073,124	-£600,853	£847,731	-150.45
Option 9b: 100% AH: 0MH & 48AHSRH	-£1,887,395	-£1,056,772	£583,066	-188.73

Site Name	Land at Larkbear Plantation, Sticklepath, Barnstaple		Viability Test	Agricultural Land
Site Type	Greenfield/Brownfield [potential urban extension]		Comparator Value	£16,000/ha
Sub-Housing Market Area	Town & Rural Fringe			
Site Size	590,000m ₂			

Site 21: Land at Larkbear, Sticklepath, Barnstaple	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [2,200MH: 440Apts & 1760HS]	£51,209,842	£1,276,417	£103,356,000	0.00
Option 2a: 30%AH: 1,540MH & 660AHHB	£16,891,607	£421,027	£86,061,360	-67.01
Option 3a: 30%AH: 1,540MH & 660AHSRH	£5,793,511	£144,405	£80,366,352	-88.69
Option 4b: 1,320MH & 880AHHB	£5,679,371	£141,560	£80,296,480	-88.91
Option 5b: 40%AH: 1,320MH & 880AHSRH	-£9,734,652	-£242,638	£72,703,136	-119.01
Option 6b: 50%AH: 1,100MH & 1100AHHB	-£6,236,683	-£155,451	£74,531,600	-112.18
Option 7b: 50%AH: 1,100MH & 1,100AHSRH	-£25,504,211	-£635,698	£65,039,920	-149.80
Option 8b: 84%AH: 63%SRH & 21%HB	-£71,028,351	-£1,770,398	£42,971,491	-238.70
Option 9b: 84%AH: 63%SRH & 21%HB with 10% price fall	-£74,446,554	-£1,855,597	£41,317,795	-245.38

Torridge District Council

Site Name	Former factory site, off Barfield Road, Dolton		Viability Test	Industrial Land
Site Type	Brownfield [Allocated Housing Site]		Comparator Value	£350,000/ha
Sub-Housing Market Area	Dispersed Rural Area			
Site Size	2,000m ₂			

Site 22: FORMER FACTORY SITE, DOLTON	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [11MH]	£467,718	£2,338,592	£409,530	0.00
Option 2c: 8MH & 3AHHB	£285,295	£1,426,476	£353,199	-44.35
Option 3c: 8MH & 3AHSRH	£204,920	£1,024,599	£327,855	-64.80
Option 4c: 5MH & 6AHSO	£136,040	£680,199	£307,110	-82.14
Option 5c: 5MH & 6AHSRH	-£10,097	-£50,487	£261,030	-119.70
Option 6c: 5MH & 3AHSO & 3AHSRH	£62,971	£314,856	£284,070	-100.92
Option 7: 100% AH: 0MH & 11AHSRH	-£408,277	-£2,041,387	£137,280	-222.02

Site Name	Former Stove Centre, Exeter Road, Winkleigh		Viability Test	Industrial Land
Site Type	Brownfield		Comparator Value	£350,000/ha
Sub-Housing Market Area	Dispersed Rural Area			
Site Size	500m_			

Site 23: Former Stove Centre, Exeter, Winkleigh	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [5MH]	£240,881	£4,817,627	£186,150	0.00
Option 2c: 3MH & 2AHSO	£124,857	£2,497,147	£152,010	-48.17
Option 3c: 3MH & 2AHSRH	£72,665	£1,453,306	£136,650	-69.83
Option 4c: 2MH & 3AHSO	£65,629	£1,312,575	£134,940	-72.75
Option 5c: 2MH & 3AHSRH	-£12,659	-£253,186	£111,900	-105.26
Option 6c: 2MH & 1AHSO & 2AHSRH	£13,437	£268,734	£119,580	-94.42
Option 7: 100%AH: 0MH & 5AHSRH	-£183,309	-£3,666,171	£62,400	-176.10

Site Name	Land on Station Road, Haliwell Junction		Viability Test	Scrubland/Agricultural
Site Type	Greenfield		Comparator Value	£16,000/ha
Sub-Housing Market Area	Dispersed Rural Area			
Site Size	3,000m ₂			

Site 24: Station Road, Halliwell Junction	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [14MH: 3Apts & 11HS]	£614,765	£2,049,215	£496,692	0.00
Option 2c: 7MH & 7AHSO	£253,228	£844,094	£391,010	-58.81
Option 3c: 7MH & 7AHSRH	£79,341	£264,471	£337,546	-87.09
Option 4c: 6MH & 8AHSO	£208,710	£695,700	£371,980	-66.05
Option 5c: 6MH & 4AHSO & 4AHSRH	£107,388	£357,959	£341,556	-82.53
Option 6c: 6MH & 8AHSRH	£3,957	£13,190	£311,132	-99.36
Option 7: 100% AH: 100%SRH	-£485,431	-£1,618,103	£170,061	-178.96

Site Name	Beechville, Shebbear		Viability Test	Industrial land
Site Type	Brownfield		Comparator Value	£350,000/ha
Sub-Housing Market Area	Dispersed Rural Area			
Site Size	1,300m ₂			

Site 25: Beechville, Shebbear	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [5MH: 5HS]	£203,978	£1,569,061	£186,150	0.00
Option 2c: 3MH & 2AHSO	£87,581	£673,701	£152,010	-57.06
Option 3c: 3MH & 2AHSRH	£35,389	£272,224	£136,650	-82.65
Option 4c: 2MH & 3AHSO	£28,353	£218,097	£134,940	-86.10
Option 5c: 2MH & 1AHSO & 2AHSRH	-£23,839	-£183,380	£119,580	-111.69
Option 6c: 2MH & 3AHSRH	-£49,935	-£384,119	£111,900	-124.48
Option 7: 100% AH: 0MH & 5AHSRH	-£220,585	-£1,696,805	£62,400	-208.14

Site Name	Land rear of Homeland, North Road, Bradworthy		Viability Test	Agricultural Land
Site Type	Greenfield		Comparator Value	£16,000/ha
Sub-Housing Market Area	Dispersed Rural Area			
Site Size	3,500m ₂			

Site 26: Land rear of Homeland, North Road, Bradworthy	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [16MH: 3Apts & 13HS]	£691,370	£1,975,342	£560,640	0.00
Option 2c: 30%AH: [11MH & 5AHSO]	£434,199	£1,240,569	£482,090	-37.20
Option 3c: 30%AH: [11MH & 5AHSRH]	£308,558	£881,595	£443,986	-55.37
Option 4c: 50%AH: [8MH & 8AHSO]	£298,900	£853,999	£446,440	-56.77
Option 5c: 50%AH: [8MH & 3AHSO & 5AHSRH]	£176,831	£505,232	£408,336	-74.42
Option 6c: 50%AH: [8MH & 8AHSRH]	£98,244	£280,698	£385,592	-85.79
Option 7c: 88%AH: [2MH & 9AHSRH & 5AHSO]	-£281,138	-£803,252	£275,196	-140.66
Option 8c: 88%AH: [2MH & 9AHSRH & 5AHSO] with a 10% price fall	-£303,934	-£868,384	£268,626	-143.96
Option 9c: 100% AH: 0MH & 16AHSRH	-£524,953	-£1,499,865	£193,024	-175.93

Site Name	Land south of Juries Lane, Torrington		Viability Test	Agricultural Land
Site Type	Greenfield [Allocated Housing Site]		Comparator Value	£16,000/ha
Sub-Housing Market Area	Dispersed Rural Area			
Site Size	24,000m ₂			

Site 27: Land south of Juries Lane, Torrington	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [66MH: 13Apts & 53HS]	£2,531,290	£1,054,704	£2,341,548	0.00
Option 2c: 30%AH: [46MH & 20AHSO]	£1,556,988	£648,745	£2,029,100	-38.49
Option 3c: 30%AH: [46MH & 20AHSRH]	£1,092,767	£455,319	£1,876,684	-56.83
Option 4c: 40% AH: [40MH & 26AHSO]	£1,161,143	£483,810	£1,999,240	-54.13
Option 5c: 40% AH: [40MH & 26AHSRH]	£433,068	£180,445	£1,762,640	-82.89
Option 6c: 50%AH: [33MH & 33AHSRH]	£170,047	£70,853	£1,576,222	-93.28
Option 7c: 88%AH: [8MH & 19AHSO & 39AHSRH]	-£705,071	-£293,780	£1,267,624	-127.85
Option 8c: 88%AH: [8MH & 19AHSO & 39AHSRH] with a 10% price fall	-£794,942	-£331,226	£1,239,592	-131.40

Site Name	North of Meadow View, Holsworthy		Viability Test	Agricultural land
Site Type	Greenfield [allocated Housing Site]		Comparator Value	£16,000/ha
Sub-Housing Market Area	Market Town			
Site Size	12,000m ₂			

Site 28: North of Meadow View, Holsworthy	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [50MH: 10Apts & 40HS]	£2,478,886	£2,065,738	£1,858,950	0.00
Option 2c: 30%AH: 35MH & 15AHSO	£1,608,956	£1,340,797	£1,597,785	-35.09
Option 3c: 30%AH: 35MH & 15AHSRH	£1,235,920	£1,029,933	£1,483,473	-50.14
Option 4c: 50%AH: 25MH & 25AHSO	£1,029,004	£857,503	£1,423,675	-58.49
Option 5c: 50%AH: 25MH & 15AHSRH & 10AHSO	£615,405	£512,838	£1,292,339	-75.17
Option 6c: 50%AH: 25MH & 25AHSRH	£411,518	£342,932	£1,233,155	-83.40
Option 7c: 88%AH: 6MH & 14AHSO & 30AHSRH	-£864,159	-£720,133	£856,506	-134.86
Option 8c: 88%AH: 6MH & 14AHSO & 30AHSRH with a 10% price fall	-£939,012	-£782,510	£834,933	-137.88

Site Name	Mill Road, Bradworthy		Viability Test	Garden Site
Site Type	Greenfield		Comparator Value	£2m/ha
Sub-Housing Market Area	Dispersed Rural Area			
Site Size	1,100m_			

Site 29: Mill Road, Bradworthy	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [4MH]	£163,182	£1,483,476	£148,920	0.00
Option 2c: 3MH & 1AHSO	£105,602	£960,019	£131,850	-35.29
Option 3c: 3MH & 1AHSRH	£79,506	£722,782	£124,170	-51.28
Option 4c: 2MH & 2AHSO	£46,374	£421,577	£114,780	-71.58
Option 5c: 2MH & 1AHSRH & 1AHSO	£20,277	£184,341	£107,100	-87.57
Option 6c: 2MH & 1AHSRH & 1AHSO with a 10% price fall	-£5,558	-£50,530	£99,654	-103.41
Option 7c: 2MH & 2AHSRH	-£5,819	-£52,896	£99,420	-103.57
Option 8c: 100%AH: 0MH & 4AHSRH	-£176,468	-£1,604,252	£49,920	-208.14

Site Name	Land at Kynochs, adjacent to Torrington Street, East the Water [Bideford]		Viability Test	Industrial Land
Site Type	Brownfield		Comparator Value	£350,000/ha
Sub-Housing Market Area	Town and Rural Fringe			
Site Size	60,000m ₂			

Site 30: Land at Kynochs adjacent to Torrington Street, East The Water, Bideford	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [285MH: 114Apts & 171HS]	£7,576,362	£1,262,727	£10,292,205	0.00
Option 2c: 30%AH: 200MH & 85AHSO	£3,405,581	£567,597	£8,861,192	-55.05
Option 3c: 30%AH: 200MH & 85AHSRH	£1,558,770	£259,795	£8,214,675	-79.43
Option 4c: 50%AH: 143MH & 142AHSO	£651,103	£108,517	£7,907,183	-91.41
Option 5c: 50%AH: 143MH & 95AHSRH & 47AHSO	-£1,480,913	-£246,819	£7,178,084	-119.55
Option 6c: 50%AH: 143MH & 142AHSRH	-£2,555,164	-£425,861	£6,829,655	-133.73
Option 7c: 88%AH: 34MH & 83AHSO & 168AHSRH	-£8,632,843	-£1,438,807	£4,823,944	-213.94
Option 8c: 88%AH: 6MH & 14AHSO & 30AHSRH with a 10% price fall	-£9,007,809	-£1,501,301	£4,700,438	-218.89

Site Name	Heathfield, East the Water [Bideford]		Viability Test	Agricultural Land
Site Type	Greenfield		Comparator Value	£16,000/ha
Sub-Housing Market Area	Town and Rural Fringe			
Site Size	18,000m ₂			

Site 31: Heathfield, East The Water, Bideford	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [70MH: 14Apts & 56HS]	£2,768,957	£1,538,309	£2,659,230	0.00
Option 2c: 30%AH: 49MH & 21AHHB	£1,579,371	£877,428	£2,276,589	-42.96
Option 3c: 30%AH: 49MH & 21AHSRH	£1,091,938	£606,632	£2,116,552	-60.56
Option 4c: 50%AH: 35MH & 35AHHB	£786,314	£436,841	£2,021,495	-71.60
Option 5c: 50%AH: 35MH & 24AHSRH & 11AHHB	£249,577	£138,654	£1,842,787	-90.99
Option 6c: 50%AH: 35MH & 35AHSRH	-£26,074	-£14,485	£1,754,767	-100.94
Option 7c: 88%AH: 8MH & 20AHHB & 42AHSRH	-£1,748,398	-£971,332	£1,222,291	-163.14
Option 8c: 88%AH: 8MH & 20AHHB & 42AHSRH with a 10% price fall	-£1,851,738	-£1,028,743	£1,190,380	-166.87

Site Name	Venn, Mines Road, East the Water [Bideford]		Viability Test	House and Garden Site
Site Type	Brownfield/Greenfield		Comparator Value	£650,000
Sub-Housing Market Area	Town and Rural Fringe			
Site Size	15,300m ₂			

Site 32: Venn, Mines Road, East The Water, Bideford	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [64MH: 26Apts & 38HS]	£1,958,472	£1,280,047	£2,311,232	0.00
Option 2c: 30%AH: 45MH & 19AHHB	£959,432	£627,080	£1,989,882	-51.01
Option 3c: 30%AH: 45MH & 19AHSRH	£517,059	£337,947	£1,844,699	-73.60
Option 4c: 50%AH: 32MH & 32AHHB	£296,461	£193,765	£1,775,648	-84.86
Option 5c: 50%AH: 35MH & 24AHSRH & 11AHHB	-£208,935	-£136,559	£1,613,527	-110.67
Option 6c: 50%AH: 32MH & 32AHSRH	-£462,377	-£302,207	£1,533,677	-123.61
Option 7c: 88%AH: 8MH & 18AHHB & 38AHSRH	-£1,918,182	-£1,253,714	£1,083,272	-197.94
Option 8c: 88%AH: 8MH & 18AHHB & 38AHSRH with a 10% price fall	-£2,007,999	-£1,312,418	£1,055,537	-202.53

West Somerset Council

Site Name	Land at Seaward Way, Minehead		Viability Test	Open land that is subject to flooding
Site Type	Greenfield [part Allocated Housing Site]		Comparator Value	£16,000/ha - £350,000/ha
Sub-Housing Market Area	Coastal Lower Value			
Site Size	21,500m ₂			

Site 33:LAND AT SEAWARD WAY, MINEHEAD	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [169MH]	£6,953,741	£3,234,298	£6,870,864	0.00
Option 2d: 25%AH: 127MH & 42AHHB	£4,291,938	£1,996,250	£5,957,588	-38.28
Option 3d: 25%AH: 127MH & 42AHSRH	£3,420,709	£1,591,027	£5,652,306	-50.81
Option 4d: 40%AH: 101MH & 68AHHB	£2,694,857	£1,253,422	£5,409,622	-61.25
Option 5d: 40%AH: 101MH & 68AHSRH	£1,300,889	£605,065	£4,921,172	-81.29
Option 6d: 50%AH: 84MH & 85AHHB	£1,647,117	£766,101	£5,044,312	-76.31
Option 7d: 50%AH: 84MH & 85AHSRH	-£117,004	-£54,420	£4,433,749	-101.68
Option 8d: 87%AH: 58.29%SRH & 28.71%HB	-£4,340,691	-£2,018,926	£2,980,869	-162.
Option 9d: 87%AH: 58.29%SRH & 28.71%HB with 10% price fall	-£4,601,023	-£2,140,011	£2,891,548	-166.1
Option 10d: 100%AH: 0MH & 169AHSRH	-£7,178,388	-£3,338,785	£1,996,634	-203.23

Site Name	Land at rear of St. Andrew's Road, Stogursey		Viability Test	Agricultural Land
Site Type	Greenfield		Comparator Value	£16,000/ha
Sub-Housing Market Area	Dispersed Rural Area			
Site Size	5000m_			

Site 34: LAND AT REAR OF ST.ANDREW'S ROAD, STOGURSEY	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [18MH]	£630,343	£1,260,687	£654,372	0.00
Option 2d: 25% AH: 13MH & 5AHHB	£374,476	£748,953	£578,349	-40.59
Option 3d: 25% AH: 13MH & 5AHSRH	£268,617	£537,233	£546,190	-57.39
Option 4d: 12MH & 6AHHB	£296,753	£593,507	£554,200	-52.92
Option 5d7: 12MH & 6AHSRH	£155,223	£310,447	£511,216	-75.37
Option 6d: 9MH & 9AHHB & 0AHSRH	£118,744	£237,488	£501,310	-81.16
Option 7d: 9MH & 0AHHB & 9AHSRH	-£93,071	-£186,143	£436,966	-114.77
Option 8d: 100%AH: 0MH & 18AHSRH	-£816,564	-£1,633,128	£221,645	-229.54

Site Name	Land adjoining Brendon Road, Watchett		Viability Test	Agricultural Land
Site Type	Greenfield		Comparator Value	£16,000/ha
Sub-Housing Market Area	Coastal Lower Value			
Site Size	10,000m ₂			

Site 35: LAND ADJOINING BRENDON ROAD, WATCHETT	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [35MH]	£2,022,358	£2,022,358	£1,496,880	0.00
Option 2d: 25%AH: 26MH & 9AHHB	£1,338,946	£1,338,946	£1,291,710	-33.79
Option 3d: 25%AH: 26MH & 9AHSRH	£1,134,398	£1,134,398	£1,228,948	-43.91
Option 4d: 40%AH: 21MH & 14AHHB	£938,574	£938,574	£1,168,608	-53.59
Option 5d: 40%AH: 21MH & 9AHSRH & 5AHHB	£717,015	£717,015	£1,101,327	-64.55
Option 6d: 40%AH: 21MH & 14AHSRH	£607,889	£607,889	£1,068,189	-69.94
Option 7d: 9MH & 9AHHB	£655,533	£655,533	£1,086,540	-67.59
Option 8d: 9MH & 9AHSRH	£249,006	£249,006	£961,016	-87.69
Option 9d: 87%AH: 58.29%AHSRH & 28.71%AHHB	-£867,541	-£867,541	£636,553	-142.90
Option 10d: 87%AH: 58.29%SRH & 28.71%HB with 10% price fall]	-£935,061	-£935,061	£617,093	-146.24
Option 11d: 100%AH: 0MH & 35AHSRH	-£1,529,481	-£1,529,481	£425,152	-175.63

Site Name	Bridge Farm, Williton		Viability Test	Car Park and redundant buildings
Site Type	Brownfield		Comparator Value	£16,000/ha
Sub-Housing Market Area	Coastal Lower Value			
Site Size	7,000m ₂			

Site 36: BRIDGE FARM, WILLITON	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [18MH]	£1,040,070	£1,485,814	£769,824	0.00
Option 2d: 25%AH: 13MH & 5AHHB	£688,601	£983,715	£664,308	-33.79
Option 3d: 25%AH: 13MH & 5AHSRH	£583,405	£833,436	£632,030	-43.91
Option 4d: 40%AH: 11MH & 7AHHB	£482,695	£689,565	£600,998	-53.59
Option 5d: 40%AH: 11MH & 5AHSRH & 2AHHB	£368,751	£526,787	£566,397	-64.55
Option 6b: 40%AH: 11MH & 7AHSRH	£312,629	£446,613	£549,354	-69.94
Option 7d: 87%AH: 58.29%AHSRH & 28.71%AHHB	-£446,164	-£637,377	£327,370	-142.90
Option 8d: 87%AH: 58.29%SRH & 28.71%HB with 10% price fall	-£480,888	-£686,983	£317,362	-146.24
Option 9d: 100%AH: 0MH & 18AHSRH	-£819,365	-£1,170,521	£218,650	-178.78

Site Name	Brushford Garage, Brushford		Viability Test	Industrial Land
Site Type	Brownfield		Comparator Value	£350,000/ha
Sub-Housing Market Area	Exmoor & Downland Fringe			
Site Size	1,800m ₂			

Site 37: BRUSHFORD GARAGE, BRUSHFORD	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [8MH: 4HS & 4Apts]	£295,991	£1,644,396	£262,800	0.00
Option 2d: 25%AH: 6MH & 2AHHB	£208,340	£1,157,443	£234,900	-29.61
Option 3d: 25%AH: 6MH & 2AHSRH	£159,044	£883,579	£220,396	-46.27
Option 4d: 4MH & 4AHHB	£111,534	£619,632	£207,000	-62.32
Option 5d: 4MH & 4AHSRH	£12,943	£71,904	£177,992	-95.63
Option 6d: 100%AH: 0MH & 8AHSRH	-£279,260	-£1,551,445	£93,184	-194.35

Site Name	Former Telephone Exchange, Parkhouse Road, Minehead		Viability Test	Industrial/Storage Land
Site Type	Brownfield		Comparator Value	£350,000/ha
Sub-Housing Market Area	Coastal Lower Value			
Site Size	3,200m ₂			

Site 38: FORMER TELEPHONE EXCHANGE, PARKHOUSE ROAD, MINEHEAD	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [18MH:11HS & 7Apts]	£963,047	£3,009,523	£693,792	0.00
Option 2d: 25%AH: 13MH & 5AHHB	£666,499	£2,082,809	£604,764	-30.79
Option 3d: 25%AH: 13MH & 5AHSRH	£559,593	£1,748,729	£572,011	-41.89
Option 4d: 40%AH: 11MH & 7AHHB	£493,659	£1,542,685	£551,347	-48.74
Option 5d: 40%AH: 26.8%AHSRH & 13.2%AHHB	£377,862	£1,180,820	£516,236	-60.76
Option 6b: 40%AH: 11MH & 7AHSRH	£320,828	£1,002,588	£498,943	-66.69
Option 7d: 50%AH: 9MH & 9AHHB	£373,804	£1,168,138	£515,736	-61.19
Option 8d: 50%AH: 9MH & 9AHSRH	£157,765	£493,017	£450,230	-83.62
Option 9d: 100%AH: 0MH & 18AHSRH	-£657,548	-£2,054,838	£206,669	-168.28

Site Name	The Caravan Club, Hopcott Road, Minehead		Viability Test	Ex-Quarry Site
Site Type	Brownfield		Comparator Value	£350,000/ha
Sub-Housing Market Area	Coastal Lower Value			
Site Size	34,000m ₂			

Site 39: THE CARAVAN CLUB, HOPCOTT ROAD, MINEHEAD	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [130MH: 104HS; 26Apts]	£6,633,538	£1,951,041	£5,559,840	0.00
Option 2d: 25%AH: 97MH & 33AHHB	£4,412,465	£1,297,784	£4,797,780	-33.48
Option 3d: 25%AH: 97MH & 33AHSRH	£3,747,691	£1,102,262	£4,564,664	-43.50
Option 4d: 40%AH: 78MH & 52AHHB	£3,079,821	£905,830	£4,340,544	-53.57
Option 5d: 40%AH: 78MH & 35AHSRH & 17AHHB	£2,367,183	£696,230	£4,090,644	-64.31
Option 6b: 40%AH: 78MH & 52AHSRH	£2,016,183	£592,995	£3,967,558	-69.61
Option 7d: 87%AH: 17MH & 77AHSRH & 37AHHB	-£2,756,025	-£810,596	£2,364,338	-141.55
Option 8d: 87%AH: 17MH& 77AHSRH & 37AHHB with 10% price fall	-£2,975,461	-£875,136	£2,292,060	-144.85
Option 9d: 100%AH: 0MH & 130AHSRH	-£5,114,428	-£1,504,244	£1,579,136	-177.10

Site Name	Land at rear of Church View, Church Lane, Carhampton		Viability Test	Agricultural Land
Site Type	Greenfield/Brownfield		Comparator Value	£16,000/ha
Sub-Housing Market Area	Coastal Lower Value			
Site Size	4,500m ₂			

Site 40: LAND AT REAR OF CHURCH, VIEW, CHURCH LANE, CARHAMPTON	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [20MH: 16HS & 4Apts]	£1,155,633	£2,568,074	£855,360	0.00
Option 2d: 25%AH: 15MH & 5AHHB	£765,112	£1,700,249	£738,120	-33.79
Option 3d: 25%AH: 15MH & 5AHSRH	£648,228	£1,440,506	£702,256	-43.91
Option 4d: 40%AH: 12MH & 8AHHB	£530,799	£1,179,554	£667,776	-54.07
Option 5d: 40%AH: 12MH & 5AHSRH & 3AHHB	£409,723	£910,496	£629,330	-64.55
Option 6b: 40%AH: 12MH & 8AHSRH	£347,365	£771,923	£610,394	-69.94
Option 7d: 10MH & 10AHSO;	£378,493	£841,094	£620,880	-67.25
Option 8d: 10MH & 10AHSRH	£146,690	£325,977	£549,152	-87.31
Option 9d: 87%AH: 3MH & 11AHSRH & 5AHHB	-£495,738	-£1,101,640	£363,744	-142.90
Option 10d: 87%AH: 3MH & 11AHSRH & 5AHHB with 10% price fall	-£534,320	-£1,187,379	£352,625	-146.24
Option 6: 100%AH: 0MH & 20AHSRH	-£910,405	-£2,023,123	£242,944	-178.78

Site Name	Land adjacent to Titholes, Lower Street, Withycombe		Viability Test	Agricultural Land
Site Type	Greenfield/Brownfield		Comparator Value	£16,000/ha
Sub-Housing Market Area	Coastal Lower Value			
Site Size	1,500m ₂			

Site 41: LAND ADJACENT TO TITHOLES, LOWER STREET, WITHYCOMBE	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [6MH]	£416,943	£2,779,618	£269,280	0.00
Option 2d: 4MH & 2AHHB	£246,775	£1,645,168	£218,720	-40.81
Option 3d: 4MH & 2AHSRH	£199,918	£1,332,790	£204,480	-52.05
Option 4d: 3MH & 3AHHB	£165,025	£1,100,169	£193,440	-60.42
Option 5d: 3MH & 3AHSRH	£93,291	£621,940	£172,080	-77.62
Option 6d: 3MH & 1AHHB & 2AHSRH with 10% price fall]	£70,953	£473,020	£165,736	-82.98
Option 7d: 2MH & 4HHB	£47,833	£318,884	£159,184	-88.53
Option 8d: 2MH & 4SRH	-£48,779	-£325,195	£130,704	-111.70
Option 7d: 100%AH: 0MH & 6AHSRH]	-£241,371	-£1,609,141	£74,880	-157.89

Site Name	Grimes Farm, Crowcombe		Viability Test	Agricultural Land and derelict buildings
Site Type	Brownfield/Greenfield		Comparator Value	£16,000/pa
Sub-Housing Market Area	Dispersed Rural Area			
Site Size	4,000m ₂			

Site 42: GRIMES FARM, CROWCOMBE	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [14MH: 12HS; 2Apts]	£459,817	£1,149,544	£486,180	0.00
Option 2d: 10MH & 4AHHB	£321,556	£803,891	£445,100	-30.07
Option 3d: 10MH & 4AHSRH	£224,003	£560,008	£415,564	-51.28
Option 4d: 7MH & 7AHHB	£133,178	£332,944	£393,610	-71.04
Option 5d: 7MH & 4AHSRH	-£37,517	-£93,792	£342,978	-108.16
Option 6d: 7MH & 2AHSO & 5AHSRH with 10% price fall	-£65,183	-£162,956	£330,021	-114.18
Option 7d: 100%AH: 0MH & 14AHSRH	-£622,315	-£1,555,787	£168,064	-235.34

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Site Name	Land adjacent Farm Grove, Ash Lane, Winsford		Viability Test	Agricultural Land
Site Type	Greenfield		Comparator Value	£10,000/ha
Sub-Housing Market Area	Exmoor and Downland Fringe			
Site Size	500m_			

Site 43:FARM GROVE, ASH LANE, WINSFORD	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [4MH: 2Apts & 2HS]	£123,840	£2,476,797	£131,400	0.00
Baseline Market Value with Local Occupancy Condition [70% of MV]	-£11,687	-£233,733	£91,980	-109.44
Option 2e: 2MVLOC & 2AHHB	-£40,104	-£802,077	£83,790	-132.38
Option 3e: 2MVLOC & 2AHSRH	-£89,399	-£1,787,987	£69,286	-172.19
Option 4e: 2MVLOC & 1AHSRH & 1AHHB	-£64,257	-£1,285,137	£76,670	-151.89
Option 5e: 1MVLOC & 1AHSRH & 1AHHB & 1PRS	-£51,544	-£1,030,890	£80,037	-141.62
Option 6e: 2MVLOC & 1AHSRH & 1PRS	-£45,545	-£910,906	£81,766	-136.78
Option 7e: 0 MVLOC & 1AHHB & 2AHSRH & 1PRS	-£50,108	-£1,002,157	£74,904	-140.46
Option 8e: 0MVLOC & 2AHSRH & 2PRS	-£87,725	-£1,754,491	£69,184	-170.84
Option 9e: 100% AH: 0MVLOC & 4AHSRH	-£167,112	-£3,342,242	£46,592	-234.94

Site Name	Car Park, Doverhay, Porlock		Viability Test	Former Garage Site [now Car Park]
Site Type	Brownfield		Comparator Value	£350,000/ha
Sub-Housing Market Area	Exmoor and Downland Fringe			
Site Size	2,000m ₂			

Site 44: CAR PARK, DOVERHAY, PORLOCK	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [11MH: 11Apts]	£255,404	£1,277,021	£356,970	0.00
Baseline Market Value with Local Occupancy Condition [70% of MV] [11Apts: 6,2bed; 5,3bed]	-£108,275	-£541,377	£249,879	-142.39
Option 2e: 5MVLOC & 6AHHB	-£188,543	-£942,716	£225,309	-173.82
Option 3e: 5MVLOC & 6AHSRH	-£337,392	-£1,686,961	£181,797	-232.10
Option 4e: 5MVLOC & 3AHSRH & 3AHHB	-£262,470	-£1,312,350	£203,685	-202.77
Option 5e: 6MVLOC & 3AHSRH & 2AHHB	-£240,904	-£1,204,522	£209,882	-194.32
Option 6e: 7MVLOC & 2AHSRH & 2AHHB	-£209,561	-£1,047,805	£218,995	-182.05
Option 7e: 3 MVLOC & 3AHHB & 3AHSRH & 2PRS	-£252,424	-£1,262,122	£205,951	-198.83
Option 8e: 0MVLOC & 11AHSRH	-£525,165	-£2,625,825	£127,296	-305.62

Site Name	Land off Barns Close, Dulverton		Viability Test	Agricultural and/or Employment Land
Site Type	Greenfield		Comparator Value	£16,000/ha or £350,000/ha
Sub-Housing Market Area	Exmoor and Downland Fringe			
Site Size	9,700m ₂			

Site 45: LAND ADJACENT BARNs CLOSE, DULVERTON	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [20MH: 12HS & 8Apts]	£664,522	£685,074	£674,520	0.00
Baseline Market Value with Local Occupancy Condition [70% of MV] [12HS & 8Apts]	-£42,079	-£43,380	£472,164	-106.33
Option 2e: 10MVLOC & 10AHHB	-£204,685	-£211,015	£420,350	-130.80
Option 3e: 10MVLOC & 10AHSRH	-£451,771	-£465,743	£348,094	-167.98
Option 4e: 10MVLOC & 5AHSRH & 5AHHB	-£328,228	-£338,379	£384,222	-149.39
Option 5e: 8MVLOC & 6AHSRH & 6AHHB	-£365,609	-£376,916	£373,380	-155.02
Option 6e: 6MVLOC & 7AHSRH & 7AHHB	-£435,041	-£448,496	£353,338	-165.47
Option 9e: 0MVLOC & 20AHSRH	-£855,282	-£881,734	£236,288	-228.71

Site Name	Former Prideaux Garage, Lee Road, Lynton		Viability Test	Industrial Land
Site Type	Brownfield		Comparator Value	£350,000/ha
Sub-Housing Market Area	Exmoor and Downland Fringe			
Site Size	1,000m ₂			

Site 46: FORMER PRIDEAUX GARAGE, LEE ROAD, LYNTON	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [6MH: 6HS]	£254,526	£2,545,258	£223,380	0.00
Baseline Market Value with Local Occupancy Condition [70% of MV] [6HS]	£25,463	£254,631	£156,366	-90.00
Option 2e: 3MVLOC & 3AHHB	-£23,154	-£231,542	£142,443	-109.10
Option 3e: 3MVLOC & 3AHSRH	-£115,151	-£1,151,512	£115,623	-145.24
Option 4e: 2MVLOC & 2AHSRH & 2AHHB	-£100,691	-£1,006,913	£119,922	-139.56
Option 5e: 0MVLOC & 3AHSRH & 3AHHB	-£163,768	-£1,637,685	£101,700	-164.34
Option 6e: 0MVLOC & 2AHSRH & 4AHHB	-£133,103	-£1,331,028	£110,640	-152.29
Option 7e: 0MVLOC & 6AHSRH	-£255,765	-£2,557,654	£74,880	-200.49

Site Name	Northcliff Hotel, Northcliff Walk, Lynton		Viability Test	Hotel Use
Site Type	Brownfield		Comparator Value	£685,000
Sub-Housing Market Area	Exmoor and Downland Fringe			
Site Size	750m_			

Site 47: NORTHCLIFF HOTEL, CLIFF WALK, LYNTON	Land Bid	Land Bid per Hectare	Profit [@25% on Costs]	Fall in RLV [%]
Baseline - no affordable housing [10MH: 6,2bedApts & 4,3bedApts]	£532,546	£7,100,614	£319,740	0.00
Baseline Market Value with Local Occupancy Condition [70% of MV] [10Apts]	£219,691	£2,929,217	£223,818	-58.75
Option 3e: 5MH & 2MVLOC & 3AHSRH	£376,905	£5,025,406	£271,848	-29.23
Option 4e: 5MH & 3MVLOC & 2AHSRH	£382,725	£5,102,996	£273,577	-28.13
Option 6e: 5MH & 0MVLOC & 5AHHB	£365,267	£4,870,227	£268,390	-31.41
Option 5e: 5MH & 0MVLOC & 5AHSRH	£248,343	£3,311,237	£231,470	-53.37

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