

Havant Borough Council



Havant Borough Local Plan Viability Assessment

October 2013



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Executive Summary

- 0.01 This report tests the ability of a range of development types throughout the Borough of Havant to viably meet the adopted and emerging Local Plan requirements and adopted Community Infrastructure Levy (CIL). It has been prepared to provide evidence on viability to support the Publication version of the Local Plan (Allocations). This assessment tests the cumulative impact of the Council's requirements in line with the National Planning Policy Framework (NPPF) and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for Planning Practitioners' (June 2012).
- 0.02 This report has been produced in-house by Havant Borough Council in collaboration with BNP Paribas Real Estate. The residual land valuations were produced by BNP and updated the appraisals that were undertaken as part of the Economic Viability Assessment for CIL in December 2011.

Methodology

- 0.03 The study methodology compares the residual land values of a range of development typologies on sites throughout the borough to their value in current use (plus a premium), herein after referred to as 'benchmark land value'. If a development incorporating the Council's policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the Council's requirements will not adversely impact on viability.
- 0.04 The study utilises the residual land value method of calculating the value of each development typology. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 0.05 The housing and commercial property markets are inherently cyclical and this study has been produced at a time when the market is recovering after a severe recession. In order to future proof this study sensitivity testing has also been carried out, which varies the base sales values and build costs, with values increasing by 10% and costs by 5%.
- 0.06 The assessment divides the Borough into three areas based on residential sales values. These are Emsworth and Hayling Island (higher values), Waterlooville (medium values) and Havant and Leigh Park (lower values).

Key findings

- 0.07 The key findings of the Havant Borough Viability Assessment are as follows:
- Most development scenarios in Emsworth and Hayling Island are viable for residential development including 40% affordable housing.
 - Most development scenarios in Waterlooville are viable for residential development although smaller flatted developments are more challenging due to higher build costs.
 - Viability is more challenging in Havant and Leigh Park with varying levels of affordable housing particularly on smaller flatted schemes.

- The Local Plan and the Housing SPD both take a flexible approach to affordable housing in order to address any pinchpoints in the continued delivery of housing.
- Other Local Plan policies with cost implications such as sustainable construction are caveated to provide flexibility in regard to viability.
- It is considered that all the adopted and emerging Local Plan policies are sufficiently flexible to not threaten the viability of residential development in the Borough and the delivery of the growth envisaged by the Councils' plans throughout the economic cycle.
- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review. This will enable the review of CIL and Local Plan policies to reflect any future improvements.

1. Introduction

Purpose of study

- 1.01 The purpose of this study is to assess the viability of the Havant Borough Local Plan. It has been prepared to provide evidence on viability to support the Publication version of the Local Plan (Allocations). The study tests the cumulative impact of all the Council's requirements in line with the National Planning Policy Framework (NPPF) and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for Planning Practitioners' (July 2012).
- 1.02 This Viability Assessment tests the ability of a range of development types throughout the Borough of Havant to viably meet the adopted and emerging planning policy requirements of Havant Borough. This will help to ensure that the policy requirements for development set out within the plan do not threaten the ability of the sites and scale of that development to be developed viably. As an area wide study this assessment makes overall judgements as to viability in the jurisdiction of Havant Borough Council and does not account for individual site circumstances and in this regard should not be relied upon for individual site applications.
- 1.03 This is recognised within Section 2 of the Local Housing Delivery Group guidance, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."*

National policy context

- 1.04 The NPPF stresses the importance of viability in plan-making so that plans are deliverable. Paragraph 173 of the NPPF states that *'the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.'* The subsequent paragraph sets out the requirement for local planning authorities to *'assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards.'* This Viability Assessment seeks to meet this requirement for the Havant Borough Local Plan.
- 1.05 The NPPF states that after taking into account all the costs of policy requirements that land values should be sufficient to *'provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable.'* The Local Housing Delivery Group guidance recommends that the current value of a site (or a credible alternative use value) plus an appropriate uplift represents a competitive return to a landowner.

Local Plan policies

- 1.06 The Havant Borough Local Plan will comprise two documents: the Havant Borough Local Plan (Core Strategy) and the Havant Borough Local Plan (Allocations). For ease of reference the Havant Borough Local Plan (Core Strategy) will be called the

Core Strategy and the Havant Borough Local Plan (Allocations) will be called the Allocations Plan for the remainder of this Viability Assessment.

- 1.07 The Core Strategy was adopted in March 2011 and sets out the long term vision and objectives for the Borough. It sets out the development requirements needed for growth and prosperity from 2006 to 2026. These requirements include 6,300 new homes and 162,000 square metres of new employment floorspace. It also includes a number of policy requirements that may effect viability such as affordable housing and sustainable construction.
- 1.08 The Publication version of the Allocations Plan will be published for public consultation in October 2013. Examination is timetabled for spring 2014 with adoption in the summer. The Allocations Plan allocates sites necessary to meet the development requirements set out in the Core Strategy. It also includes a number of policy requirements that may effect viability such as nature conservation mitigation measures.
- 1.09 The Local Housing Delivery Group guidance states that ‘the most important function of an assessment is to bring together and consider the cumulative impact of policies.’ This should include both existing policies and new policy requirements that the local planning authority is seeking to introduce. It is therefore necessary for this Viability Assessment to appraise all the adopted Core Strategy policies and all the emerging Allocations Plan policies.
- 1.10 A sifting exercise was carried out for all adopted and emerging strategic and development management Local Plan policies to identify which policies might have cost implications for development. Table 1 sets out the results of this sift. The majority of policies were considered not to have a cost implication and are listed in green. These policies covered a wide range of subjects such as AL1 on the presumption in favour of sustainable development and DM15 on safeguarding transport infrastructure. A number of the policies were initially identified as having a cost implication and are listed in red. A more detailed analysis of these policies with cost implications is set out in appendix 1. Most of these policies required measures to mitigate the effects of the development such as CS21 on developer contributions or set specific standards such as CS14 on sustainable construction methods.

Table 1: Havant Borough Local Plan policies with potential cost implications for development

Policy reference	Policy name	Cost implication for development
Adopted Core Strategy		
CS1	Health and Wellbeing	Yes
CS2	Employment	No
CS3	Skills and Employability	No
CS4	Town, District and Local Centres	No
CS5	Tourism	No
CS6	Regeneration of the Borough	No
CS7	Community Support and Inclusion	No
CS8	Community Safety	No
CS9	Housing	Yes
CS10	Gypsies, Travellers and Travelling Showpeople	No
CS11	Protecting and Enhancing the Special	Yes

Policy reference	Policy name	Cost implication for development
	Environment and Heritage of Havant Borough	
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)	Yes
CS13	Green Infrastructure	Yes
CS14	Efficient Use of Resources	Yes
CS15	Flood and Erosion Risk	Yes
CS16	High Quality Design	No
CS17	Concentration and Distribution of Development within the Urban Areas	No
CS19	Effective Provision of Infrastructure	Yes
CS20	Transport and Access Strategy	No
CS21	Developer Requirements	Yes
DM1	Recreation and Open Space	Yes
DM2	Protection of Existing Community Facilities and Shops	No
DM3	Protection of Existing Employment and Tourism Sites	No
DM4	Static Holiday Caravan Development	No
DM5	Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses	No
DM6	Coordination of Development	No
DM7	Elderly and Specialist Housing Provision	No
DM8	Conservation, Protection and Enhancement of Existing Natural Features	No
DM9	Development in the Coastal Zone	No
DM10	Pollution	No
DM11	Planning for More Sustainable Travel	No
DM12	Mitigating the Impacts of Travel	Yes
DM13	Car and Cycle Parking on Residential Development	No
DM14	Car and Cycle Parking on Development (excluding residential)	No
DM15	Safeguarding Transport Infrastructure	No
DM16	Freight Transport	No
Publication Allocations Plan		
AL1	Presumption in favour of sustainable development	No
AL2	Urban Area Boundaries and Undeveloped Gaps between Settlements	No
AL3	Town, District and Local Centres	No
AL4	Coastal Change Management Areas	No
AL5	Cross-Borough Bus Rapid Transport Route	No
AL6	Havant Thicket Reservoir Pipeline Route	No
AL7	Hermitage Stream	No
AL8	Local Green Spaces	No
DM17	Contaminated land	Yes
DM18	Protecting new development from pollution	No
DM19	Small Shops Outside Town, District and Local Centres	No

Policy reference	Policy name	Cost implication for development
DM20	Historic Assets	Yes
DM21	Shopfronts, Signs, Security Shutters and Advertisements	No
DM22	New Cemeteries	No
DM23	Sites for Brent Geese and Waders	Yes
DM24	Recreational Disturbance to Special Protection Areas (SPAs) from Residential Development	Yes
DM25	Managing Flood Risk in Emsworth	Yes

- 1.11 As part of the evidence base for the Core Strategy the Havant Viability Assessment was produced by DTZ for the Borough Council in October 2008. This considered the impact of a range of affordable housing policies on development viability. The key finding of this report was that a 30% affordable housing target should be deliverable without grant in high value areas of the Borough namely Emsworth and Hayling Island, but that grant would probably be needed to support this level of provision in medium and low value areas namely Waterlooville, Havant¹ and Leigh Park. 40% affordable housing would need the support of grant in all but a few development scenarios in the Borough. Low value areas would still struggle to meet a 40% target even with grant. A further Non Technical Report was produced by DTZ for the Council in 2010. This report provided a synthesis of the analysis, findings and implications of the Havant Viability Assessment. The analysis confirmed that a target of 30% affordable housing could be set with some confidence, even with the wider changes to the economy that had occurred. It also stated that 40% could be justified but achieving this target would be more dependent on the availability and level of affordable housing grant.
- 1.12 The NPPF requires local planning authorities to assess the cumulative impact of local standards, supplementary documents (SPD) and policies that support the development plan. Here is a list of adopted SPDs in Havant Borough with their respective adoption dates:
- Borough Design Guide SPD (December 2011)
 - Housing SPD (July 2011)
 - Havant Public Service Village SPD (February 2010)
 - Residential Parking and Cycle Provision SPD (March 2010)
 - Havant Town Centre Urban Design Framework SPD (April 2006)
 - Leigh Park Strategic Framework SPD (July 2006)
 - Waterlooville Town Centre Urban Design Framework SPG (October 2004)
 - Provision and Improvement of Playing Space for new Housing Development SPG (2004)
- 1.13 The majority of the SPDs relate to design and will not therefore have a cost implication as good design is considered to be inherent in base build costs. That is to say that, schemes developed in the borough are currently delivering good design and in this regard the costs sourced from the RICS Build Costs Information Service (BCIS) database, which are rebased to Havant Borough Council costs, are considered to include appropriate allowances for good design. To achieve planning and compete with other schemes in the market, developments will need to achieve

¹ Any reference to the area of Havant in this document relates to the Local Plan area of Havant and Bedhampton and not the Borough as a whole.

good design. In cases where very good or exemplar design are delivered in schemes it could be considered that the cost of achieving these levels of design is recouped through new buildings achieving higher values. The Housing SPD focuses on affordable housing and so does have an impact on viability. As such, different levels of affordable housing and different tenure mixes are tested in this viability Assessment. The Housing SPD states that the Council adopts a flexible negotiated approach to affordable housing delivery. There is an SPG on playing space for new housing development. This SPG is due to be deleted in the 2013 Annual Monitoring Report as new open space provision is to be provided through CIL rather than developer contributions.

- 1.14 A Guidance Note on Employment and Skills Plan was adopted by the Council in July 2011 to ensure that local people benefit from local development through jobs and skills. Although these plans will be secured through a legal agreement they relate to on-site measures such as recruitment through Job Centre Plus and the provision of apprenticeships. As such they are considered by the Council not to have cost implications for developers and will therefore not impact on the viability of development.

Community Infrastructure Levy

- 1.15 The Community Infrastructure Levy (CIL) for Havant Borough took effect in August 2013 and the Charging Schedule is set out in table 2. The CIL regulations enable local authorities to set differential rates for different zones within which development would take place. There is a higher rate for residential development in Emsworth and Hayling Island and a lower rate for the rest of the Borough covering Waterlooville, Havant and Leigh Park. The regulations also allow differential rates for different types of development. There is a zero charge for all commercial development other than out of centre retail.

Table 2: Havant Borough CIL Charging Schedule

Development type	CIL rate (£ per sq m)
Residential*	
• Emsworth & Hayling Island	• £100
• Rest of Borough	• £80
Hotel	£0
Industrial	£0
Offices	£0
Retail	
• Town centre	• £0
• Out of centre > 280 sq m	• £80
• Out of centre < 280 sq m	• £40
Community uses	£0

* The residential rate excludes extra care housing

- 1.16 The introduction of the CIL Charging Schedule was supported by a comprehensive evidence base, which was submitted as part of the examination in July 2012. The principle evidence based study was the Community Infrastructure Levy: Economic Viability Assessment produced by BNP Paribas Real Estate for the Borough Council in December 2011. This Viability Assessment for the Havant Borough Local Plan will build on and update this work particularly the appraisals of a range of development types throughout the Borough.

- 1.17 The key findings of the CIL Economic Viability Assessment were that all residential development scenarios tested in Emsworth and Hayling Island should be able to readily absorb a CIL of around £100 per sq metre, leaving a substantial buffer for specific site-related issues. In Waterloooville, Havant and Leigh Park, most viable schemes should be able to sustain a CIL rate of £80 per sq metre, but in some cases with a substantially reduced 'buffer' for specific site related issues and less scope to achieve additional affordable housing above the 30% minimum. In a limited number of development scenarios, the imposition of a CIL of £80 per sq metre would affect viability. In some circumstances, particularly in Havant and Leigh Park and to a lesser extent in Waterloooville, developments are currently unviable whether or not CIL is levied. The imposition of CIL will therefore not affect the prospects of these sites being delivered.

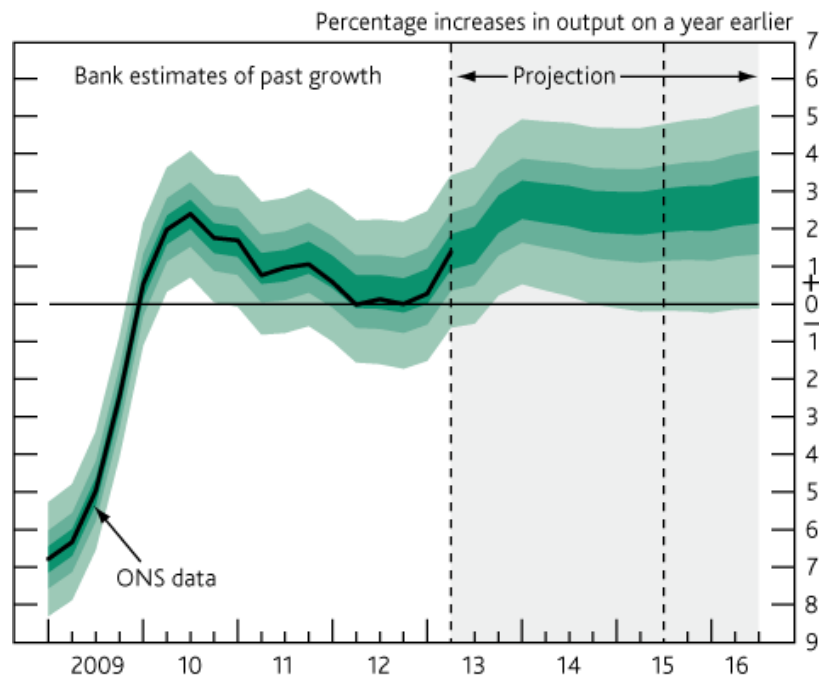
Development context

- 1.18 The Core Strategy sets the requirement for 6,300 new homes to be completed in the Borough between 2006 and 2026. The Allocations Plan allocates sufficient sites to meet these requirements across the five areas of the Borough namely Emsworth, Havant, Hayling Island, Leigh Park and Waterloooville. These allocated sites range from small garage court redevelopments in Leigh Park to large greenfield urban extensions such as land west of Horndean Road in Emsworth.
- 1.19 The annualised requirement for housing as reported in the Annual Monitoring Report is 315 dwellings per year. This figure has not been achieved in recent years due to the housing market downturn following the onset of the 'credit crunch.' However, completion rates are rising in the Borough with 249 new homes completed in the year 2012-13. Figures on new dwelling starts for the first quarter of 2013 show 243 new homes under construction in the Borough, which is a fair indication that the annual housing requirement should be met this year in the Borough.

Economic and housing market context

- 1.20 The historic highs achieved in the UK housing market by mid 2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US sub prime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 1.21 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth in early 2010 has meant that consumer confidence has started to improve to some extent. Figure 1 shows a fan chart produced by the Bank of England (August 2013) showing GDP growth predictions up to 2016.

Figure 1: GDP projections 2009-2016 (Bank of England) Source: Bank of England Website



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

'There are also signs that the pickup is becoming increasingly broad-based. For the first time since 2007, all thirteen UK regions experienced annual house price growth in the third quarter of 2013. However, the southern regions of England continued to see the strongest rates of growth – especially London, where the annual rate of growth reached double digits in the three months to September.'

- 1.23 The Halifax report identifies that prices in the three months to September 2013 are 2% higher than in the previous quarter, which were slightly lower than the increases recorded in June, July and August. However, the annual rate of increase has continued to rise and Halifax identifies that prices in the three months to September are 6.2% higher than in the same three months last year and Nationwide reports process to be 5% higher than those in September 2012.
- 1.24 Both Halifax and Nationwide identify housing demand to have risen more quickly than supply in recent months, which has put upward pressure on prices. They attribute the improvement to the availability to two areas in particular, firstly 'a reduction in the cost of credit, partly as a result of policy measures, such as the Funding for Lending Scheme and Help to Buy'. Secondly, a 'higher consumer

confidence, underpinned by signs that the economy has begun a sustainable recovery’.

- 1.25 Both reports also highlight signs that supply/house building is beginning to respond to the pick-up in demand, ‘which if continued should help to constrain the upward pressure on prices’ however construction is identified to still be running well below what is likely to be required to keep up with demand. Nationwide identifies that, ‘*New housing starts in England were up 33% in Q2 compared to the same period of 2012, but this is still 36% below the levels prevailing in 2007, which were already below that required to keep pace with household formation.*’
- 1.26 On this basis, the outlook for the UK economy and house prices would appear to be expected to continue to rise through 2013.
- 1.27 According to Land Registry data, residential sales values in Hampshire have recovered since the lowest point in the cycle in May 2009. Prices fell by 17.14% in Hampshire from the peak of the market, January 2008 to May 2009. Following this, prices increased by circa 12.5% between May 2009 and September 2010. In the following year to November 2011 prices fell again by circa 2% but recovered this in the year to November 2012. From this point sales values fell by circa 1% to March 2013 but had recovered this by August 2013. In August 2013, sales values in Hampshire were circa 6.5% lower than the January 2008 peak value, which is the highest sales values have been since the ‘readjustment’ in the market in 2008.
- 1.28 The future trajectory of house prices is currently uncertain, although Savills’ current prediction is that values are expected to increase over the next five years. Medium term predictions are that house prices for properties in the mainstream South East of England markets will grow by 24% over the period between 2013 to 2017² inclusive. This is compared to a UK average of 18.1% cumulative growth over the same period.
- 1.29 Average house prices and sales volumes in Hampshire are set out in figures 2 and 3 respectively. Unfortunately these figures are not available at a Borough level for Havant.

Figure 2: Average house prices in Hampshire

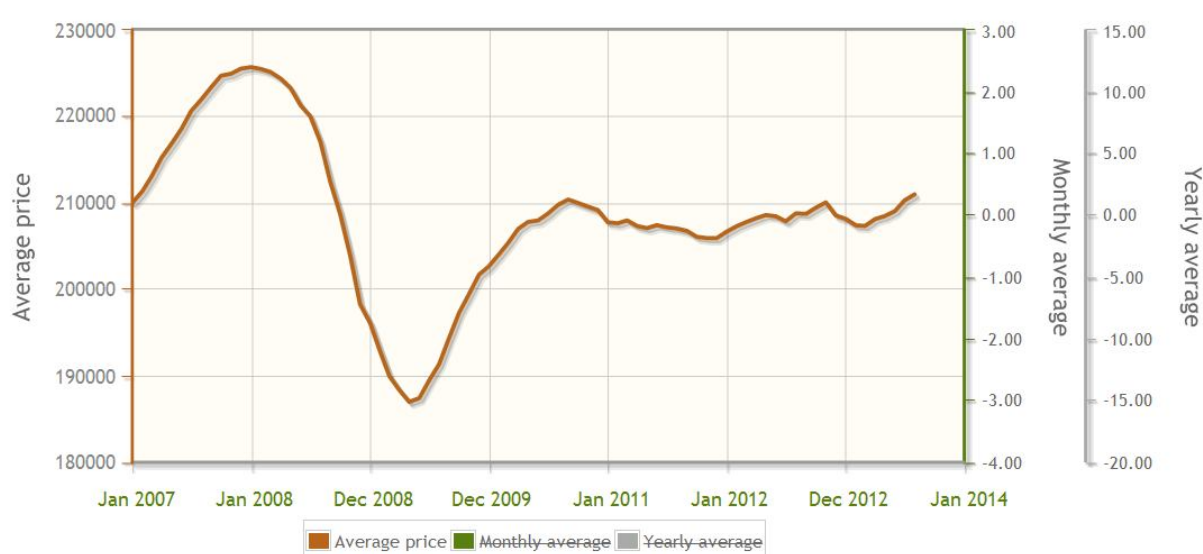


Figure 3: Sales volumes in Hampshire



Source: Land Registry website

2. Methodology

- 2.01 The methodology used in this Local Plan Viability Assessment follows standard development appraisal conventions, using assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Havant and reflects the policy requirements set out in the adopted Core Strategy and emerging Allocations Plan. The methodology builds upon and is consistent with that used in the CIL Economic Viability Assessment produced in 2011.
- 2.02 It should be noted that this report focuses on residential development and does not appraise the viability of commercial sites. The development of new employment floorspace in the Borough was tested as part of the CIL Economic Viability Assessment, and the appraisals indicated that these uses are unlikely to generate positive residual land values. The NPPF identifies at Para 174 that '*Evidence supporting the assessment should be proportionate, using only appropriate available evidence*' and in this regard given that the market for commercial development has not changed significantly since this work was done the decision was made not to re-test the commercial appraisals as part of this local plan assessment. It is envisaged that further testing of commercial appraisals will be undertaken as part of future viability work should the market for commercial development change.
- 2.03 It is worth noting however, that although the results of the CIL viability exercise which identified most commercial development as not viable, it does not mean that sites will not be developed within the Borough for these uses as viability is only one of many factors which affect whether a site is developed. For example, owner occupiers who wish to locate in Havant are still likely to develop a site if it is suitable for their purposes. Alternatively, an existing occupier looking to re-locate may wish to develop their own premises by reference to their own cost benefit analysis, which will bear little relationship to the residual land value calculations that a speculative landlord developer may undertake. This has been demonstrated by specific businesses having expressed their interest in developing employment sites allocated in the Publication version of the Allocations Plan. For example, Portsmouth Water have earmarked land north of Solent Road for their new head office and Kingscroft Farm has been earmarked for the expansion of the adjacent engineering firm Wartsila. In this regard the Council considers all of its employment sites to be deliverable within the plan period.

Residual Land Valuation

- 2.04 The Local Housing Delivery Group advice note recommends that the residual land value approach is taken when assessing the viability of local plan policies. In this methodology the difference between the value and costs of development are compared with land values to determine whether development will be viable. The plan-wide viability testing of the Havant Local Plan has helped to inform the formulation of policies in the Publication version of the Allocations Plan.
- 2.05 Figure 4 summarises the elements required for a viability assessment. The left hand bar shows how the total scheme value is calculated. This includes the sales receipts from the private housing (shown in blue) and the payment from an Affordable Housing Provider for the completed affordable housing units (shown in red). The right hand bar of the model then deducts the build costs, developer's profit, professional fees, interest, CIL and residual S106 costs. A 'residual' amount is left after all these costs are deducted. This is the land value that the developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.

Figure 4: Basic outline of elements required for a viability assessment



- 2.06 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 2.07 When running a development appraisal, it is necessary to identify the key variables, such as build costs, with some degree of accuracy in advance of implementation of a scheme. Even on the basis of the standard convention that current values and costs are adopted (not values and costs on completion), this can be very difficult. There are, however, a number of problems with key appraisal variables such as phasing and the provision of infrastructure.
- 2.08 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'³ (EUV) or another appropriate benchmark to make development worthwhile. Margins above EUV may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 2.09 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than

³ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

other sites.

- 2.10 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Section 106 contributions and CIL, if and when the Council adopt a Charging Schedule, will be a cost to the scheme and will impact on the residual land value. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that sales values increase or policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.
- 2.11 Developers will seek to mitigate the impact of 'unknown' development issues through the following strategies such as building in a contingency allowance generally equating to 2% to 5% of build costs.
- 2.12 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a local authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.
- 2.13 In order to provide up-to-date and robust evidence on viability the Council wrote to all known landowners and developers of preferred development sites. The standard letter forms appendix 2 of this report and asks whether individual sites are viable in financial terms for development taking into account planning policy and infrastructure requirements. Details of the site specific development requirements were included for each site so that the developer/landowner could make a more informed judgement on viability. No sites were included in the Publication version of the Allocations Plan, which were considered unviable by their site promoter.

Viability benchmark

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

guidance considers that this approach “is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner”.

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

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

- 2.17 In his concluding remark, the Examiner points out that:

*“the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept.** It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges.”* (para 32 – emphasis added).

3. The Appraisal Exercise

Site typologies

- 3.01 The Borough Council commissioned BNP Paribas Real Estate to appraise a series of residential developments, reflecting both the range of sales values and also size/types of development and densities of development across the Borough. The typologies tested in this study are consistent with those used in the CIL Economic Viability Assessment. These typologies are considered to be reflective of developments that have been consented/delivered as well as those expected to come forward in Havant in future. In addition, this is similar to the approach taken in the Havant Viability Assessment produced by DTZ for the Council to support the affordable housing policy.
- 3.02 The seven site typologies tested are set out in table 3. The site types range from small infill sites of three houses to large urban extensions of 300 houses. The housing mix for the seven typologies is set out in table 4 along with housing densities.

Table 3: Site typologies

Site type	Number of units	Housing type	Density (units per ha)	Net developable area (ha)
1	3	Houses	20	0.15
2	7	Houses	30	0.23
3	14	Flats	100	0.14
4	19	Houses	40	0.48
5	50	Flats & houses	80	0.63
6	150	Houses	35	4.29
7	300	Houses	40	7.50

Table 4: Housing mix

Site type	Density (units per ha)	1 bed flat	2 bed flat	3 bed flat	2 bed house	3 bed house	4 bed house
1	20	-	-	-	-	100%	-
2	30	-	-	-	30%	70%	-
3	100	40%	40%	20%	-	-	-
4	40	-	-	-	40%	40%	20%
5	80	20%	15%	-	40%	20%	5%
6	35	-	-	-	30%	50%	20%
7	40	-	-	-	35%	35%	30%

Revenue

Residential sales values

- 3.03 Residential sales values fall into three categories across the Borough of Havant with higher values in Emsworth and Hayling Island, medium values in Waterlooville and the lowest values in Havant and Leigh Park.

- 3.04 The sales values used in the CIL Economic Viability Assessment have been updated for the purpose of this Local Plan Viability Assessment. The Land Registry House Price Index records an increase in sales values in Hampshire of 1.77% between October 2011 and July 2013. Therefore the sales values used in the CIL viability work have accordingly been increased by 1.77% for the purpose of this study. These updated sales values for the three viability areas of the Borough are shown in table 5.

Table 5: Sales values in Havant Borough July 2013

Area	Value per sq metre	Value per sq foot
Hayling Island & Emsworth	3,067	285
Waterlooville	2,410	224
Havant & Leigh Park	2,191	204

- 3.05 The seven types of sites were tested for each of the three areas of the Borough and against four land value benchmarks.
- 3.06 In order to future proof this viability assessment sensitivity testing has also been carried out. This analysis assumed growth in sales values of 10% and increase in costs of 5%.

Affordable housing tenures and values

- 3.07 The Council's policy position is for 65% to 70% social rented housing and 30% to 35% shared ownership. The Council has advised that they will be seeking Social rented accommodation and our appraisals therefore assume 65% / 70% social rent at target rents and 35% / 30% shared ownership.
- 3.08 As intermediate housing is linked to market values, the values will be determined in part by varying market values. The values adopted for this tenure are based on the assumption that 40% of the equity is sold to the occupier and the RP charges a rent of 2.75% on the retained equity.
- 3.09 The CLG/HCA '2011-2015 Affordable Homes Programme – Framework' (February 2011) document clearly states that RSLs will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant.

Costs

- 3.10 There are a number of costs that need to be taken into account in a residual land valuation. The main costs are set out in the right hand bar of figure 4.

Base construction costs

- 3.11 The first element is the residential build cost. The modelling exercise plots a range of base construction costs reflecting density considerations ranging from £854 per gross square metre for houses to £986 per square metre (gross) flats excluding external works. After a 15% allowance for external works, the rates for houses increase to £982 per square metre and £1,134 per square metre (gross) or £1,334 per square metre (net) for flats. These costs are drawn from the RICS Building Cost Information Service (BCIS).
- 3.12 The costs could increase further should 'exceptional costs' arise, that is the variety of above average costs which include contamination and remediation. As a result,

costs need to be treated with caution and where exceeded, will inevitably affect the capacity of schemes to carry obligations and affordable housing. However, the appraisals include a 5% build cost contingency which would help to mitigate such costs.

- 3.13 Exceptional costs can be an issue for development viability on previously developed land. Exceptional costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, for the purposes of this exercise, it is not possible to provide a reliable estimate of what exceptional costs would be, in the absence of detailed site investigation. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of allowance for certain costs (e.g. piling on sites with abnormal ground conditions) is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample. In addition, our appraisals include a contingency which will mitigate the impact of exceptional costs.
- 3.14 It is expected, however, that when purchasing previously developed sites developers will have undertaken reasonable levels of due diligence and would therefore have reflected obvious remediation costs/suitable contingencies into their purchase price. The letters sent out to landowners and developers by the Council sought to address this matter as part of the Allocations Plan process.

Developer's profit

- 3.15 The second main cost is the developer's profit, which is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15-17% of private gross development value. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the boards of the major housebuilders will set targets for minimum profit).
- 3.16 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 3.17 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks may not allow profit levels to decrease much lower than their current level, if at all.
- 3.18 The minimum generally acceptable profit level is currently around 20% of private housing gross development value. The assumed return on the affordable housing gross development value is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RSL prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RSL, not by the developer. A reduced profit level on the affordable housing reflects the Homes

and Communities Agency's guidelines in its Economic Appraisal Tool.

Professional fees

- 3.19 In addition to base build costs, schemes will incur professional fees covering design, valuation highways and planning consultants and the cost of preparing and submitting the planning application and so on. The appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

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

Marketing costs

- 3.21 An allowance of 3% for marketing costs has been incorporated into the appraisals, which BNP Paribas Real Estate consider to be an appropriate allowance for this area.

CIL and S106 contributions

- 3.22 CIL came into effect in Havant Borough in August 2013 and has therefore been included in the residual land valuations. The rates are set out in table 2 of this report. The payment of CIL liabilities have been phased in line with the Council's adopted instalments policy.
- 3.23 There are also residual section 106 legal agreement costs that may be payable in addition to CIL. These address site mitigation measures such as recreational disturbance to birds. These residual Section 106 costs are highlighted in appendix 1 of this report, which analyses the impact of all adopted and emerging Local Plan policies on viability. These residual Section 106 cost are estimated to be £1,000 per dwelling both in this Local Plan Viability Assessment and in the CIL Economic Viability Assessment.

Benchmarks

- 3.24 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 3.25 The CIL Viability Assessment arrived at a broad judgement on the likely range of existing use values in Havant and as such, the four benchmark land values from the CIL Study have been adopted to test the cumulative impact of the local plan policies in this study.

- 3.26 On previously developed sites, the calculations of the benchmark land values assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use value in these circumstances.
- 3.27 In considering the value of sites in existing commercial use, it is necessary to understand the concept of 'yields'. Yields form the basis of the calculation of a building's capital value, based on the net rental income that it generates. Yields are used to calculate the capital value of any building type which is rented, including both commercial and residential uses. Yields are used to calculate the number of times that the annual rental income will be multiplied to arrive at a capital value. Yields reflect the confidence of a potential purchaser of a building in the income stream (i.e. the rent) that the occupant will pay. They also reflect the quality of the building and its location, as well as general demand for property of that type. The lower the covenant strength of the occupier (or potential occupiers if the building is currently vacant), and the poorer the location of the building, the greater the risk that the tenant may not pay the rent. If this risk is perceived as being high, the yield will be high, resulting in a lower number of years rent purchased (i.e. a lower capital value).
- 3.28 Over the past four years, yields for commercial property have 'moved out' (i.e. increased), signalling lower confidence in the ability of existing tenants to pay their rent and in future demand for commercial space. This has the effect of depressing the capital value of commercial space. However, as the economy recovers, we would expect yields to improve (i.e. decrease), which will result in increased capital values. Consequently, existing use values (EUVs) might increase, increasing the base value of sites that might come forward, which may have implications for landowners' decisions on releasing sites for alternative uses.
- 3.29 Redevelopment proposals that generate residual land values below EUV plus an appropriate margin to the landowner are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. It is simply indicative. If proven existing use value justifies a higher EUV than those assumed, then appropriate adjustments may be necessary. Similarly, the margin above EUV that individual landowners may require will inevitably vary. As such, Existing Use Values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 3.30 The four threshold land values used in this study provide a broad indication of likely land values across the Borough, but it is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development.
- 3.31 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development⁴. The premium above current use value would be reflective of specific site circumstances (the primary factors being the occupancy

⁴ This approach is therefore consistent with the National Planning Policy Framework, which indicates that development should provide "competitive returns" to landowners. A 20% return above current use value is a competitive return when compared to other forms of investment.

level and strength of demand from alternative occupiers). For policy testing purposes it is not possible to reflect the circumstances of each individual site, so a blanket assumption of a 20% premium is adopted to reflect the 'average' situation.

Iterations to be tested

- 3.32 In order to assess the cumulative impact of adopted and emerging Local Plan policies on viability it was necessary to analyse the cost implications of all these policies first (See appendix 1) before incrementally adding the policy requirements with cost implications to the appraisals of the seven typologies. The incremental layering of policies is set out in Table 6.
- 3.33 The infrastructure costs are covered by CIL and on-site mitigation measures are covered by the residual Section 106 developer contributions. The remaining costs relate to affordable housing, sustainable construction and Sustainable Urban Drainage Systems (SUDS). Nine affordable housing options have been tested for all layering scenarios set out in Table 6, these are as follows:
- Zero affordable housing;
 - 40%, 30%, 20% and 10% affordable housing (65% social rented and 35% intermediate); and
 - 40%, 30%, 20% and 10% affordable housing (70% social rented and 30% intermediate).

Table 6: Local Plan policy layers for viability testing

Layer	Policy ref	Policy layer
5	CS15	Part L Building Regs 2010, Code for Sustainable Homes level 3, CIL, residual S106 contributions and SUDS (£750 per residential unit)
4	CS14	Part L Building Regs 2010, Code for Sustainable Homes level 3, (1.4% over and above Part L Building Regs 2010), CIL, residual S106 contributions and tested for all previously tested proportions and mixes of affordable housing
3	CS21	Part L Building Regs 2010, CIL & residual S106 contributions (£1,000 per residential unit)
2	n/a	Part L Building Regs 2010 & CIL (£100 per sq m in Emsworth & Hayling Island, £80 per sq m in rest of Borough)
1	n/a	Part L Building Regs 2010 (RICS BCIS Build costs)

- 3.34 The main variable in viability testing exercise (i.e. the policy requirement considered to have the largest impact on viability) is the proportion and the tenure split of affordable housing. Policy CS9 of the Core Strategy sets a requirement of 30-40% affordable housing on sites of 15 dwellings or more and a suitable contribution or on-site provision of 30-40% on sites of 5 to 14 dwellings. The tenure split of affordable housing is set out in the supporting text as 65-70% social rented with the remaining 30-35% as affordable home ownership.
- 3.35 Policy CS14 of the Core Strategy sets the requirement that all new homes in the Borough will meet level 3 in the Code for Sustainable Homes. An allowance of 1.4% has therefore been included above the base BICS costs to allow for an uplift from 2010 part L building regulations. This assumption is based on the August 2011 CLG

Study 'Code for Sustainable Homes: Updated Cost Review' produced by Element Energy and Davis Langdon.

- 3.36 Policy CS15 of the Core Strategy requires that all new development ensures that there is no net increase in surface water run off and gives priority to Sustainable Urban Drainage Systems (SUDS). The appraisals allow for a cost of £750 per residential unit to allow for SUDS reflecting the middle point of the range identified (i.e. £500-£1000 per unit) in the aforementioned DCLG Study '*Code for Sustainable Homes: Updated Cost Review*'.

Presentation of data

- 3.37 An example of the layout and costs used to present the appraisal outputs in this study is provided overleaf. The underlying assumptions on value growth and cost growth (if any) for each set of results are stated at the top of each page in the appendices.
- 3.38 Each page of the Appendix, the appraisals show the residual land value (RLV) generated by the scheme based on the particular combination of affordable housing percentage, sales values and costs (shown in the grey boxes at the top of the page). The RLVs are then compared to each of the four benchmark land values (shown in the yellow boxes) for each site type. The results of this comparison are shaded in green or red. Green indicates that the scheme is viable i.e. the residual land value is higher than the benchmark land value. Red indicates that the scheme is unviable i.e. the residual land value is lower than the benchmark and value.
- 3.39 In the example below, this particular development typology located in the Waterloooville area could viably absorb the requirements for CSH level 3, CIL, residual Section 106 requirements and SUDS alongside affordable housing of between 20% and 30%.

HAVANT BOROUGH COUNCIL			Sales value inflation	0%	
LOCAL PLAN VIABILITY TESTING		Site typology 3	Build cost inflation	0%	
Site location		Waterlooville			
Residual land values:			No Units	14	
			Site Area	0.14 Ha	
	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£127,957	£87,450	£63,950	£49,307	£49,307
40% affordable housing (65:35)	£129,106	£88,577	£65,078	£50,436	£50,436
30% affordable housing (70:30)	£148,407	£101,162	£77,663	£63,021	£63,021
30% affordable housing (65:35)	£149,268	£102,008	£78,509	£63,867	£63,867
20% affordable housing (70:30)	£168,856	£114,875	£91,377	£76,733	£76,733
20% affordable housing (65:35)	£169,430	£115,439	£91,940	£77,298	£77,298
10% affordable housing (70:30)	£189,305	£128,589	£105,090	£90,446	£90,446
10% affordable housing (65:35)	£189,593	£128,870	£105,371	£90,728	£90,728
Residual Land values compared to benchmark land values					
Benchmark 1 - vacant, serviced					£500,000
	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£57,957	£17,450	-£6,050	-£20,693	-£20,693
40% affordable housing (65:35)	£59,106	£18,577	-£4,922	-£19,564	-£19,564
30% affordable housing (70:30)	£78,407	£31,162	£7,663	-£6,979	-£6,979
30% affordable housing (65:35)	£79,268	£32,008	£8,509	-£6,133	-£6,133
20% affordable housing (70:30)	£98,856	£44,875	£21,377	£6,733	£6,733
20% affordable housing (65:35)	£99,430	£45,439	£21,940	£7,298	£7,298
10% affordable housing (70:30)	£119,305	£58,589	£35,090	£20,446	£20,446
10% affordable housing (65:35)	£119,593	£58,870	£35,371	£20,728	£20,728

4. Appraisal Outputs and Assessment of results

Explanations of outputs for different site typologies

- 4.01 The full outputs for the appraisals are set out in appendix 3 and 4 of this report. The seven site types were tested in each of the five areas of the Borough and against four benchmark land values. For each site type the different policy layers set out in table 6 relating to affordable housing, sustainable construction and SUDS were tested.
- 4.02 Viability has been tested at five levels of affordable housing, although it should be noted that if a scheme is shown to be viable, a greater level of affordable housing might be deliverable within the 'interval' that has been tested. For example, if a scheme is shown to be viable with 20% affordable housing, but not with 30% affordable housing the actual level of affordable housing that could be provided will fall between 21 and 29%. Schemes that are viable at 40% affordable housing could potentially provide a higher level of affordable housing.
- 4.03 Appendix 3 shows the base figures for the viability testing and appendix 4 shows the figures following sensitivity testing with a growth in sales values of 10% and an increase in costs of 5%.

Key findings from appraisals

- 4.04 In order to highlight key findings from the viability testing table 7 sets out the development scenarios for the seven site types, four benchmarks and the three areas of the Borough. This builds on the same traffic light colour coding method as appendix 3 in that green indicates that most/all development scenarios are viable, red indicates that most/all development scenarios are unviable and orange indicates that some development scenarios are unviable.
- 4.05 The results show marked differences in viability between the higher value areas of the Borough (Emsworth and Hayling Island), the medium area of the Borough (Waterlooville) and the lower value parts of the Borough (Leigh Park and Havant). In this regard the results are broadly similar to the viability testing done for the CIL.
- 4.06 The figures set out in appendix 3 and the summary set out in table 7 shows that 27 out of the 28 development scenarios in Emsworth and Hayling Island are viable for residential development including up to 40% affordable housing. The only exception is site type 1, which is below the threshold for affordable housing and so would not be required in policy terms to accommodate 40% affordable housing.
- 4.07 The appraisals show that most of the development scenarios in Waterlooville are viable. The main viability issues arise on small sites, however it is noted that site type 1 would not be liable for affordable housing, which would assist with viability. The results for site type 3 indicate that viability becomes more challenging for flatted developments, which accrue higher build costs. This is in contrast to the typologies comprising houses, which have lower build costs than flats and do not have the impact of the provision of communal areas and stair cores (i.e. the entire gross area of a house is treated as saleable space) which identify viability against all benchmark land values.
- 4.08 The appraisals highlight that viability becomes more challenging in the Havant and Leigh Park areas on the higher existing use value sites. However, in general the

results are seen to follow a similar pattern to that identified in Waterlooville, but with more pronounced viability issues.

Table 7: Summary table of viability testing (base figures)

Benchmark	Hayling Island/Emsworth	Waterlooville	Havant / Leigh Park
Type 1 (3 homes)			
1 residential	Some red	All red	All red
2 industrial	All green	Mostly red	All red
3 greenfield, no svc	All green	Some red	All red
1 vacant, serviced	All green	All green	All green
Type 2 (7 homes)			
1 residential	All green	Mostly red	All red
2 industrial	All green	All green	All red
3 greenfield, no svc	All green	All green	All green
1 vacant, serviced	All green	All green	All green
Type 3 (14 homes)			
1 residential	All green	All red	All red
2 industrial	All green	Mostly red	All red
3 greenfield, no svc	All green	Mostly red	All red
1 vacant, serviced	All green	Some red	All red
Type 4 (19 homes)			
1 residential	All green	Some red	All red
2 industrial	All green	All green	All green
3 greenfield, no svc	All green	All green	All green
1 vacant, serviced	All green	All green	All green
Type 5 (50 homes)			
1 residential	All green	All green	Mostly red
2 industrial	All green	All green	All green
3 greenfield, no svc	All green	All green	All green
1 vacant, serviced	All green	All green	All green
Type 6 (150 homes)			
1 residential	All green	All green	All green
2 industrial	All green	All green	All green
3 greenfield, no svc	All green	All green	All green
1 vacant, serviced	All green	All green	All green
Type 7 (300 homes)			
1 residential	All green	Mostly red	All red
2 industrial	All green	All green	Mostly red
3 greenfield, no svc	All green	All green	All green
1 vacant, serviced	All green	All green	All green

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

4.10 It is also important to consider a site owner's willingness to develop a site including

acceptance of a lower level of profit, which can improve site deliverability beyond the standard type testing used in this study. Portsmouth City Council is the original landowner of the whole Leigh Park estate and owns 26 of the 29 sites allocated for residential development in the Allocations Plan in this area. Leigh Park is a lower value area where viability has been shown to be an issue. The City Council's interests in disposing of sites for residential development will differ slightly to those of a private developer/landowner. For example, the development of these sites will provide further affordable housing to meet the needs of their residents who have links to the Havant area. Also the redevelopment of disused garage/parking courts would reduce ongoing running costs such as removal of fly-tipping.

Sensitivity analysis values and costs

- 4.11 Sensitivity testing has also been undertaken, which assumes a growth in sales values of 10% and increase in costs of 5%. This data is illustrative only, as the future housing market trajectory is very uncertain given the economic outlook. However, if such increases were to occur, the tables contained within appendix 4 show the results in terms of the levels of policy requirements including Section 106 and affordable housing that could be viably provided. Table 8 highlights the key findings of the viability testing with sensitivity analysis in the same format as table 6.

Table 8: Summary table of viability testing (growth figures)

Benchmark	Hayling Island/Emsworth	Waterlooville	Havant / Leigh Park
Type 1 (3 homes)			
1 residential	All green	All red	All red
2 industrial	All green	Mostly red	All red
3 greenfield, no svc	All green	All green	Mostly red
1 vacant, serviced	All green	All green	All green
Type 2 (7 homes)			
1 residential	All green	Some red	All red
2 industrial	All green	All green	Some red
3 greenfield, no svc	All green	All green	All green
1 vacant, serviced	All green	All green	All green
Type 3 (14 homes)			
1 residential	All green	All red	All red
2 industrial	All green	Mostly red	All red
3 greenfield, no svc	All green	Mostly red	All red
1 vacant, serviced	All green	Some red	Mostly red
Type 4 (19 homes)			
1 residential	All green	All green	All red
2 industrial	All green	All green	All green
3 greenfield, no svc	All green	All green	All green
1 vacant, serviced	All green	All green	All green
Type 5 (50 homes)			
1 residential	All green	All green	Some red
2 industrial	All green	All green	All green
3 greenfield, no svc	All green	All green	All green
1 vacant, serviced	All green	All green	All green
Type 6 (150 homes)			
1 residential	All green	All green	All green
2 industrial	All green	All green	All green
3 greenfield, no svc	All green	All green	All green

1 vacant, serviced	All green	All green	All green
Type 7 (300 homes)			
1 residential	All green	Some red	Mostly red
2 industrial	All green	All green	Some red
3 greenfield, no svc	All green	All green	All green
1 vacant, serviced	All green	All green	All green

- 4.12 The results using the growth figures continue to show some differences in viability between the different value areas of the Borough. In general the sensitivity test results are broadly similar to that done for the CIL viability, however, they indicate that such an increase in sales values and build costs would result in an improvement in viability.
- 4.13 All the development scenarios in Emsworth and Hayling Island are now shown to be viable.
- 4.14 Most development scenarios in Waterlooville are shown as viable with the noted exception of 100% flatted schemes.
- 4.15 The majority of development scenarios are shown to be viable in Havant and Leigh Park. However, viability continues to be challenging with respect to small schemes and flatted developments.
- 4.16 Over the life of the Local Plan, additional growth in sales values⁵ is likely, leading to a further improvement in the viability position.

⁵ Real growth i.e. in relation to the likely increase in build costs

5. Conclusions and recommendations

Local Plan policy pinch points and flexibility

- 5.01 The NPPF states that the cumulative impact of local planning authority standards and policies *“should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle”*. This report and its supporting appendices test this proposition within the Borough of Havant. The viability appraisals set out in appendices 3 and 4 have highlighted a number of issues in different parts of the Borough that need to be taken into account by the Borough Council both in the formulation and implementation of its Local Plan policies.
- 5.02 Firstly, the issue of affordable housing needs to be considered. It has been identified that the introduction of CIL has impacted on the percentage and/or tenure mix of affordable housing that can be secured on some sites. This is because CIL takes a ‘top-slice’ of development value and reduces the ability of the Council to negotiate affordable housing contributions on viability grounds.
- 5.03 Policy CS9 of the Core Strategy sets the requirement for affordable housing. The policy caveats this requirement with *‘unless a lesser requirement has been justified on viability grounds.’* The supporting text confirms that *‘the policy also allows for flexibility which is likely to be necessary in a poor housing market’* and refers to the role of *‘independent third party valuation expertise.’*
- 5.04 In light of the viability results the Council needs to continue to take a flexible approach to the provision of affordable housing in order to address any pinchpoints in the continued delivery of housing. This is particularly important in the lower value areas of the Borough namely Havant and Leigh Park. However, the policy should maintain that any request for a reduction in affordable housing provision will need to be robustly evidenced and then verified with a third party.
- 5.05 Clearly any reduction in affordable housing is undesirable with 2,764 households on the waiting list for affordable housing in September 2013. As the viability assessments show that viability is much less of an issue on major schemes of over 50 new homes it is particularly important that these schemes deliver the required quantum of affordable housing. Furthermore almost all residential developments in Emsworth and Hayling Island should be able to deliver between 30-40% affordable housing.
- 5.06 The other two policy issues related to sustainable construction and SUDS. Policy CS14 requires all new homes to achieve code level 3 in the Code for Sustainable Homes. This policy requirement is not staircased up to higher levels and so higher levels were not tested for this assessment. The application of this policy was not shown to have a particular impact on development. The policy addresses any potential pinchpoint by caveating this requirement with *‘unless proven to be financially or technically unviable.’* There has only been one case since the introduction of this policy of a development requesting an exemption on viability grounds. Similarly SUDS did not show to have any particular impact on viability in the Borough.
- 5.07 There are a number of other policies for which developer contributions may be sought, for example draft policy DM24 on recreational disturbance to Special Protection Areas (SPA). These developer contributions were all accounted for in the residual Section 106 costs estimated for the purposes of this study to be £1,000 per home.

- 5.08 Finally, there are some very site specific measures that may be required to make some developments acceptable in planning terms. For example, draft policy DM23 requires measures to mitigate the impact of development on important sites for Brent Geese and Waders. These costs would not be included within the £1,000 residual S106 costs. They have not been tested in this Borough-wide study, because they are site specific measures and as such will only be sought on certain sites. It will be necessary to meet the requirements of the Habitats Regulations and therefore if viability is demonstrated to be an issue in the development of certain sites, the Council will need to assess them on a site by site basis looking holistically at the proposed development and how it meets all other Local Plan policy requirements. In such instances it may be appropriate and necessary for the Council to apply other policy requirements with identified cost implications, such as affordable housing, more flexibly.
- 5.09 It is therefore considered that the Local Plan policies are sufficiently flexible to not threaten the viability and deliverability of residential development in the Borough.

Viability of development in Havant Borough

- 5.10 The NPPF identifies at para 173 that, '*Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable.*' On the basis of the results of this study, the Council considers that the policies in the adopted and emerging Local Plan have been worded sufficiently flexibly to allow pinchpoints in viability to be addressed and development to be delivered.
- 5.11 This will allow the Council to strike a balance between achieving its policy objectives, including meeting needs for affordable housing and ensuring that developments generate competitive returns to willing landowners and willing developers. Effectively the inclusion of flexibility such as the requirements of policies being 'subject to viability and feasibility' lighten the '*scale of obligations and policy burdens*' (para 174 of the NPPF) to ensure that sites are, as far as is possible, able to be developed viably.
- 5.12 In conclusion it can be said that the cumulative impact of Local Plan policies does not impact significantly on the viability of development in Havant Borough. This study demonstrates that the flexible approach to applying the affordable housing and other policy requirements identified as having cost implications will ensure that these objectives are balanced appropriately to facilitate the growth envisaged by the Council's plans throughout the economic cycle.
- 5.13 The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review. This will enable the review of CIL and Local Plan policies to reflect any future improvements.

Appendix 1: Viability analysis of Havant Borough Local Plan Policies

Policy reference	Policy name	Cost implication	Comment
Adopted Core Strategy			
CS1	Health and Wellbeing	CS1.3 requires new open space for housing developments	Policy requires new provision 'as necessary' without setting thresholds for provision or prescriptive requirements. Open space provision to be covered by CIL. Policy unlikely therefore to impact on viability of housing schemes.
CS9	Housing	CS9.2 sets threshold and quantum of affordable housing provision	<p>Policy requires 30-40% affordable housing on sites of 15 new homes or more and 30-40% on site provision or a developer contribution on sites of 5-14 dwellings. The policy caveats this requirement with 'unless a lesser requirement has been justified on viability grounds.' The supporting text confirms that 'the policy also allows for flexibility which is likely to be necessary in a poor housing market' and refers to the role of 'independent third party valuation expertise.'</p> <p>The supporting text sets out the tenure mix as 65-70% of affordable homes to be social rented and 30-35% to be affordable home ownership. Again the importance of flexibility is stressed in order to improve viability on marginal schemes.</p> <p>The Housing SPD also states that 'the Council adopts a flexible negotiated approach to affordable housing delivery.'</p>
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough	CS11.11 requires developments to respond to the Solent Disturbance and Mitigation Project (SDMP)	This strategic policy establishes the principle of developments responding to the SDMP. DM24 in the Allocations Plan sets out the details of this requirement.
CS12	Chichester Harbour Area of Outstanding Natural	CS12.5 requires development to mitigate any detrimental	The need to mitigate the impact of development on the AONB would only arise from a limited number of developments in the south eastern parts of the Borough in Emsworth,

	Beauty (AONB)	effects on the AONB	Hayling Island and part of Havant. Land values are higher in Emsworth and Hayling Island and so any measures required are less likely to impact on viability. It is likely that the impact on the AONB will be mitigated through good design and will not therefore have a cost implication.
CS13	Green Infrastructure	CS13.4 refers to new green infrastructure GI) creation through on site provision or financial contributions	Policy requires creation of new GI 'where appropriate' without setting thresholds for provision or prescriptive requirements. GI provision to be covered by CIL. Policy unlikely therefore to impact on viability of development.
CS14	Efficient Use of Resources	CS14.3 requires all new homes to meet Level 3 of the Code for Sustainable Homes and non-residential development over 500m2 to meet BREEAM 'very good'	The policy caveats this requirement with 'unless proven to be financially or technically unviable.' This means that development will not be prevented if individual schemes would otherwise become unviable.
CS15	Flood and Erosion Risk	CS15.4 requires flood protection and resilience measures arising from the specific requirements of the site	Site specific mitigation measures may be required for sites at risk of flooding now and in the future. This will apply to a very limited number of housing sites. No sites with 5 or more new homes have been allocated with the developable area for new homes located in current flood zones 2 and 3. There are only two sites proposed for residential development that are projected to be in flood zones 2 and 3 in 2115 in the PUSH Strategic Flood Risk Assessment (SFRA). Site specific mitigation costs that would not be included within the £1,000 residual S106 costs are likely to be incurred. These 'abnormal' costs are likely to impact on the viability of these schemes.
CS15	Flood and Erosion Risk	CS15 states that where Sustainable Urban Drainage Systems (SUDS) are	The construction costs for SUDS along with a maintenance bond need to be met by the developer. This will only apply to a limited number of developments in the Borough as set out in site specific development requirements. The study tests for this

		provided arrangements are required for whole life management and mitigation	by allowing a £750 per unit which reflects the mid point of the range identified in the August 2011 DCLG study Code for Sustainable Homes: Updated Cost Review. The cost of SUDS is likely to impact on the viability of these schemes.
CS19	Effective Provision of Infrastructure	CS19.2-4 relate to the delivery of new infrastructure and the coordination of investment streams	The bulk of contributions for infrastructure will be secured through CIL. Residual on-site mitigation measures for infrastructure provision that meet the three tests for developer contributions are accounted for in the residual S106 costs of £1,000 per home
CS21	Developer Requirements	CS21 deals with on-site provision and/or financial contributions to new and improved infrastructure	The bulk of contributions for infrastructure will be secured through CIL. Residual on-site mitigation measures for infrastructure provision that meet the three tests for developer contributions are accounted for in the residual S106 costs of £1,000 per home. The most significant form of infrastructure for which developer contributions may be liable are for education (not applicable in Leigh Park as this is covered by CIL). Some on-site provision does not have a financial cost such as employment and skills plans.
DM1	Recreation and Open Space	DM1.3 requires mitigation for development on sites providing habitat for Brent Geese	This strategic policy establishes the principle of developments mitigating for the loss of Brent Goose sites. DM23 in the Allocations Plan sets out the details of this requirement.
DM12	Mitigating the Impacts of Travel	CS12.1 requires new development to provide appropriate mitigation measures in regard to travel impact	The bulk of contributions for transport infrastructure will be secured through CIL. Residual on-site mitigation measures for transport infrastructure provision that meet the three tests for developer contributions are accounted for in the residual S106 costs of £1,000 per home
Publication Allocations Plan			
DM17	Contaminated land	DM17 requires site remediation to secure safe development	Site specific mitigation measures may be required to mitigate the risk to public health from contaminated land. These 'abnormal' costs are likely to impact on the viability of these schemes. It is not possible to incorporate a cost for remediation of

			<p>brownfield sites or land assembly and holding costs within an area wide viability study. These costs are site specific and as such will vary across all sites. The main reason for allowing a buffer from the maximum CIL charge is to account for differences between sites. The Bristol CIL examiner identified this at Para 26 of his report dated July 2012, stating that, <i>'By definition, the CIL cannot make allowance for abnormal, site specific, costs. The rates have to be based on a generic analysis of a variety of size and type of schemes across the area, taking into account average local build costs, not the individual circumstances of particular sites. The fact that a few specific schemes that are already marginal may become unviable in certain locations should not have a significant impact on the delivery of new housing across the city to meet the requirements of the adopted CS.'</i></p>
DM20	Historic Assets	DM20 requires a Heritage Statement for heritage assets that may include mitigation measures	<p>Policy states that mitigation measures to be proportionate to the impact of the development and the significance of the heritage asset. These are very site specific measures that cannot be tested in a Borough-wide study. It is likely that the impact on the heritage asset will be mitigated through good design and will not therefore have a cost implication.</p>
DM23	Sites for Brent Geese and Waders	DM23 requires mitigation measures when a negative impact on a Brent Goose site is identified	<p>Site specific mitigation measures may be required to mitigate the impact of development on important sites for Brent Geese and Waders. Site specific mitigation costs that would not be included within the £1,000 residual S106 costs are likely to be incurred. These are very site specific measures that cannot be tested in a Borough-wide study. These 'abnormal' costs are likely to impact on the viability of these schemes.</p>
DM24	Recreational Disturbance to Special Protection Areas (SPAs) from Residential Development	DM24 requires mitigation measures for developments that cause a likely significant effect on the	<p>DM24 requires a financial contribution and/or a package of mitigation measures to mitigate the recreational disturbance resulting from additional homes. Although the details of the financial contributions are still be worked on at a sub-regional level it is likely to be £100-£200 for each new</p>

		Special Protection Areas (SPA)	homes in the Borough. This is included in the residual S106 costs of £1,000 per home to account for this and any other on-site mitigation costs.
DM25	Managing Flood Risk in Emsworth	DM25 requires developments in Emsworth to make a contribution to the Emsworth Flood Alleviation Scheme.	All new housing in Emsworth may have to make a contribution to the Emsworth Flood Alleviation Scheme in order to reduce greenfield run off. It is not currently possible to determine the exact cost. The supporting text allows flexibility in the implementation of this policy by referring to 'a negotiated solution to developer requirements.' Emsworth is a higher land value area where nearly all development types were shown to be viable.

Appendix 2: Letter proforma to landowners and developers



Public Service Plaza
Civic Centre Road
Havant PO9 2AX

DX50005 Havant
www.havant.gov.uk

[Insert Name]

BY EMAIL ONLY [or insert address]

Our Ref: PPUD/XXX
Direct Line: (023) 9244 6539
Ask for: Louise Weaver
Email: policy.design@
havant.gov.uk
[DATE]

Dear [INSERT NAME]

Havant Borough Local Plan (Allocations) – Site Information Update 2013

The Draft Local Plan (Allocations) was published for consultation in December 2012 and included a number of preferred development sites. As part of the continuing update to the Plan's evidence base, and in preparing the Publication version of the Plan (scheduled for October 2013), the Council is seeking an update from owners and/or agents regarding the sites' availability, viability and likely timescales for delivery.

Our records show you as the primary contact for the following site:

[INSERT SITE REF]	[INSERT SITE NAME]
-------------------	--------------------

In order to establish whether the site should remain as a development allocation, we require confirmation and detail on a number of points. **Please complete the accompanying form and return it to Planning Policy by [date].**

Question 7 of the form relates to viability. In order to assist your response, you should be aware of the following on-site and financial contributions that may apply to the site:

- Community Infrastructure Levy: £80/£100 per square metre
- Habitat Mitigation (S106): Final details yet to be confirmed but up to £500 per net unit
- Education Contributions: In the region of XX – XX per dwelling
- A minimum of 30% affordable housing (on-site provision)
- Any other site-specific S106/S278 contributions

The reverse of this letter sets out a preliminary list of matters which would apply specifically to your site. The list is designed to assist your understanding of these development requirements which would need to be considered when making a planning application. When finalised, these would be included in the Allocations Plan document. It would be useful if you could review this information.

Hampshire Highways have also indicated that further work relating to arrangements for access to the site will need to be produced to demonstrate the site is deliverable for the purpose of the Allocations Plan. This should include an indication that suitable visibility splays can be achieved and supported by speed surveys when applying Manual for Streets.

It may also be necessary for further discussions with, or work by, site promoters/owners to address any outstanding matters as the Allocation Plan progresses towards its Examination (scheduled for Spring 2014). We would therefore welcome your involvement so that we can continue to support the site (where appropriate) up to and during the Examination.

If you are no longer the landowner or agent for this site, we would be grateful if you could return this letter with details of the new owner/agent so that we can update our records.

If you have any queries, please do not hesitate to contact us.

Yours sincerely



Adele Maher
Planning Policy and Urban Design Team Leader

Site Ref. / Name: [INSERT SITE REF AND NAME]
Development Requirements: <ul style="list-style-type: none">• xxx

PLEASE COMPLETE AND RETURN THIS FORM BY [date]

Return to: Planning Policy, Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Or via email to: policy.design@havant.gov.uk

Site Name and Reference: **[INSERT SITE REF AND NAME]**

1. Do you consider this site to still be available for development?	Yes / No (delete as appropriate)						
2. When do you believe this site could be developed? (Please tick appropriate box or for larger sites please indicate potential number of dwellings and/or quantum of commercial floorspace delivered each year) We recognise that this is difficult to predict but please indicate a year (or range of years for larger sites). This information will be used for monitoring potential land supply.	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026 →
3. Please explain the reasoning behind your answer(s) to Question(s) 1 and/or 2.							
4. Approximately how long might be the lead-in time between starting the planning process on the site and development commencing? This is particularly relevant for larger sites							
5. Is ownership of this site clearly established? Provide details where relevant							
6. Are all owners happy with the principle of disposing this site for development?							
7. Do you consider the site to be viable in financial terms for development taking into account planning policy and infrastructure requirements? Provide additional supporting information where possible.							

8. Please provide a brief summary of the site status, discussions, viability from your perspective (e.g. housebuilder has agreed option, discussions with housebuilder advanced, ready to submit application and viable etc.)

9. Details for primary contact for this site (if different to addressee of accompanying letter)

Signed:

Date:

Name:

June 2013

Appendix 3: Viability testing results (base)

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 1
Hayling Island / Emsworth

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units 3
Site Area 0.15 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£241,183	£221,510	£218,742	£215,226	£212,872
40% affordable housing (65:35)	£243,808	£224,090	£221,322	£217,805	£215,452
30% affordable housing (70:30)	£258,296	£235,741	£232,974	£229,457	£227,104
30% affordable housing (65:35)	£260,265	£237,676	£234,907	£231,392	£229,038
20% affordable housing (70:30)	£275,410	£249,973	£247,204	£243,689	£241,335
20% affordable housing (65:35)	£276,722	£251,262	£248,494	£244,978	£242,624
10% affordable housing (70:30)	£292,523	£264,204	£261,436	£257,920	£255,567
10% affordable housing (65:35)	£293,179	£264,849	£262,080	£258,565	£256,211
0% affordable housing	£309,635	£278,435	£275,667	£272,151	£269,797

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£16,183	-£3,490	-£6,258	-£9,774	-£12,128
40% affordable housing (65:35)	£18,808	-£910	-£3,678	-£7,195	-£9,548
30% affordable housing (70:30)	£33,296	£10,741	£7,974	£4,457	£2,104
30% affordable housing (65:35)	£35,265	£12,676	£9,907	£6,392	£4,038
20% affordable housing (70:30)	£50,410	£24,973	£22,204	£18,689	£16,335
20% affordable housing (65:35)	£51,722	£26,262	£23,494	£19,978	£17,624
10% affordable housing (70:30)	£67,523	£39,204	£36,436	£32,920	£30,567
10% affordable housing (65:35)	£68,179	£39,849	£37,080	£33,565	£31,211
0% affordable housing	£84,635	£53,435	£50,667	£47,151	£44,797

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£79,183	£59,510	£56,742	£53,226	£50,872
40% affordable housing (65:35)	£81,808	£62,090	£59,322	£55,805	£53,452
30% affordable housing (70:30)	£96,296	£73,741	£70,974	£67,457	£65,104
30% affordable housing (65:35)	£98,265	£75,676	£72,907	£69,392	£67,038
20% affordable housing (70:30)	£113,410	£87,973	£85,204	£81,689	£79,335
20% affordable housing (65:35)	£114,722	£89,262	£86,494	£82,978	£80,624
10% affordable housing (70:30)	£130,523	£102,204	£99,436	£95,920	£93,567
10% affordable housing (65:35)	£131,179	£102,849	£100,080	£96,565	£94,211
0% affordable housing	£147,635	£116,435	£113,667	£110,151	£107,797

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£106,183	£86,510	£83,742	£80,226	£77,872
40% affordable housing (65:35)	£108,808	£89,090	£86,322	£82,805	£80,452
30% affordable housing (70:30)	£123,296	£100,741	£97,974	£94,457	£92,104
30% affordable housing (65:35)	£125,265	£102,676	£99,907	£96,392	£94,038
20% affordable housing (70:30)	£140,410	£114,973	£112,204	£108,689	£106,335
20% affordable housing (65:35)	£141,722	£116,262	£113,494	£109,978	£107,624
10% affordable housing (70:30)	£157,523	£129,204	£126,436	£122,920	£120,567
10% affordable housing (65:35)	£158,179	£129,849	£127,080	£123,565	£121,211
0% affordable housing	£174,635	£143,435	£140,667	£137,151	£134,797

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£166,183	£146,510	£143,742	£140,226	£137,872
40% affordable housing (65:35)	£168,808	£149,090	£146,322	£142,805	£140,452
30% affordable housing (70:30)	£183,296	£160,741	£157,974	£154,457	£152,104
30% affordable housing (65:35)	£185,265	£162,676	£159,907	£156,392	£154,038
20% affordable housing (70:30)	£200,410	£174,973	£172,204	£168,689	£166,335
20% affordable housing (65:35)	£201,722	£176,262	£173,494	£169,978	£167,624
10% affordable housing (70:30)	£217,523	£189,204	£186,436	£182,920	£180,567
10% affordable housing (65:35)	£218,179	£189,849	£187,080	£183,565	£181,211
0% affordable housing	£234,635	£203,435	£200,667	£197,151	£194,797

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 1

Waterlooville

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units 3
Site Area 0.15 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£150,113	£135,112	£132,343	£128,828	£126,474
40% affordable housing (65:35)	£150,492	£135,483	£132,716	£129,199	£126,846
30% affordable housing (70:30)	£157,665	£140,464	£137,695	£134,179	£131,825
30% affordable housing (65:35)	£157,949	£140,741	£137,974	£134,458	£132,104
20% affordable housing (70:30)	£165,216	£145,815	£143,046	£139,531	£137,177
20% affordable housing (65:35)	£165,406	£146,001	£143,232	£139,716	£137,362
10% affordable housing (70:30)	£172,767	£151,167	£148,398	£144,882	£142,528
10% affordable housing (65:35)	£172,863	£151,259	£148,491	£144,976	£142,622
0% affordable housing	£180,320	£156,518	£153,749	£150,234	£147,880

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£74,887	-£89,888	-£92,657	-£96,172	-£98,526
40% affordable housing (65:35)	-£74,508	-£89,517	-£92,284	-£95,801	-£98,154
30% affordable housing (70:30)	-£67,335	-£84,536	-£87,305	-£90,821	-£93,175
30% affordable housing (65:35)	-£67,051	-£84,259	-£87,026	-£90,542	-£92,896
20% affordable housing (70:30)	-£59,784	-£79,185	-£81,954	-£85,469	-£87,823
20% affordable housing (65:35)	-£59,594	-£78,999	-£81,768	-£85,284	-£87,638
10% affordable housing (70:30)	-£52,233	-£73,833	-£76,602	-£80,118	-£82,472
10% affordable housing (65:35)	-£52,137	-£73,741	-£76,509	-£80,024	-£82,378
0% affordable housing	-£44,680	-£68,482	-£71,251	-£74,766	-£77,120

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£11,887	-£26,888	-£29,657	-£33,172	-£35,526
40% affordable housing (65:35)	-£11,508	-£26,517	-£29,284	-£32,801	-£35,154
30% affordable housing (70:30)	-£4,335	-£21,536	-£24,305	-£27,821	-£30,175
30% affordable housing (65:35)	-£4,051	-£21,259	-£24,026	-£27,542	-£29,896
20% affordable housing (70:30)	£3,216	-£16,185	-£18,954	-£22,469	-£24,823
20% affordable housing (65:35)	£3,406	-£15,999	-£18,768	-£22,284	-£24,638
10% affordable housing (70:30)	£10,767	-£10,833	-£13,602	-£17,118	-£19,472
10% affordable housing (65:35)	£10,863	-£10,741	-£13,509	-£17,024	-£19,378
0% affordable housing	£18,320	-£5,482	-£8,251	-£11,766	-£14,120

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£15,113	£112	-£2,657	-£6,172	-£8,526
40% affordable housing (65:35)	£15,492	£483	-£2,284	-£5,801	-£8,154
30% affordable housing (70:30)	£22,665	£5,464	£2,695	-£821	-£3,175
30% affordable housing (65:35)	£22,949	£5,741	£2,974	-£542	-£2,896
20% affordable housing (70:30)	£30,216	£10,815	£8,046	£4,531	£2,177
20% affordable housing (65:35)	£30,406	£11,001	£8,232	£4,716	£2,362
10% affordable housing (70:30)	£37,767	£16,167	£13,398	£9,882	£7,528
10% affordable housing (65:35)	£37,863	£16,259	£13,491	£9,976	£7,622
0% affordable housing	£45,320	£21,518	£18,749	£15,234	£12,880

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£75,113	£60,112	£57,343	£53,828	£51,474
40% affordable housing (65:35)	£75,492	£60,483	£57,716	£54,199	£51,846
30% affordable housing (70:30)	£82,665	£65,464	£62,695	£59,179	£56,825
30% affordable housing (65:35)	£82,949	£65,741	£62,974	£59,458	£57,104
20% affordable housing (70:30)	£90,216	£70,815	£68,046	£64,531	£62,177
20% affordable housing (65:35)	£90,406	£71,001	£68,232	£64,716	£62,362
10% affordable housing (70:30)	£97,767	£76,167	£73,398	£69,882	£67,528
10% affordable housing (65:35)	£97,863	£76,259	£73,491	£69,976	£67,622
0% affordable housing	£105,320	£81,518	£78,749	£75,234	£72,880

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 1

Havant / Leigh Park

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units 3
Site Area 0.15 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£119,757	£105,277	£102,509	£98,994	£96,640
40% affordable housing (65:35)	£119,386	£104,912	£102,145	£98,629	£96,275
30% affordable housing (70:30)	£124,121	£107,496	£104,728	£101,212	£98,858
30% affordable housing (65:35)	£123,843	£107,223	£104,455	£100,939	£98,585
20% affordable housing (70:30)	£128,485	£109,716	£106,947	£103,432	£101,078
20% affordable housing (65:35)	£128,300	£109,533	£106,765	£103,250	£100,896
10% affordable housing (70:30)	£132,849	£111,934	£109,167	£105,651	£103,297
10% affordable housing (65:35)	£132,757	£111,844	£109,075	£105,560	£103,206
0% affordable housing	£137,214	£114,153	£111,385	£107,869	£105,515

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£105,243	-£119,723	-£122,491	-£126,006	-£128,360
40% affordable housing (65:35)	-£105,614	-£120,088	-£122,855	-£126,371	-£128,725
30% affordable housing (70:30)	-£100,879	-£117,504	-£120,272	-£123,788	-£126,142
30% affordable housing (65:35)	-£101,157	-£117,777	-£120,545	-£124,061	-£126,415
20% affordable housing (70:30)	-£96,515	-£115,284	-£118,053	-£121,568	-£123,922
20% affordable housing (65:35)	-£96,700	-£115,467	-£118,235	-£121,750	-£124,104
10% affordable housing (70:30)	-£92,151	-£113,066	-£115,833	-£119,349	-£121,703
10% affordable housing (65:35)	-£92,243	-£113,156	-£115,925	-£119,440	-£121,794
0% affordable housing	-£87,786	-£110,847	-£113,615	-£117,131	-£119,485

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£42,243	-£56,723	-£59,491	-£63,006	-£65,360
40% affordable housing (65:35)	-£42,614	-£57,088	-£59,855	-£63,371	-£65,725
30% affordable housing (70:30)	-£37,679	-£54,504	-£57,272	-£60,788	-£63,142
30% affordable housing (65:35)	-£38,157	-£54,777	-£57,545	-£61,061	-£63,415
20% affordable housing (70:30)	-£33,515	-£52,284	-£55,053	-£58,568	-£60,922
20% affordable housing (65:35)	-£33,700	-£52,467	-£55,235	-£58,750	-£61,104
10% affordable housing (70:30)	-£29,151	-£50,066	-£52,833	-£56,349	-£58,703
10% affordable housing (65:35)	-£29,243	-£50,156	-£52,925	-£56,440	-£58,794
0% affordable housing	-£24,786	-£47,847	-£50,615	-£54,131	-£56,485

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£1,012,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£15,243	-£29,723	-£32,491	-£36,006	-£38,360
40% affordable housing (65:35)	-£15,614	-£30,088	-£32,855	-£36,371	-£38,725
30% affordable housing (70:30)	-£10,879	-£27,504	-£30,272	-£33,788	-£36,142
30% affordable housing (65:35)	-£11,157	-£27,777	-£30,545	-£34,061	-£36,415
20% affordable housing (70:30)	-£6,515	-£25,284	-£28,053	-£31,568	-£33,922
20% affordable housing (65:35)	-£6,700	-£25,467	-£28,235	-£31,750	-£34,104
10% affordable housing (70:30)	-£2,151	-£23,066	-£25,833	-£29,349	-£31,703
10% affordable housing (65:35)	-£2,243	-£23,156	-£25,925	-£29,440	-£31,794
0% affordable housing	£2,214	-£20,847	-£23,615	-£27,131	-£29,485

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£44,757	£30,277	£27,509	£23,994	£21,640
40% affordable housing (65:35)	£44,386	£29,912	£27,145	£23,629	£21,275
30% affordable housing (70:30)	£49,121	£32,496	£29,728	£26,212	£23,858
30% affordable housing (65:35)	£48,843	£32,223	£29,455	£25,939	£23,585
20% affordable housing (70:30)	£53,485	£34,716	£31,947	£28,432	£26,078
20% affordable housing (65:35)	£53,300	£34,533	£31,765	£28,250	£25,896
10% affordable housing (70:30)	£57,849	£36,934	£34,167	£30,651	£28,297
10% affordable housing (65:35)	£57,757	£36,844	£34,075	£30,560	£28,206
0% affordable housing	£62,214	£39,153	£36,385	£32,869	£30,515

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 2

Hayling Island / Emsworth

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units 7
Site Area 0.23 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£527,219	£484,213	£477,754	£470,069	£464,576
40% affordable housing (65:35)	£532,956	£489,852	£483,393	£475,708	£470,215
30% affordable housing (70:30)	£564,627	£515,322	£508,864	£501,178	£495,686
30% affordable housing (65:35)	£568,930	£519,552	£513,092	£505,407	£499,915
20% affordable housing (70:30)	£602,036	£546,432	£539,972	£532,287	£526,795
20% affordable housing (65:35)	£604,904	£549,251	£542,792	£535,107	£529,614
10% affordable housing (70:30)	£639,445	£577,540	£571,082	£563,396	£557,903
10% affordable housing (65:35)	£640,878	£578,949	£572,491	£564,806	£559,313

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£182,219	£139,213	£132,754	£125,069	£119,576
40% affordable housing (65:35)	£187,956	£144,852	£138,393	£130,708	£125,215
30% affordable housing (70:30)	£219,627	£170,322	£163,864	£156,178	£150,686
30% affordable housing (65:35)	£223,930	£174,552	£168,092	£160,407	£154,915
20% affordable housing (70:30)	£257,036	£201,432	£194,972	£187,287	£181,795
20% affordable housing (65:35)	£259,904	£204,251	£197,792	£190,107	£184,614
10% affordable housing (70:30)	£294,445	£232,540	£226,082	£218,396	£212,903
10% affordable housing (65:35)	£295,878	£233,949	£227,491	£219,806	£214,313

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£278,819	£235,813	£229,354	£221,669	£216,176
40% affordable housing (65:35)	£284,556	£241,452	£234,993	£227,308	£221,815
30% affordable housing (70:30)	£316,227	£266,922	£260,464	£252,778	£247,286
30% affordable housing (65:35)	£320,530	£271,152	£264,692	£257,007	£251,515
20% affordable housing (70:30)	£353,636	£298,032	£291,572	£283,887	£278,395
20% affordable housing (65:35)	£356,504	£300,851	£294,392	£286,707	£281,214
10% affordable housing (70:30)	£391,045	£329,140	£322,682	£314,996	£309,503
10% affordable housing (65:35)	£392,478	£330,549	£324,091	£316,406	£310,913

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£320,219	£277,213	£270,754	£263,069	£257,576
40% affordable housing (65:35)	£325,956	£282,852	£276,393	£268,708	£263,215
30% affordable housing (70:30)	£357,627	£308,322	£301,864	£294,178	£288,686
30% affordable housing (65:35)	£361,930	£312,552	£306,092	£298,407	£292,915
20% affordable housing (70:30)	£395,036	£339,432	£332,972	£325,287	£319,795
20% affordable housing (65:35)	£397,904	£342,251	£335,792	£328,107	£322,614
10% affordable housing (70:30)	£432,445	£370,540	£364,082	£356,396	£350,903
10% affordable housing (65:35)	£433,878	£371,949	£365,491	£357,806	£352,313

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£412,219	£369,213	£362,754	£355,069	£349,576
40% affordable housing (65:35)	£417,956	£374,852	£368,393	£360,708	£355,215
30% affordable housing (70:30)	£449,627	£400,322	£393,864	£386,178	£380,686
30% affordable housing (65:35)	£453,930	£404,552	£398,092	£390,407	£384,915
20% affordable housing (70:30)	£487,036	£431,432	£424,972	£417,287	£411,795
20% affordable housing (65:35)	£489,904	£434,251	£427,792	£420,107	£414,614
10% affordable housing (70:30)	£524,445	£462,540	£456,082	£448,396	£442,903
10% affordable housing (65:35)	£525,878	£463,949	£457,491	£449,806	£444,313

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 2

Waterlooville

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units 7
Site Area 0.23 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£328,143	£295,349	£288,891	£281,205	£275,713
40% affordable housing (65:35)	£328,970	£296,162	£289,703	£282,018	£276,525
30% affordable housing (70:30)	£344,651	£307,048	£300,588	£292,904	£287,411
30% affordable housing (65:35)	£345,270	£307,656	£301,198	£293,513	£288,020
20% affordable housing (70:30)	£361,157	£318,745	£312,287	£304,601	£299,110
20% affordable housing (65:35)	£361,571	£319,151	£312,693	£305,007	£299,516
10% affordable housing (70:30)	£377,665	£330,443	£323,985	£316,300	£310,807
10% affordable housing (65:35)	£377,871	£330,647	£324,188	£316,503	£311,011

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£16,857	-£49,651	-£56,109	-£63,795	-£69,267
40% affordable housing (65:35)	-£16,030	-£48,838	-£55,297	-£62,982	-£68,475
30% affordable housing (70:30)	-£349	-£37,952	-£44,412	-£52,096	-£57,589
30% affordable housing (65:35)	£270	-£37,344	-£43,802	-£51,487	-£56,980
20% affordable housing (70:30)	£16,157	-£26,255	-£32,713	-£40,399	-£45,890
20% affordable housing (65:35)	£16,571	-£25,849	-£32,307	-£39,993	-£45,484
10% affordable housing (70:30)	£32,665	-£14,557	-£21,015	-£28,700	-£34,193
10% affordable housing (65:35)	£32,871	-£14,353	-£20,812	-£28,497	-£33,989

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£79,743	£46,949	£40,491	£32,805	£27,313
40% affordable housing (65:35)	£80,570	£47,762	£41,303	£33,618	£28,125
30% affordable housing (70:30)	£96,251	£58,648	£52,188	£44,504	£39,011
30% affordable housing (65:35)	£96,870	£59,256	£52,798	£45,113	£39,620
20% affordable housing (70:30)	£112,757	£70,345	£63,887	£56,201	£50,710
20% affordable housing (65:35)	£113,171	£70,751	£64,293	£56,607	£51,116
10% affordable housing (70:30)	£129,265	£82,043	£75,585	£67,900	£62,407
10% affordable housing (65:35)	£129,471	£82,247	£75,788	£68,103	£62,611

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£121,143	£88,349	£81,891	£74,205	£68,713
40% affordable housing (65:35)	£121,970	£89,162	£82,703	£75,018	£69,525
30% affordable housing (70:30)	£137,651	£100,048	£93,588	£85,904	£80,411
30% affordable housing (65:35)	£138,270	£100,656	£94,198	£86,513	£81,020
20% affordable housing (70:30)	£154,157	£111,745	£105,287	£97,601	£92,110
20% affordable housing (65:35)	£154,571	£112,151	£105,693	£98,007	£92,516
10% affordable housing (70:30)	£170,665	£123,443	£116,985	£109,300	£103,807
10% affordable housing (65:35)	£170,871	£123,647	£117,188	£109,503	£104,011

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£213,143	£180,349	£173,891	£166,205	£160,713
40% affordable housing (65:35)	£213,970	£181,162	£174,703	£167,018	£161,525
30% affordable housing (70:30)	£229,651	£192,048	£185,588	£177,904	£172,411
30% affordable housing (65:35)	£230,270	£192,656	£186,198	£178,513	£173,020
20% affordable housing (70:30)	£246,157	£203,745	£197,287	£189,601	£184,110
20% affordable housing (65:35)	£246,571	£204,151	£197,693	£190,007	£184,516
10% affordable housing (70:30)	£262,665	£215,443	£208,985	£201,300	£195,807
10% affordable housing (65:35)	£262,871	£215,647	£209,188	£201,503	£196,011

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 2

Havant / Leigh Park

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units 7
Site Area 0.23 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£261,785	£230,133	£223,673	£215,988	£210,496
40% affordable housing (65:35)	£260,975	£229,336	£222,877	£215,191	£209,699
30% affordable housing (70:30)	£271,324	£234,983	£228,525	£220,839	£215,346
30% affordable housing (65:35)	£270,717	£234,386	£227,926	£220,241	£214,749
20% affordable housing (70:30)	£280,865	£239,833	£233,375	£225,690	£220,197
20% affordable housing (65:35)	£280,459	£239,436	£232,976	£225,292	£219,799
10% affordable housing (70:30)	£290,404	£244,685	£238,226	£230,540	£225,048
10% affordable housing (65:35)	£290,202	£244,486	£238,026	£230,342	£224,849

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£83,215	-£114,867	-£121,327	-£129,012	-£134,504
40% affordable housing (65:35)	-£84,025	-£115,664	-£122,123	-£129,809	-£135,301
30% affordable housing (70:30)	-£73,676	-£110,017	-£116,475	-£124,161	-£129,654
30% affordable housing (65:35)	-£74,283	-£110,614	-£117,074	-£124,759	-£130,251
20% affordable housing (70:30)	-£64,135	-£105,167	-£111,625	-£119,310	-£124,803
20% affordable housing (65:35)	-£64,541	-£105,564	-£112,024	-£119,708	-£125,201
10% affordable housing (70:30)	-£54,596	-£100,315	-£106,774	-£114,460	-£119,952
10% affordable housing (65:35)	-£54,798	-£100,514	-£106,974	-£114,658	-£120,151

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£13,385	-£18,267	-£24,727	-£32,412	-£37,904
40% affordable housing (65:35)	£12,575	-£19,064	-£25,523	-£33,209	-£38,701
30% affordable housing (70:30)	£22,924	-£13,417	-£19,875	-£27,561	-£33,054
30% affordable housing (65:35)	£22,317	-£14,014	-£20,474	-£28,159	-£33,651
20% affordable housing (70:30)	£32,465	-£8,567	-£15,025	-£22,710	-£28,203
20% affordable housing (65:35)	£32,059	-£8,964	-£15,424	-£23,108	-£28,601
10% affordable housing (70:30)	£42,004	-£3,715	-£10,174	-£17,860	-£23,352
10% affordable housing (65:35)	£41,802	-£3,914	-£10,374	-£18,058	-£23,551

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£1,012,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£54,785	£23,133	£16,673	£8,988	£3,496
40% affordable housing (65:35)	£53,975	£22,336	£15,877	£8,191	£2,699
30% affordable housing (70:30)	£64,324	£27,983	£21,525	£13,839	£8,346
30% affordable housing (65:35)	£63,717	£27,386	£20,926	£13,241	£7,749
20% affordable housing (70:30)	£73,865	£32,833	£26,375	£18,690	£13,197
20% affordable housing (65:35)	£73,459	£32,436	£25,976	£18,292	£12,799
10% affordable housing (70:30)	£83,404	£37,685	£31,226	£23,540	£18,048
10% affordable housing (65:35)	£83,202	£37,486	£31,026	£23,342	£17,849

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£146,785	£115,133	£108,673	£100,988	£95,496
40% affordable housing (65:35)	£145,975	£114,336	£107,877	£100,191	£94,699
30% affordable housing (70:30)	£156,324	£119,983	£113,525	£105,839	£100,346
30% affordable housing (65:35)	£155,717	£119,386	£112,926	£105,241	£99,749
20% affordable housing (70:30)	£165,865	£124,833	£118,375	£110,690	£105,197
20% affordable housing (65:35)	£165,459	£124,436	£117,976	£110,292	£104,799
10% affordable housing (70:30)	£175,404	£129,685	£123,226	£115,540	£110,048
10% affordable housing (65:35)	£175,202	£129,486	£123,026	£115,342	£109,849

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 3

Hayling Island / Emsworth

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units 14
Site Area 0.14 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£398,679	£343,937	£320,438	£305,795	£305,795
40% affordable housing (65:35)	£406,645	£351,767	£328,268	£313,625	£313,625
30% affordable housing (70:30)	£447,200	£383,644	£360,145	£345,502	£345,502
30% affordable housing (65:35)	£453,175	£389,516	£366,017	£351,374	£351,374
20% affordable housing (70:30)	£495,723	£423,351	£399,852	£385,208	£385,208
20% affordable housing (65:35)	£499,706	£427,266	£403,767	£389,123	£389,123
10% affordable housing (70:30)	£444,244	£463,057	£439,558	£424,915	£424,915
10% affordable housing (65:35)	£546,237	£465,015	£441,515	£426,873	£426,873

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£188,679	£133,937	£110,438	£95,795	£95,795
40% affordable housing (65:35)	£196,645	£141,767	£118,268	£103,625	£103,625
30% affordable housing (70:30)	£237,200	£173,644	£150,145	£135,502	£135,502
30% affordable housing (65:35)	£243,175	£179,516	£156,017	£141,374	£141,374
20% affordable housing (70:30)	£285,723	£213,351	£189,852	£175,208	£175,208
20% affordable housing (65:35)	£289,706	£217,266	£193,767	£179,123	£179,123
10% affordable housing (70:30)	£334,244	£253,057	£229,558	£214,915	£214,915
10% affordable housing (65:35)	£336,237	£255,015	£231,515	£216,873	£216,873

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£247,479	£192,737	£169,238	£154,595	£154,595
40% affordable housing (65:35)	£255,445	£200,567	£177,068	£162,425	£162,425
30% affordable housing (70:30)	£296,000	£232,444	£208,945	£194,302	£194,302
30% affordable housing (65:35)	£301,975	£238,316	£214,817	£200,174	£200,174
20% affordable housing (70:30)	£344,523	£272,151	£248,652	£234,008	£234,008
20% affordable housing (65:35)	£348,506	£276,066	£252,567	£237,923	£237,923
10% affordable housing (70:30)	£393,044	£311,857	£288,358	£273,715	£273,715
10% affordable housing (65:35)	£395,037	£313,815	£290,315	£275,673	£275,673

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£272,679	£217,937	£194,438	£179,795	£179,795
40% affordable housing (65:35)	£280,645	£225,767	£202,268	£187,625	£187,625
30% affordable housing (70:30)	£321,200	£257,644	£234,145	£219,502	£219,502
30% affordable housing (65:35)	£327,175	£263,516	£240,017	£225,374	£225,374
20% affordable housing (70:30)	£369,723	£297,351	£273,852	£259,208	£259,208
20% affordable housing (65:35)	£373,706	£301,266	£277,767	£263,123	£263,123
10% affordable housing (70:30)	£418,244	£337,057	£313,558	£298,915	£298,915
10% affordable housing (65:35)	£420,237	£339,015	£315,515	£300,873	£300,873

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£328,679	£273,937	£250,438	£235,795	£235,795
40% affordable housing (65:35)	£336,645	£281,767	£258,268	£243,625	£243,625
30% affordable housing (70:30)	£377,200	£313,644	£290,145	£275,502	£275,502
30% affordable housing (65:35)	£383,175	£319,516	£296,017	£281,374	£281,374
20% affordable housing (70:30)	£425,723	£353,351	£329,852	£315,208	£315,208
20% affordable housing (65:35)	£429,706	£357,266	£333,767	£319,123	£319,123
10% affordable housing (70:30)	£474,244	£393,057	£369,558	£354,915	£354,915
10% affordable housing (65:35)	£476,237	£395,015	£371,515	£356,873	£356,873

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 3

Waterlooville

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units 14
Site Area 0.14 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£127,957	£87,450	£63,950	£49,307	£49,307
40% affordable housing (65:35)	£129,106	£88,577	£65,078	£50,436	£50,436
30% affordable housing (70:30)	£148,407	£101,162	£77,663	£63,021	£63,021
30% affordable housing (65:35)	£149,268	£102,008	£78,509	£63,867	£63,867
20% affordable housing (70:30)	£168,856	£114,875	£91,377	£76,733	£76,733
20% affordable housing (65:35)	£169,430	£115,439	£91,940	£77,298	£77,298
10% affordable housing (70:30)	£189,305	£128,589	£105,090	£90,446	£90,446
10% affordable housing (65:35)	£189,593	£128,870	£105,371	£90,728	£90,728

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£82,043	-£122,550	-£146,050	-£160,693	-£160,693
40% affordable housing (65:35)	-£80,894	-£121,423	-£144,922	-£159,564	-£159,564
30% affordable housing (70:30)	-£61,593	-£108,838	-£132,337	-£146,979	-£146,979
30% affordable housing (65:35)	-£60,732	-£107,992	-£131,491	-£146,133	-£146,133
20% affordable housing (70:30)	-£41,144	-£95,125	-£118,623	-£133,267	-£133,267
20% affordable housing (65:35)	-£40,570	-£94,561	-£118,060	-£132,702	-£132,702
10% affordable housing (70:30)	-£20,695	-£81,411	-£104,910	-£119,554	-£119,554
10% affordable housing (65:35)	-£20,407	-£81,130	-£104,629	-£119,272	-£119,272

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£23,243	-£63,750	-£87,250	-£101,893	-£101,893
40% affordable housing (65:35)	-£22,094	-£62,623	-£86,122	-£100,764	-£100,764
30% affordable housing (70:30)	-£2,793	-£50,038	-£73,537	-£88,179	-£88,179
30% affordable housing (65:35)	-£1,932	-£49,192	-£72,691	-£87,333	-£87,333
20% affordable housing (70:30)	£17,656	-£36,325	-£59,823	-£74,467	-£74,467
20% affordable housing (65:35)	£18,230	-£35,761	-£59,260	-£73,902	-£73,902
10% affordable housing (70:30)	£38,105	-£22,611	-£46,110	-£60,754	-£60,754
10% affordable housing (65:35)	£38,393	-£22,330	-£45,829	-£60,472	-£60,472

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,957	-£38,550	-£62,050	-£76,693	-£76,693
40% affordable housing (65:35)	£3,106	-£37,423	-£60,922	-£75,564	-£75,564
30% affordable housing (70:30)	£22,407	-£24,838	-£48,337	-£62,979	-£62,979
30% affordable housing (65:35)	£23,268	-£23,992	-£47,491	-£62,133	-£62,133
20% affordable housing (70:30)	£42,856	-£11,125	-£34,623	-£49,267	-£49,267
20% affordable housing (65:35)	£43,430	-£10,561	-£34,060	-£48,702	-£48,702
10% affordable housing (70:30)	£63,305	£2,589	-£20,910	-£35,554	-£35,554
10% affordable housing (65:35)	£63,593	£2,870	-£20,629	-£35,272	-£35,272

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£57,957	£17,450	-£6,050	-£20,693	-£20,693
40% affordable housing (65:35)	£59,106	£18,577	-£4,922	-£19,564	-£19,564
30% affordable housing (70:30)	£78,407	£31,162	£7,663	-£6,979	-£6,979
30% affordable housing (65:35)	£79,268	£32,008	£8,509	-£6,133	-£6,133
20% affordable housing (70:30)	£98,856	£44,875	£21,377	£6,733	£6,733
20% affordable housing (65:35)	£99,430	£45,439	£21,940	£7,298	£7,298
10% affordable housing (70:30)	£119,305	£58,589	£35,090	£20,446	£20,446
10% affordable housing (65:35)	£119,593	£58,870	£35,371	£20,728	£20,728

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 3

Havant / Leigh Park

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units	14
Site Area	0.14 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£37,718	-£1,258	-£25,142	-£40,025	-£40,025
40% affordable housing (65:35)	£36,592	-£2,383	-£26,267	-£41,148	-£41,148
30% affordable housing (70:30)	£48,810	£3,277	-£20,553	-£35,434	-£35,434
30% affordable housing (65:35)	£47,966	£2,448	-£21,395	-£36,277	-£36,277
20% affordable housing (70:30)	£59,901	£7,794	-£15,962	-£30,845	-£30,845
20% affordable housing (65:35)	£59,338	£7,241	-£16,524	-£31,406	-£31,406
10% affordable housing (70:30)	£70,993	£12,310	-£11,372	-£26,254	-£26,254
10% affordable housing (65:35)	£70,711	£12,034	-£11,653	-£26,535	-£26,535

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£172,282	-£211,258	-£235,142	-£250,025	-£250,025
40% affordable housing (65:35)	-£173,408	-£212,383	-£236,267	-£251,148	-£251,148
30% affordable housing (70:30)	-£161,190	-£206,723	-£230,553	-£245,434	-£245,434
30% affordable housing (65:35)	-£162,034	-£207,552	-£231,395	-£246,277	-£246,277
20% affordable housing (70:30)	-£150,099	-£202,206	-£225,962	-£240,845	-£240,845
20% affordable housing (65:35)	-£150,662	-£202,759	-£226,524	-£241,406	-£241,406
10% affordable housing (70:30)	-£139,007	-£197,690	-£221,372	-£236,254	-£236,254
10% affordable housing (65:35)	-£139,289	-£197,966	-£221,653	-£236,535	-£236,535

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£113,482	-£152,458	-£176,342	-£191,225	-£191,225
40% affordable housing (65:35)	-£114,608	-£153,583	-£177,467	-£192,348	-£192,348
30% affordable housing (70:30)	-£102,390	-£147,923	-£171,753	-£186,634	-£186,634
30% affordable housing (65:35)	-£103,234	-£148,752	-£172,595	-£187,477	-£187,477
20% affordable housing (70:30)	-£91,299	-£143,406	-£167,162	-£182,045	-£182,045
20% affordable housing (65:35)	-£91,862	-£143,959	-£167,724	-£182,606	-£182,606
10% affordable housing (70:30)	-£80,207	-£138,890	-£162,572	-£177,454	-£177,454
10% affordable housing (65:35)	-£80,489	-£139,166	-£162,853	-£177,735	-£177,735

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£1,012,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£88,282	-£127,258	-£151,142	-£166,025	-£166,025
40% affordable housing (65:35)	-£89,408	-£128,383	-£152,267	-£167,148	-£167,148
30% affordable housing (70:30)	-£77,190	-£122,723	-£146,553	-£161,434	-£161,434
30% affordable housing (65:35)	-£78,034	-£123,552	-£147,395	-£162,277	-£162,277
20% affordable housing (70:30)	-£66,099	-£118,206	-£141,962	-£156,845	-£156,845
20% affordable housing (65:35)	-£66,662	-£118,759	-£142,524	-£157,406	-£157,406
10% affordable housing (70:30)	-£55,007	-£113,690	-£137,372	-£152,254	-£152,254
10% affordable housing (65:35)	-£55,289	-£113,966	-£137,653	-£152,535	-£152,535

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£32,282	-£71,258	-£95,142	-£110,025	-£110,025
40% affordable housing (65:35)	-£33,408	-£72,383	-£96,267	-£111,148	-£111,148
30% affordable housing (70:30)	-£21,190	-£66,723	-£90,553	-£105,434	-£105,434
30% affordable housing (65:35)	-£22,034	-£67,552	-£91,395	-£106,277	-£106,277
20% affordable housing (70:30)	-£10,099	-£62,206	-£85,962	-£100,845	-£100,845
20% affordable housing (65:35)	-£10,662	-£62,759	-£86,524	-£101,406	-£101,406
10% affordable housing (70:30)	£993	-£57,690	-£81,372	-£96,254	-£96,254
10% affordable housing (65:35)	£711	-£57,966	-£81,653	-£96,535	-£96,535

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 4

Hayling Island / Emsworth

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units 19
Site Area 0.48 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,377,462	£1,261,900	£1,244,710	£1,224,128	£1,209,742
40% affordable housing (65:35)	£1,392,828	£1,277,002	£1,259,811	£1,239,230	£1,224,843
30% affordable housing (70:30)	£1,471,900	£1,339,403	£1,322,212	£1,301,630	£1,287,244
30% affordable housing (65:35)	£1,483,425	£1,350,728	£1,333,538	£1,312,956	£1,298,570
20% affordable housing (70:30)	£1,566,338	£1,416,904	£1,399,713	£1,379,131	£1,364,721
20% affordable housing (65:35)	£1,574,021	£1,424,455	£1,407,264	£1,386,682	£1,372,296
10% affordable housing (70:30)	£1,660,776	£1,493,709	£1,476,236	£1,455,318	£1,440,697
10% affordable housing (65:35)	£1,664,618	£1,497,545	£1,480,073	£1,459,155	£1,444,533

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£657,462	£541,900	£524,710	£504,128	£489,742
40% affordable housing (65:35)	£672,828	£557,002	£539,811	£519,230	£504,843
30% affordable housing (70:30)	£751,900	£619,403	£602,212	£581,630	£567,244
30% affordable housing (65:35)	£763,425	£630,728	£613,538	£592,956	£578,570
20% affordable housing (70:30)	£846,338	£696,904	£679,713	£659,131	£644,721
20% affordable housing (65:35)	£854,021	£704,455	£687,264	£666,682	£652,296
10% affordable housing (70:30)	£940,776	£773,709	£756,236	£735,318	£720,697
10% affordable housing (65:35)	£944,618	£777,545	£760,073	£739,155	£724,533

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£859,062	£743,500	£726,310	£705,728	£691,342
40% affordable housing (65:35)	£874,428	£758,602	£741,411	£720,830	£706,443
30% affordable housing (70:30)	£953,500	£821,003	£803,812	£783,230	£768,844
30% affordable housing (65:35)	£965,025	£832,328	£815,138	£794,556	£780,170
20% affordable housing (70:30)	£1,047,938	£898,504	£881,313	£860,731	£846,321
20% affordable housing (65:35)	£1,055,621	£906,055	£888,864	£868,282	£853,896
10% affordable housing (70:30)	£1,142,376	£975,309	£957,836	£936,918	£922,297
10% affordable housing (65:35)	£1,146,218	£979,145	£961,673	£940,755	£926,133

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£945,462	£829,900	£812,710	£792,128	£777,742
40% affordable housing (65:35)	£960,828	£845,002	£827,811	£807,230	£792,843
30% affordable housing (70:30)	£1,039,900	£907,403	£890,212	£869,630	£855,244
30% affordable housing (65:35)	£1,051,425	£918,728	£901,538	£880,956	£866,570
20% affordable housing (70:30)	£1,134,338	£984,904	£967,713	£947,131	£932,721
20% affordable housing (65:35)	£1,142,021	£992,455	£975,264	£954,682	£940,296
10% affordable housing (70:30)	£1,228,776	£1,061,709	£1,044,236	£1,023,318	£1,008,697
10% affordable housing (65:35)	£1,232,618	£1,065,545	£1,048,073	£1,027,155	£1,012,533

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,137,462	£1,021,900	£1,004,710	£984,128	£969,742
40% affordable housing (65:35)	£1,152,828	£1,037,002	£1,019,811	£999,230	£984,843
30% affordable housing (70:30)	£1,231,900	£1,099,403	£1,082,212	£1,061,630	£1,047,244
30% affordable housing (65:35)	£1,243,425	£1,110,728	£1,093,538	£1,072,956	£1,058,570
20% affordable housing (70:30)	£1,326,338	£1,176,904	£1,159,713	£1,139,131	£1,124,721
20% affordable housing (65:35)	£1,334,021	£1,184,455	£1,167,264	£1,146,682	£1,132,296
10% affordable housing (70:30)	£1,420,776	£1,253,709	£1,236,236	£1,215,318	£1,200,697
10% affordable housing (65:35)	£1,424,618	£1,257,545	£1,240,073	£1,219,155	£1,204,533

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 4

Waterlooville

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

No Units	19
Site Area	0.48 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£851,708	£762,883	£745,411	£724,493	£709,871
40% affordable housing (65:35)	£853,922	£765,094	£747,623	£726,705	£712,083
30% affordable housing (70:30)	£890,348	£787,887	£770,416	£749,497	£734,876
30% affordable housing (65:35)	£892,036	£789,545	£772,074	£751,156	£736,534
20% affordable housing (70:30)	£928,458	£812,890	£795,419	£774,501	£759,879
20% affordable housing (65:35)	£929,583	£813,996	£796,524	£775,606	£760,984
10% affordable housing (70:30)	£966,566	£837,894	£820,423	£799,505	£784,883
10% affordable housing (65:35)	£967,129	£838,447	£820,976	£800,057	£785,436

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£131,708	£42,883	£25,411	£4,493	£-10,129
40% affordable housing (65:35)	£133,922	£45,094	£27,623	£6,705	£-7,917
30% affordable housing (70:30)	£170,348	£67,887	£50,416	£29,497	£14,876
30% affordable housing (65:35)	£172,036	£69,545	£52,074	£31,156	£16,534
20% affordable housing (70:30)	£208,458	£92,890	£75,419	£54,501	£39,879
20% affordable housing (65:35)	£209,583	£93,996	£76,524	£55,606	£40,984
10% affordable housing (70:30)	£246,566	£117,894	£100,423	£79,505	£64,883
10% affordable housing (65:35)	£247,129	£118,447	£100,976	£80,057	£65,436

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£333,308	£244,483	£227,011	£206,093	£191,471
40% affordable housing (65:35)	£335,522	£246,694	£229,223	£208,305	£193,683
30% affordable housing (70:30)	£371,948	£269,487	£252,016	£231,097	£216,476
30% affordable housing (65:35)	£373,636	£271,145	£253,674	£232,756	£218,134
20% affordable housing (70:30)	£410,058	£294,490	£277,019	£256,101	£241,479
20% affordable housing (65:35)	£411,183	£295,596	£278,124	£257,206	£242,584
10% affordable housing (70:30)	£448,166	£319,494	£302,023	£281,105	£266,483
10% affordable housing (65:35)	£448,729	£320,047	£302,576	£281,657	£267,036

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£419,708	£330,883	£313,411	£292,493	£277,871
40% affordable housing (65:35)	£421,922	£333,094	£315,623	£294,705	£280,083
30% affordable housing (70:30)	£458,348	£355,887	£338,416	£317,497	£302,876
30% affordable housing (65:35)	£460,036	£357,545	£340,074	£319,156	£304,534
20% affordable housing (70:30)	£496,458	£380,890	£363,419	£342,501	£327,879
20% affordable housing (65:35)	£497,583	£381,996	£364,524	£343,606	£328,984
10% affordable housing (70:30)	£534,566	£406,894	£388,423	£367,505	£352,883
10% affordable housing (65:35)	£535,129	£406,447	£388,976	£368,057	£353,436

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£611,708	£522,883	£505,411	£484,493	£469,871
40% affordable housing (65:35)	£613,922	£525,094	£507,623	£486,705	£472,083
30% affordable housing (70:30)	£650,348	£547,887	£530,416	£509,497	£494,876
30% affordable housing (65:35)	£652,036	£549,545	£532,074	£511,156	£496,534
20% affordable housing (70:30)	£688,458	£572,890	£555,419	£534,501	£519,879
20% affordable housing (65:35)	£689,583	£573,996	£556,524	£535,606	£520,984
10% affordable housing (70:30)	£726,566	£597,894	£580,423	£559,505	£544,883
10% affordable housing (65:35)	£727,129	£598,447	£580,976	£560,057	£545,436

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 4

Havant / Leigh Park

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units	19
Site Area	0.48 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£675,341	£589,026	£571,555	£550,637	£536,015
40% affordable housing (65:35)	£673,134	£586,858	£569,386	£548,468	£533,846
30% affordable housing (70:30)	£695,106	£596,002	£578,530	£557,611	£542,990
30% affordable housing (65:35)	£693,450	£594,376	£576,903	£555,985	£541,364
20% affordable housing (70:30)	£714,871	£602,977	£585,505	£564,587	£549,965
20% affordable housing (65:35)	£713,768	£601,893	£584,422	£563,502	£548,882
10% affordable housing (70:30)	£734,636	£609,953	£592,480	£571,562	£556,941
10% affordable housing (65:35)	£734,084	£609,410	£591,939	£571,021	£556,399

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£44,659	-£130,974	-£148,445	-£169,363	-£183,985
40% affordable housing (65:35)	-£46,866	-£133,142	-£150,614	-£171,532	-£186,154
30% affordable housing (70:30)	-£24,894	-£123,998	-£141,470	-£162,389	-£177,010
30% affordable housing (65:35)	-£26,550	-£125,624	-£143,097	-£164,015	-£178,636
20% affordable housing (70:30)	-£5,129	-£117,023	-£134,495	-£155,413	-£170,035
20% affordable housing (65:35)	-£6,232	-£118,107	-£135,578	-£156,498	-£171,118
10% affordable housing (70:30)	£14,636	-£110,047	-£127,520	-£148,438	-£163,059
10% affordable housing (65:35)	£14,084	-£110,590	-£128,061	-£148,979	-£163,601

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£156,941	£70,626	£53,155	£32,237	£17,615
40% affordable housing (65:35)	£154,734	£68,458	£50,986	£30,068	£15,446
30% affordable housing (70:30)	£176,706	£77,602	£60,130	£39,211	£24,590
30% affordable housing (65:35)	£175,050	£75,976	£58,503	£37,585	£22,964
20% affordable housing (70:30)	£196,471	£84,577	£67,105	£46,187	£31,565
20% affordable housing (65:35)	£195,368	£83,493	£66,022	£45,102	£30,482
10% affordable housing (70:30)	£216,236	£91,553	£74,080	£53,162	£38,541
10% affordable housing (65:35)	£215,684	£91,010	£73,539	£52,621	£37,999

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£1,012,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£243,341	£157,026	£139,555	£118,637	£104,015
40% affordable housing (65:35)	£241,134	£154,858	£137,386	£116,468	£101,846
30% affordable housing (70:30)	£263,106	£164,002	£146,530	£125,611	£110,990
30% affordable housing (65:35)	£261,450	£162,376	£144,903	£123,985	£109,364
20% affordable housing (70:30)	£282,871	£170,977	£153,505	£132,587	£117,965
20% affordable housing (65:35)	£281,768	£169,893	£152,422	£131,502	£116,882
10% affordable housing (70:30)	£302,636	£177,953	£160,480	£139,562	£124,941
10% affordable housing (65:35)	£302,084	£177,410	£159,939	£139,021	£124,399

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£435,341	£349,026	£331,555	£310,637	£296,015
40% affordable housing (65:35)	£433,134	£346,858	£329,386	£308,468	£293,846
30% affordable housing (70:30)	£455,106	£356,002	£338,530	£317,611	£302,990
30% affordable housing (65:35)	£453,450	£354,376	£336,903	£315,985	£301,364
20% affordable housing (70:30)	£474,871	£362,977	£345,505	£324,587	£309,965
20% affordable housing (65:35)	£473,768	£361,893	£344,422	£323,502	£308,882
10% affordable housing (70:30)	£494,636	£369,953	£352,480	£331,562	£316,941
10% affordable housing (65:35)	£494,084	£369,410	£351,939	£331,021	£316,399

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 5

Hayling Island / Emsworth

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

No Units	50
Site Area	0.63 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£2,491,524	£2,254,585	£2,210,224	£2,162,992	£2,126,164
40% affordable housing (65:35)	£2,523,727	£2,286,235	£2,241,874	£2,194,642	£2,157,814
30% affordable housing (70:30)	£2,681,290	£2,408,739	£2,364,379	£2,317,147	£2,280,318
30% affordable housing (65:35)	£2,705,443	£2,432,477	£2,388,116	£2,340,884	£2,304,056
20% affordable housing (70:30)	£2,871,056	£2,562,894	£2,518,533	£2,471,301	£2,434,473
20% affordable housing (65:35)	£2,887,158	£2,578,718	£2,534,359	£2,487,126	£2,450,297
10% affordable housing (70:30)	£3,060,823	£2,717,048	£2,672,688	£2,625,456	£2,588,627
10% affordable housing (65:35)	£3,068,873	£2,724,961	£2,680,600	£2,633,369	£2,596,540

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,546,524	£1,309,585	£1,265,224	£1,217,992	£1,181,164
40% affordable housing (65:35)	£1,578,727	£1,341,235	£1,296,874	£1,249,642	£1,212,814
30% affordable housing (70:30)	£1,736,290	£1,463,739	£1,419,379	£1,372,147	£1,335,318
30% affordable housing (65:35)	£1,760,443	£1,487,477	£1,443,116	£1,395,884	£1,359,056
20% affordable housing (70:30)	£1,926,056	£1,617,894	£1,573,533	£1,526,301	£1,489,473
20% affordable housing (65:35)	£1,942,158	£1,633,718	£1,589,359	£1,542,126	£1,505,297
10% affordable housing (70:30)	£2,115,823	£1,772,048	£1,727,688	£1,680,456	£1,643,627
10% affordable housing (65:35)	£2,123,873	£1,779,961	£1,735,600	£1,688,369	£1,651,540

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,811,124	£1,574,185	£1,529,824	£1,482,592	£1,445,764
40% affordable housing (65:35)	£1,843,327	£1,605,835	£1,561,474	£1,514,242	£1,477,414
30% affordable housing (70:30)	£2,000,890	£1,728,339	£1,683,979	£1,636,747	£1,599,918
30% affordable housing (65:35)	£2,025,043	£1,752,077	£1,707,716	£1,660,484	£1,623,656
20% affordable housing (70:30)	£2,190,656	£1,882,494	£1,838,133	£1,790,901	£1,754,073
20% affordable housing (65:35)	£2,206,758	£1,898,318	£1,853,959	£1,806,726	£1,769,897
10% affordable housing (70:30)	£2,380,423	£2,036,648	£1,992,288	£1,945,056	£1,908,227
10% affordable housing (65:35)	£2,388,473	£2,044,561	£2,000,200	£1,952,969	£1,916,140

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,924,524	£1,687,585	£1,643,224	£1,595,992	£1,559,164
40% affordable housing (65:35)	£1,956,727	£1,719,235	£1,674,874	£1,627,642	£1,590,814
30% affordable housing (70:30)	£2,114,290	£1,841,739	£1,797,379	£1,750,147	£1,713,318
30% affordable housing (65:35)	£2,138,443	£1,865,477	£1,821,116	£1,773,884	£1,737,056
20% affordable housing (70:30)	£2,304,056	£1,995,894	£1,951,533	£1,904,301	£1,867,473
20% affordable housing (65:35)	£2,320,158	£2,011,718	£1,967,359	£1,920,126	£1,883,297
10% affordable housing (70:30)	£2,493,823	£2,150,048	£2,105,688	£2,058,456	£2,021,627
10% affordable housing (65:35)	£2,501,873	£2,157,961	£2,113,600	£2,066,369	£2,029,540

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£2,176,524	£1,939,585	£1,895,224	£1,847,992	£1,811,164
40% affordable housing (65:35)	£2,208,727	£1,971,235	£1,926,874	£1,879,642	£1,842,814
30% affordable housing (70:30)	£2,366,290	£2,093,739	£2,049,379	£2,002,147	£1,965,318
30% affordable housing (65:35)	£2,390,443	£2,117,477	£2,073,116	£2,025,884	£1,989,056
20% affordable housing (70:30)	£2,556,056	£2,247,894	£2,203,533	£2,156,301	£2,119,473
20% affordable housing (65:35)	£2,572,158	£2,263,718	£2,219,359	£2,172,126	£2,135,297
10% affordable housing (70:30)	£2,745,823	£2,402,048	£2,357,688	£2,310,456	£2,273,627
10% affordable housing (65:35)	£2,753,873	£2,409,961	£2,365,600	£2,318,369	£2,281,540

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 5

Waterlooville

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

No Units	50
Site Area	0.63 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,403,259	£1,222,234	£1,177,148	£1,129,143	£1,091,712
40% affordable housing (65:35)	£1,407,898	£1,226,867	£1,181,781	£1,133,777	£1,096,347
30% affordable housing (70:30)	£1,479,088	£1,269,538	£1,224,452	£1,176,448	£1,139,017
30% affordable housing (65:35)	£1,482,625	£1,273,014	£1,227,928	£1,179,924	£1,142,492
20% affordable housing (70:30)	£1,553,983	£1,316,843	£1,271,757	£1,223,753	£1,186,322
20% affordable housing (65:35)	£1,556,340	£1,319,161	£1,274,075	£1,226,069	£1,188,639
10% affordable housing (70:30)	£1,628,877	£1,364,148	£1,319,062	£1,271,058	£1,233,627
10% affordable housing (65:35)	£1,630,057	£1,365,307	£1,320,221	£1,272,216	£1,234,786

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£458,259	£277,234	£232,148	£184,143	£146,712
40% affordable housing (65:35)	£462,898	£281,867	£236,781	£188,777	£151,347
30% affordable housing (70:30)	£534,088	£324,538	£279,452	£231,448	£194,017
30% affordable housing (65:35)	£537,625	£328,014	£282,928	£234,924	£197,492
20% affordable housing (70:30)	£608,983	£371,843	£326,757	£278,753	£241,322
20% affordable housing (65:35)	£611,340	£374,161	£329,075	£281,069	£243,639
10% affordable housing (70:30)	£683,877	£419,148	£374,062	£326,058	£288,627
10% affordable housing (65:35)	£685,057	£420,307	£375,221	£327,216	£289,786

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£722,859	£541,834	£496,748	£448,743	£411,312
40% affordable housing (65:35)	£727,498	£546,467	£501,381	£453,377	£415,947
30% affordable housing (70:30)	£798,688	£589,138	£544,052	£496,048	£458,617
30% affordable housing (65:35)	£802,225	£592,614	£547,528	£499,524	£462,092
20% affordable housing (70:30)	£873,583	£636,443	£591,357	£543,353	£505,922
20% affordable housing (65:35)	£875,940	£638,761	£593,675	£545,669	£508,239
10% affordable housing (70:30)	£948,477	£683,748	£638,662	£590,658	£553,227
10% affordable housing (65:35)	£949,657	£684,907	£639,821	£591,816	£554,386

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£836,259	£655,234	£610,148	£562,143	£524,712
40% affordable housing (65:35)	£840,898	£659,867	£614,781	£566,777	£529,347
30% affordable housing (70:30)	£912,088	£702,538	£657,452	£609,448	£572,017
30% affordable housing (65:35)	£915,625	£706,014	£660,928	£612,924	£575,492
20% affordable housing (70:30)	£986,983	£749,843	£704,757	£656,753	£619,322
20% affordable housing (65:35)	£989,340	£752,161	£707,075	£659,069	£621,639
10% affordable housing (70:30)	£1,061,877	£797,148	£752,062	£704,058	£666,627
10% affordable housing (65:35)	£1,063,057	£798,307	£753,221	£705,216	£667,786

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,088,259	£907,234	£862,148	£814,143	£776,712
40% affordable housing (65:35)	£1,092,898	£911,867	£866,781	£818,777	£781,347
30% affordable housing (70:30)	£1,164,088	£954,538	£909,452	£861,448	£824,017
30% affordable housing (65:35)	£1,167,625	£958,014	£912,928	£864,924	£827,492
20% affordable housing (70:30)	£1,238,983	£1,001,843	£956,757	£908,753	£871,322
20% affordable housing (65:35)	£1,241,340	£1,004,161	£959,075	£911,069	£873,639
10% affordable housing (70:30)	£1,313,877	£1,049,148	£1,004,062	£956,058	£918,627
10% affordable housing (65:35)	£1,315,057	£1,050,307	£1,005,221	£957,216	£919,786

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 5
Havant / Leigh Park

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units 50
Site Area 0.63 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,037,499	£861,845	£816,759	£768,755	£731,325
40% affordable housing (65:35)	£1,032,876	£857,302	£812,216	£764,212	£726,790
30% affordable housing (70:30)	£1,074,623	£872,030	£826,944	£778,940	£741,508
30% affordable housing (65:35)	£1,071,156	£868,622	£823,536	£775,532	£738,101
20% affordable housing (70:30)	£1,111,748	£882,214	£837,129	£788,912	£750,868
20% affordable housing (65:35)	£1,109,437	£879,943	£834,857	£786,602	£748,559
10% affordable housing (70:30)	£1,148,873	£892,236	£846,412	£797,622	£759,580
10% affordable housing (65:35)	£1,147,717	£891,081	£845,258	£796,469	£758,425

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£92,499	-£83,155	-£128,241	-£176,245	-£213,675
40% affordable housing (65:35)	£87,876	-£87,698	-£132,784	-£180,788	-£218,220
30% affordable housing (70:30)	£129,623	-£72,970	-£118,056	-£166,060	-£203,492
30% affordable housing (65:35)	£126,156	-£76,378	-£121,464	-£169,468	-£206,899
20% affordable housing (70:30)	£166,748	-£62,786	-£107,871	-£156,088	-£194,132
20% affordable housing (65:35)	£164,437	-£65,057	-£110,143	-£158,398	-£196,441
10% affordable housing (70:30)	£203,873	-£52,764	-£98,588	-£147,378	-£185,420
10% affordable housing (65:35)	£202,717	-£53,919	-£99,742	-£148,531	-£186,575

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£357,099	£181,445	£136,359	£88,355	£50,925
40% affordable housing (65:35)	£352,476	£176,902	£131,816	£83,812	£46,380
30% affordable housing (70:30)	£394,223	£191,630	£146,544	£98,540	£61,108
30% affordable housing (65:35)	£390,756	£188,222	£143,136	£95,132	£57,701
20% affordable housing (70:30)	£431,348	£201,814	£156,729	£108,512	£70,468
20% affordable housing (65:35)	£429,037	£199,543	£154,457	£106,202	£68,159
10% affordable housing (70:30)	£468,473	£211,836	£166,012	£117,222	£79,180
10% affordable housing (65:35)	£467,317	£210,681	£164,858	£116,069	£78,025

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£1,012,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£470,499	£294,845	£249,759	£201,755	£164,325
40% affordable housing (65:35)	£465,876	£290,302	£245,216	£197,212	£159,780
30% affordable housing (70:30)	£507,623	£305,030	£259,944	£211,940	£174,508
30% affordable housing (65:35)	£504,156	£301,622	£256,536	£208,532	£171,101
20% affordable housing (70:30)	£544,748	£315,214	£270,129	£221,912	£183,868
20% affordable housing (65:35)	£542,437	£312,943	£267,857	£219,602	£181,559
10% affordable housing (70:30)	£581,873	£325,236	£279,412	£230,622	£192,580
10% affordable housing (65:35)	£580,717	£324,081	£278,258	£229,469	£191,425

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£722,499	£546,845	£501,759	£453,755	£416,325
40% affordable housing (65:35)	£717,876	£542,302	£497,216	£449,212	£411,780
30% affordable housing (70:30)	£759,623	£557,030	£511,944	£463,940	£426,508
30% affordable housing (65:35)	£756,156	£553,622	£508,536	£460,532	£423,101
20% affordable housing (70:30)	£796,748	£567,214	£522,129	£473,912	£435,868
20% affordable housing (65:35)	£794,437	£564,943	£519,857	£471,602	£433,559
10% affordable housing (70:30)	£833,873	£577,236	£531,412	£482,622	£444,580
10% affordable housing (65:35)	£832,717	£576,081	£530,258	£481,469	£443,425

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 6

Hayling Island / Emsworth

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

No Units	150
Site Area	0.29 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£10,143,669	£9,312,851	£9,190,552	£9,042,717	£8,941,603
40% affordable housing (65:35)	£10,253,134	£9,421,324	£9,299,026	£9,151,190	£9,050,077
30% affordable housing (70:30)	£10,871,558	£9,910,996	£9,788,697	£9,640,861	£9,539,005
30% affordable housing (65:35)	£10,953,657	£9,992,351	£9,870,052	£9,722,216	£9,621,103
20% affordable housing (70:30)	£11,594,520	£10,505,060	£10,380,761	£10,231,395	£10,129,236
20% affordable housing (65:35)	£11,649,706	£10,559,858	£10,435,558	£10,286,194	£10,184,034
10% affordable housing (70:30)	£12,315,816	£11,095,291	£10,970,992	£10,821,365	£10,717,939
10% affordable housing (65:35)	£12,343,409	£11,122,689	£10,998,391	£10,849,026	£10,745,679

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£9,708,669	£8,877,851	£8,755,552	£8,607,717	£8,506,603
40% affordable housing (65:35)	£9,818,134	£8,986,324	£8,864,026	£8,716,190	£8,615,077
30% affordable housing (70:30)	£10,436,558	£9,475,996	£9,353,697	£9,205,861	£9,104,005
30% affordable housing (65:35)	£10,518,657	£9,557,351	£9,435,052	£9,287,216	£9,186,103
20% affordable housing (70:30)	£11,159,520	£10,070,060	£9,945,761	£9,796,395	£9,694,236
20% affordable housing (65:35)	£11,214,706	£10,124,858	£10,000,558	£9,851,194	£9,749,034
10% affordable housing (70:30)	£11,880,816	£10,660,291	£10,535,992	£10,386,365	£10,282,939
10% affordable housing (65:35)	£11,908,409	£10,687,689	£10,563,391	£10,414,026	£10,310,679

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£9,830,469	£8,999,651	£8,877,352	£8,729,517	£8,628,403
40% affordable housing (65:35)	£9,939,934	£9,108,124	£8,985,826	£8,837,990	£8,736,877
30% affordable housing (70:30)	£10,558,358	£9,597,796	£9,475,497	£9,327,661	£9,225,805
30% affordable housing (65:35)	£10,640,457	£9,679,151	£9,556,852	£9,409,016	£9,307,903
20% affordable housing (70:30)	£11,281,320	£10,191,860	£10,067,561	£9,918,195	£9,816,036
20% affordable housing (65:35)	£11,336,506	£10,246,658	£10,122,358	£9,972,994	£9,870,834
10% affordable housing (70:30)	£12,002,616	£10,782,091	£10,657,792	£10,508,165	£10,404,739
10% affordable housing (65:35)	£12,030,209	£10,809,489	£10,685,191	£10,535,826	£10,432,479

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£9,882,669	£9,051,851	£8,929,552	£8,781,717	£8,680,603
40% affordable housing (65:35)	£9,992,134	£9,160,324	£9,038,026	£8,890,190	£8,789,077
30% affordable housing (70:30)	£10,610,558	£9,649,996	£9,527,697	£9,379,861	£9,278,005
30% affordable housing (65:35)	£10,692,657	£9,731,351	£9,609,052	£9,461,216	£9,360,103
20% affordable housing (70:30)	£11,333,520	£10,244,060	£10,119,761	£9,970,395	£9,868,236
20% affordable housing (65:35)	£11,388,706	£10,298,858	£10,174,558	£10,025,194	£9,923,034
10% affordable housing (70:30)	£12,054,816	£10,834,291	£10,709,992	£10,560,365	£10,456,939
10% affordable housing (65:35)	£12,082,409	£10,861,689	£10,737,391	£10,588,026	£10,484,679

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£9,998,669	£9,167,851	£9,045,552	£8,897,717	£8,796,603
40% affordable housing (65:35)	£10,108,134	£9,276,324	£9,154,026	£9,006,190	£8,905,077
30% affordable housing (70:30)	£10,726,558	£9,765,996	£9,643,697	£9,495,861	£9,394,005
30% affordable housing (65:35)	£10,808,657	£9,847,351	£9,725,052	£9,577,216	£9,476,103
20% affordable housing (70:30)	£11,449,520	£10,360,060	£10,235,761	£10,086,395	£9,984,236
20% affordable housing (65:35)	£11,504,706	£10,414,858	£10,290,558	£10,141,194	£10,039,034
10% affordable housing (70:30)	£12,170,816	£10,950,291	£10,825,992	£10,676,365	£10,572,939
10% affordable housing (65:35)	£12,198,409	£10,977,689	£10,853,391	£10,704,026	£10,600,679

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 6

Waterlooville

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units	150
Site Area	0.29 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£6,320,256	£5,672,205	£5,546,002	£5,394,787	£5,291,361
40% affordable housing (65:35)	£6,336,157	£5,687,994	£5,561,986	£5,410,771	£5,307,346
30% affordable housing (70:30)	£6,632,616	£5,878,220	£5,749,823	£5,596,430	£5,491,515
30% affordable housing (65:35)	£6,644,665	£5,890,382	£5,761,983	£5,608,591	£5,503,676
20% affordable housing (70:30)	£6,937,807	£6,073,203	£5,942,705	£5,786,804	£5,680,173
20% affordable housing (65:35)	£6,945,940	£6,081,443	£5,950,945	£5,795,044	£5,688,413
10% affordable housing (70:30)	£7,235,257	£6,261,402	£6,130,904	£5,975,002	£5,868,373
10% affordable housing (65:35)	£7,239,381	£6,265,522	£6,135,024	£5,979,123	£5,872,492

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£5,885,256	£5,237,205	£5,111,002	£4,959,787	£4,856,361
40% affordable housing (65:35)	£5,901,157	£5,252,994	£5,126,986	£4,975,771	£4,872,346
30% affordable housing (70:30)	£6,197,616	£5,443,220	£5,314,823	£5,161,430	£5,056,515
30% affordable housing (65:35)	£6,209,665	£5,455,382	£5,326,983	£5,173,591	£5,068,676
20% affordable housing (70:30)	£6,502,807	£5,638,203	£5,507,705	£5,351,804	£5,245,173
20% affordable housing (65:35)	£6,510,940	£5,646,443	£5,515,945	£5,360,044	£5,253,413
10% affordable housing (70:30)	£6,800,257	£5,826,402	£5,695,904	£5,540,002	£5,433,373
10% affordable housing (65:35)	£6,804,381	£5,830,522	£5,700,024	£5,544,123	£5,437,492

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£6,007,056	£5,359,005	£5,232,802	£5,081,587	£4,978,161
40% affordable housing (65:35)	£6,022,957	£5,374,794	£5,248,786	£5,097,571	£4,994,146
30% affordable housing (70:30)	£6,319,416	£5,565,020	£5,436,623	£5,283,230	£5,178,315
30% affordable housing (65:35)	£6,331,465	£5,577,182	£5,448,783	£5,295,391	£5,190,476
20% affordable housing (70:30)	£6,624,607	£5,760,003	£5,629,505	£5,473,604	£5,366,973
20% affordable housing (65:35)	£6,632,740	£5,768,243	£5,637,745	£5,481,844	£5,375,213
10% affordable housing (70:30)	£6,922,057	£5,948,202	£5,817,704	£5,661,802	£5,555,173
10% affordable housing (65:35)	£6,926,181	£5,952,322	£5,821,824	£5,665,923	£5,559,292

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£6,059,256	£5,411,205	£5,285,002	£5,133,787	£5,030,361
40% affordable housing (65:35)	£6,075,157	£5,426,994	£5,300,986	£5,149,771	£5,046,346
30% affordable housing (70:30)	£6,371,616	£5,617,220	£5,488,823	£5,335,430	£5,230,515
30% affordable housing (65:35)	£6,383,665	£5,629,382	£5,500,983	£5,347,591	£5,242,676
20% affordable housing (70:30)	£6,676,807	£5,812,203	£5,681,705	£5,525,804	£5,419,173
20% affordable housing (65:35)	£6,684,940	£5,820,443	£5,689,945	£5,534,044	£5,427,413
10% affordable housing (70:30)	£6,974,257	£6,000,402	£5,869,904	£5,714,002	£5,607,373
10% affordable housing (65:35)	£6,978,381	£6,004,522	£5,874,024	£5,718,123	£5,611,492

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£6,175,256	£5,527,205	£5,401,002	£5,249,787	£5,146,361
40% affordable housing (65:35)	£6,191,157	£5,542,994	£5,416,986	£5,265,771	£5,162,346
30% affordable housing (70:30)	£6,487,616	£5,733,220	£5,604,823	£5,451,430	£5,346,515
30% affordable housing (65:35)	£6,499,665	£5,745,382	£5,616,983	£5,463,591	£5,358,676
20% affordable housing (70:30)	£6,792,807	£5,928,203	£5,797,705	£5,641,804	£5,535,173
20% affordable housing (65:35)	£6,800,940	£5,936,443	£5,805,945	£5,650,044	£5,543,413
10% affordable housing (70:30)	£7,090,257	£6,116,402	£5,985,904	£5,830,002	£5,723,373
10% affordable housing (65:35)	£7,094,381	£6,120,522	£5,990,024	£5,834,123	£5,727,492

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 6

Havant / Leigh Park

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units 150
Site Area 0.29 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£5,036,114	£4,396,816	£4,268,419	£4,112,699	£4,006,069
40% affordable housing (65:35)	£5,020,167	£4,380,918	£4,252,442	£4,096,541	£3,989,911
30% affordable housing (70:30)	£5,201,447	£4,452,607	£4,322,109	£4,166,208	£4,059,577
30% affordable housing (65:35)	£5,189,315	£4,440,489	£4,309,991	£4,154,089	£4,047,459
20% affordable housing (70:30)	£5,354,498	£4,506,115	£4,375,617	£4,219,102	£4,110,728
20% affordable housing (65:35)	£5,346,279	£4,498,037	£4,367,539	£4,210,891	£4,102,516
10% affordable housing (70:30)	£5,505,135	£4,555,866	£4,423,234	£4,264,783	£4,156,408
10% affordable housing (65:35)	£5,501,024	£4,551,760	£4,419,128	£4,260,676	£4,152,302

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£4,601,114	£3,961,816	£3,833,419	£3,677,699	£3,571,069
40% affordable housing (65:35)	£4,585,167	£3,945,918	£3,817,442	£3,661,541	£3,554,911
30% affordable housing (70:30)	£4,766,447	£4,017,607	£3,887,109	£3,731,208	£3,624,577
30% affordable housing (65:35)	£4,754,315	£4,005,489	£3,874,991	£3,719,089	£3,612,459
20% affordable housing (70:30)	£4,919,498	£4,071,115	£3,940,617	£3,784,102	£3,675,728
20% affordable housing (65:35)	£4,911,279	£4,063,037	£3,932,539	£3,775,891	£3,667,516
10% affordable housing (70:30)	£5,070,135	£4,120,866	£3,988,234	£3,829,783	£3,721,408
10% affordable housing (65:35)	£5,066,024	£4,116,760	£3,984,128	£3,825,676	£3,717,302

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£4,722,914	£4,083,616	£3,955,219	£3,799,499	£3,692,869
40% affordable housing (65:35)	£4,706,967	£4,067,718	£3,939,242	£3,783,341	£3,676,711
30% affordable housing (70:30)	£4,888,247	£4,139,407	£4,008,909	£3,853,008	£3,746,377
30% affordable housing (65:35)	£4,876,115	£4,127,289	£3,996,791	£3,840,889	£3,734,259
20% affordable housing (70:30)	£5,041,298	£4,192,915	£4,062,417	£3,905,902	£3,797,528
20% affordable housing (65:35)	£5,033,079	£4,184,837	£4,054,339	£3,897,691	£3,789,316
10% affordable housing (70:30)	£5,191,935	£4,242,666	£4,110,034	£3,951,583	£3,843,208
10% affordable housing (65:35)	£5,187,824	£4,238,560	£4,105,928	£3,947,476	£3,839,102

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£1,012,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£4,775,114	£4,135,816	£4,007,419	£3,851,699	£3,745,069
40% affordable housing (65:35)	£4,759,167	£4,119,918	£3,991,442	£3,835,541	£3,728,911
30% affordable housing (70:30)	£4,940,447	£4,191,607	£4,061,109	£3,905,208	£3,798,577
30% affordable housing (65:35)	£4,928,315	£4,179,489	£4,048,991	£3,893,089	£3,786,459
20% affordable housing (70:30)	£5,093,498	£4,245,115	£4,114,617	£3,958,102	£3,849,728
20% affordable housing (65:35)	£5,085,279	£4,237,037	£4,106,539	£3,949,891	£3,841,516
10% affordable housing (70:30)	£5,244,135	£4,294,866	£4,162,234	£4,003,783	£3,895,408
10% affordable housing (65:35)	£5,240,024	£4,290,760	£4,158,128	£3,999,676	£3,891,302

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£4,891,114	£4,251,816	£4,123,419	£3,967,699	£3,861,069
40% affordable housing (65:35)	£4,875,167	£4,235,918	£4,107,442	£3,951,541	£3,844,911
30% affordable housing (70:30)	£5,056,447	£4,307,607	£4,177,109	£4,021,208	£3,914,577
30% affordable housing (65:35)	£5,044,315	£4,295,489	£4,164,991	£4,009,089	£3,902,459
20% affordable housing (70:30)	£5,209,498	£4,361,115	£4,230,617	£4,074,102	£3,965,728
20% affordable housing (65:35)	£5,201,279	£4,353,037	£4,222,539	£4,065,891	£3,957,516
10% affordable housing (70:30)	£5,360,135	£4,410,866	£4,278,234	£4,119,783	£4,011,408
10% affordable housing (65:35)	£5,356,024	£4,406,760	£4,274,128	£4,115,676	£4,007,302

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 7

Hayling Island / Emsworth

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

No Units	300
Site Area	7.5 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£18,498,925	£16,976,441	£16,754,444	£16,485,107	£16,302,852
40% affordable housing (65:35)	£18,697,521	£17,172,702	£16,952,068	£16,682,731	£16,500,476
30% affordable housing (70:30)	£19,833,079	£18,070,153	£17,846,132	£17,576,795	£17,393,195
30% affordable housing (65:35)	£19,982,850	£18,218,371	£17,994,350	£17,725,013	£17,542,650
20% affordable housing (70:30)	£21,160,998	£19,156,368	£18,928,682	£18,657,098	£18,473,321
20% affordable housing (65:35)	£21,260,845	£19,256,004	£19,028,318	£18,756,734	£18,572,957
10% affordable housing (70:30)	£22,485,629	£20,235,607	£20,004,197	£19,729,969	£19,544,403
10% affordable housing (65:35)	£22,535,899	£20,285,910	£20,054,500	£19,780,272	£19,594,707

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£7,248,925	£5,726,441	£5,504,444	£5,235,107	£5,052,852
40% affordable housing (65:35)	£7,447,521	£5,922,702	£5,702,068	£5,432,731	£5,250,476
30% affordable housing (70:30)	£8,583,079	£6,820,153	£6,596,132	£6,326,795	£6,143,195
30% affordable housing (65:35)	£8,732,850	£6,968,371	£6,744,350	£6,475,013	£6,292,650
20% affordable housing (70:30)	£9,910,998	£7,906,368	£7,678,682	£7,407,098	£7,223,321
20% affordable housing (65:35)	£10,010,845	£8,006,004	£7,778,318	£7,506,734	£7,322,957
10% affordable housing (70:30)	£11,235,629	£8,985,607	£8,754,197	£8,479,969	£8,294,403
10% affordable housing (65:35)	£11,285,899	£9,035,910	£8,804,500	£8,530,272	£8,344,707

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£10,398,925	£8,876,441	£8,654,444	£8,385,107	£8,202,852
40% affordable housing (65:35)	£10,597,521	£9,072,702	£8,852,068	£8,582,731	£8,400,476
30% affordable housing (70:30)	£11,733,079	£9,970,153	£9,746,132	£9,476,795	£9,293,195
30% affordable housing (65:35)	£11,882,850	£10,118,371	£9,894,350	£9,625,013	£9,442,650
20% affordable housing (70:30)	£13,060,998	£11,056,368	£10,828,682	£10,557,098	£10,373,321
20% affordable housing (65:35)	£13,160,845	£11,156,004	£10,928,318	£10,656,734	£10,472,957
10% affordable housing (70:30)	£14,385,629	£12,135,607	£11,904,197	£11,629,969	£11,444,403
10% affordable housing (65:35)	£14,435,899	£12,185,910	£11,954,500	£11,680,272	£11,494,707

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£11,748,925	£10,226,441	£10,004,444	£9,735,107	£9,552,852
40% affordable housing (65:35)	£11,947,521	£10,422,702	£10,202,068	£9,932,731	£9,750,476
30% affordable housing (70:30)	£13,083,079	£11,320,153	£11,096,132	£10,826,795	£10,643,195
30% affordable housing (65:35)	£13,232,850	£11,468,371	£11,244,350	£10,975,013	£10,792,650
20% affordable housing (70:30)	£14,410,998	£12,406,368	£12,178,682	£11,907,098	£11,723,321
20% affordable housing (65:35)	£14,510,845	£12,506,004	£12,278,318	£12,006,734	£11,822,957
10% affordable housing (70:30)	£15,735,629	£13,485,607	£13,254,197	£12,979,969	£12,794,403
10% affordable housing (65:35)	£15,785,899	£13,535,910	£13,304,500	£13,030,272	£12,844,707

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£14,748,925	£13,226,441	£13,004,444	£12,735,107	£12,552,852
40% affordable housing (65:35)	£14,947,521	£13,422,702	£13,202,068	£12,932,731	£12,750,476
30% affordable housing (70:30)	£16,083,079	£14,320,153	£14,096,132	£13,826,795	£13,643,195
30% affordable housing (65:35)	£16,232,850	£14,468,371	£14,244,350	£13,975,013	£13,792,650
20% affordable housing (70:30)	£17,410,998	£15,406,368	£15,178,682	£14,907,098	£14,723,321
20% affordable housing (65:35)	£17,510,845	£15,506,004	£15,278,318	£15,006,734	£14,822,957
10% affordable housing (70:30)	£18,735,629	£16,485,607	£16,254,197	£15,979,969	£15,794,403
10% affordable housing (65:35)	£18,785,899	£16,535,910	£16,304,500	£16,030,272	£15,844,707

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 7

Waterlooville

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units 300
Site Area 7.5 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£11,539,729	£10,342,837	£10,111,427	£9,835,553	£9,647,926
40% affordable housing (65:35)	£11,568,697	£10,371,824	£10,140,414	£9,864,862	£9,677,235
30% affordable housing (70:30)	£12,119,515	£10,717,706	£10,478,664	£10,197,000	£10,004,414
30% affordable housing (65:35)	£12,141,422	£10,739,961	£10,500,920	£10,219,563	£10,026,977
20% affordable housing (70:30)	£12,685,378	£11,064,474	£10,817,549	£10,526,445	£10,327,755
20% affordable housing (65:35)	£12,700,289	£11,078,743	£10,832,818	£10,541,963	£10,343,274
10% affordable housing (70:30)	£13,232,807	£11,379,587	£11,128,624	£10,835,001	£10,636,310
10% affordable housing (65:35)	£13,240,355	£11,387,346	£11,136,383	£10,842,760	£10,644,070

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£289,729	-£907,163	-£1,138,573	-£1,414,447	-£1,602,074
40% affordable housing (65:35)	£318,697	-£878,176	-£1,109,586	-£1,385,138	-£1,572,765
30% affordable housing (70:30)	£869,515	-£532,294	-£771,336	-£1,053,000	-£1,245,586
30% affordable housing (65:35)	£891,422	-£510,039	-£749,080	-£1,030,437	-£1,223,023
20% affordable housing (70:30)	£1,435,378	-£185,526	-£432,451	-£723,555	-£922,245
20% affordable housing (65:35)	£1,450,289	-£170,257	-£417,182	-£708,037	-£906,726
10% affordable housing (70:30)	£1,982,807	£129,587	-£121,376	-£414,999	-£613,690
10% affordable housing (65:35)	£1,990,355	£137,346	-£113,617	-£407,240	-£605,930

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£3,439,729	£2,242,837	£2,011,427	£1,735,553	£1,547,926
40% affordable housing (65:35)	£3,468,697	£2,271,824	£2,040,414	£1,764,862	£1,577,235
30% affordable housing (70:30)	£4,019,515	£2,617,706	£2,378,664	£2,097,000	£1,904,414
30% affordable housing (65:35)	£4,041,422	£2,639,961	£2,400,920	£2,119,563	£1,926,977
20% affordable housing (70:30)	£4,585,378	£2,964,474	£2,717,549	£2,426,445	£2,227,755
20% affordable housing (65:35)	£4,600,289	£2,979,743	£2,732,818	£2,441,963	£2,243,274
10% affordable housing (70:30)	£5,132,807	£3,279,587	£3,028,624	£2,735,001	£2,536,310
10% affordable housing (65:35)	£5,140,355	£3,287,346	£3,036,383	£2,742,760	£2,544,070

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£4,789,729	£3,592,837	£3,361,427	£3,085,553	£2,897,926
40% affordable housing (65:35)	£4,818,697	£3,621,824	£3,390,414	£3,114,862	£2,927,235
30% affordable housing (70:30)	£5,369,515	£3,967,706	£3,728,664	£3,447,000	£3,254,414
30% affordable housing (65:35)	£5,391,422	£3,989,961	£3,750,920	£3,469,563	£3,276,977
20% affordable housing (70:30)	£5,935,378	£4,314,474	£4,067,549	£3,776,445	£3,577,755
20% affordable housing (65:35)	£5,950,289	£4,329,743	£4,082,818	£3,791,963	£3,593,274
10% affordable housing (70:30)	£6,482,807	£4,629,587	£4,378,624	£4,085,001	£3,886,310
10% affordable housing (65:35)	£6,490,355	£4,637,346	£4,386,383	£4,092,760	£3,894,070

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£7,789,729	£6,592,837	£6,361,427	£6,085,553	£5,897,926
40% affordable housing (65:35)	£7,818,697	£6,621,824	£6,390,414	£6,114,862	£5,927,235
30% affordable housing (70:30)	£8,369,515	£6,967,706	£6,728,664	£6,447,000	£6,254,414
30% affordable housing (65:35)	£8,391,422	£6,989,961	£6,750,920	£6,469,563	£6,276,977
20% affordable housing (70:30)	£8,935,378	£7,314,474	£7,067,549	£6,776,445	£6,577,755
20% affordable housing (65:35)	£8,950,289	£7,329,743	£7,082,818	£6,791,963	£6,593,274
10% affordable housing (70:30)	£9,482,807	£7,629,587	£7,378,624	£7,085,001	£6,886,310
10% affordable housing (65:35)	£9,490,355	£7,637,346	£7,386,383	£7,092,760	£6,894,070

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 7

Havant / Leigh Park

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

No Units 300
Site Area 7.5 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£9,204,134	£8,012,798	£7,770,269	£7,483,683	£7,288,191
40% affordable housing (65:35)	£9,175,215	£7,983,702	£7,740,771	£7,453,742	£7,258,047
30% affordable housing (70:30)	£9,513,207	£8,090,289	£7,839,326	£7,545,703	£7,347,012
30% affordable housing (65:35)	£9,491,003	£8,067,464	£7,816,501	£7,522,878	£7,324,188
20% affordable housing (70:30)	£9,787,226	£8,148,822	£7,894,906	£7,596,480	£7,394,541
20% affordable housing (65:35)	£9,771,745	£8,133,606	£7,879,441	£7,581,015	£7,379,076
10% affordable housing (70:30)	£10,033,759	£8,192,948	£7,937,851	£7,639,455	£7,437,516
10% affordable housing (65:35)	£10,026,018	£8,185,216	£7,930,149	£7,631,723	£7,429,784

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£2,045,866	-£3,237,202	-£3,479,731	-£3,766,317	-£3,961,809
40% affordable housing (65:35)	-£2,074,785	-£3,266,298	-£3,509,229	-£3,796,258	-£3,991,953
30% affordable housing (70:30)	-£1,736,793	-£3,159,711	-£3,410,674	-£3,704,297	-£3,902,988
30% affordable housing (65:35)	-£1,758,997	-£3,182,536	-£3,433,499	-£3,727,122	-£3,925,812
20% affordable housing (70:30)	-£1,462,774	-£3,101,178	-£3,355,094	-£3,653,520	-£3,855,459
20% affordable housing (65:35)	-£1,478,255	-£3,116,394	-£3,370,559	-£3,668,985	-£3,870,924
10% affordable housing (70:30)	-£1,216,241	-£3,057,052	-£3,312,119	-£3,610,545	-£3,812,484
10% affordable housing (65:35)	-£1,223,982	-£3,064,784	-£3,319,851	-£3,618,277	-£3,820,216

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,104,134	-£87,202	-£329,731	-£616,317	-£811,809
40% affordable housing (65:35)	£1,075,215	-£116,298	-£359,229	-£646,258	-£841,953
30% affordable housing (70:30)	£1,413,207	-£9,711	-£260,674	-£554,297	-£752,988
30% affordable housing (65:35)	£1,391,003	-£32,536	-£283,499	-£577,122	-£775,612
20% affordable housing (70:30)	£1,687,226	£48,822	-£205,094	-£503,520	-£705,459
20% affordable housing (65:35)	£1,671,745	£33,606	-£220,559	-£518,985	-£720,924
10% affordable housing (70:30)	£1,933,759	£92,948	-£162,119	-£460,545	-£662,484
10% affordable housing (65:35)	£1,926,018	£85,216	-£169,851	-£468,277	-£670,216

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£1,012,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£2,454,134	£1,262,798	£1,020,269	£733,683	£538,191
40% affordable housing (65:35)	£2,425,215	£1,233,702	£990,771	£703,742	£508,047
30% affordable housing (70:30)	£2,763,207	£1,340,289	£1,089,326	£795,703	£597,012
30% affordable housing (65:35)	£2,741,003	£1,317,464	£1,066,501	£772,878	£574,188
20% affordable housing (70:30)	£3,037,226	£1,398,822	£1,144,906	£846,480	£644,541
20% affordable housing (65:35)	£3,021,745	£1,383,606	£1,129,441	£831,015	£629,076
10% affordable housing (70:30)	£3,283,759	£1,442,948	£1,187,881	£889,455	£687,516
10% affordable housing (65:35)	£3,276,018	£1,435,216	£1,180,149	£881,723	£679,784

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£5,454,134	£4,262,798	£4,020,269	£3,733,683	£3,538,191
40% affordable housing (65:35)	£5,425,215	£4,233,702	£3,990,771	£3,703,742	£3,508,047
30% affordable housing (70:30)	£5,763,207	£4,340,289	£4,089,326	£3,795,703	£3,597,012
30% affordable housing (65:35)	£5,741,003	£4,317,464	£4,066,501	£3,772,878	£3,574,188
20% affordable housing (70:30)	£6,037,226	£4,398,822	£4,144,906	£3,846,480	£3,644,541
20% affordable housing (65:35)	£6,021,745	£4,383,606	£4,129,441	£3,831,015	£3,629,076
10% affordable housing (70:30)	£6,283,759	£4,442,948	£4,187,881	£3,889,455	£3,687,516
10% affordable housing (65:35)	£6,276,018	£4,435,216	£4,180,149	£3,881,723	£3,679,784

Appendix 4: Viability testing results (growth)

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 1

Hayling Island / Emsworth

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

No Units	3
Site Area	0.15 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£262,070	£242,037	£239,270	£235,578	£233,106
40% affordable housing (65:35)	£264,694	£244,618	£241,849	£238,157	£235,686
30% affordable housing (70:30)	£285,113	£262,096	£259,329	£255,637	£253,165
30% affordable housing (65:35)	£287,082	£264,031	£261,264	£257,572	£255,100
20% affordable housing (70:30)	£308,156	£282,155	£279,388	£275,696	£273,224
20% affordable housing (65:35)	£309,469	£283,446	£280,677	£276,986	£274,515
10% affordable housing (70:30)	£331,199	£302,215	£299,447	£295,755	£293,284
10% affordable housing (65:35)	£331,855	£302,860	£300,092	£296,400	£293,928
0% affordable housing	£354,242	£322,274	£319,506	£315,815	£313,343

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£37,070	£17,037	£14,270	£10,578	£8,106
40% affordable housing (65:35)	£39,694	£19,618	£16,849	£13,157	£10,686
30% affordable housing (70:30)	£60,113	£37,096	£34,329	£30,637	£28,165
30% affordable housing (65:35)	£62,082	£39,031	£36,264	£32,572	£30,100
20% affordable housing (70:30)	£83,156	£57,155	£54,388	£50,696	£48,224
20% affordable housing (65:35)	£84,469	£58,446	£55,677	£51,986	£49,515
10% affordable housing (70:30)	£106,199	£77,215	£74,447	£70,755	£68,284
10% affordable housing (65:35)	£106,855	£77,860	£75,092	£71,400	£68,928
0% affordable housing	£129,242	£97,274	£94,506	£90,815	£88,343

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£100,070	£80,037	£77,270	£73,578	£71,106
40% affordable housing (65:35)	£102,694	£82,618	£79,849	£76,157	£73,686
30% affordable housing (70:30)	£123,113	£100,096	£97,329	£93,637	£91,165
30% affordable housing (65:35)	£125,082	£102,031	£99,264	£95,572	£93,100
20% affordable housing (70:30)	£146,156	£120,155	£117,388	£113,696	£111,224
20% affordable housing (65:35)	£147,469	£121,446	£118,677	£114,986	£112,515
10% affordable housing (70:30)	£169,199	£140,215	£137,447	£133,755	£131,284
10% affordable housing (65:35)	£169,855	£140,860	£138,092	£134,400	£131,928
0% affordable housing	£192,242	£160,274	£157,506	£153,815	£151,343

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£127,070	£107,037	£104,270	£100,578	£98,106
40% affordable housing (65:35)	£129,694	£109,618	£106,849	£103,157	£100,686
30% affordable housing (70:30)	£150,113	£127,096	£124,329	£120,637	£118,165
30% affordable housing (65:35)	£152,082	£129,031	£126,264	£122,572	£120,100
20% affordable housing (70:30)	£173,156	£147,155	£144,388	£140,696	£138,224
20% affordable housing (65:35)	£174,469	£148,446	£145,677	£141,986	£139,515
10% affordable housing (70:30)	£196,199	£167,215	£164,447	£160,755	£158,284
10% affordable housing (65:35)	£196,855	£167,860	£165,092	£161,400	£158,928
0% affordable housing	£219,242	£187,274	£184,506	£180,815	£178,343

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£187,070	£167,037	£164,270	£160,578	£158,106
40% affordable housing (65:35)	£189,694	£169,618	£166,849	£163,157	£160,686
30% affordable housing (70:30)	£210,113	£187,096	£184,329	£180,637	£178,165
30% affordable housing (65:35)	£212,082	£189,031	£186,264	£182,572	£180,100
20% affordable housing (70:30)	£233,156	£207,155	£204,388	£200,696	£198,224
20% affordable housing (65:35)	£234,469	£208,446	£205,677	£201,986	£199,515
10% affordable housing (70:30)	£256,199	£227,215	£224,447	£220,755	£218,284
10% affordable housing (65:35)	£256,855	£227,860	£225,092	£221,400	£218,928
0% affordable housing	£279,242	£247,274	£244,506	£240,815	£238,343

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 1

Waterlooville

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

No Units	3
Site Area	0.15 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£163,377	£148,146	£145,378	£141,687	£139,215
40% affordable housing (65:35)	£163,754	£148,518	£145,750	£142,058	£139,586
30% affordable housing (70:30)	£175,587	£158,077	£155,308	£151,617	£149,146
30% affordable housing (65:35)	£175,870	£158,356	£155,587	£151,896	£149,425
20% affordable housing (70:30)	£187,797	£168,008	£165,239	£161,547	£159,077
20% affordable housing (65:35)	£187,986	£168,193	£165,425	£161,734	£159,262
10% affordable housing (70:30)	£200,008	£177,938	£175,170	£171,478	£169,007
10% affordable housing (65:35)	£200,102	£178,030	£175,263	£171,571	£169,099
0% affordable housing	£212,218	£187,869	£185,100	£181,408	£178,937

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£61,623	-£76,854	-£79,622	-£83,313	-£85,785
40% affordable housing (65:35)	-£61,246	-£76,482	-£79,250	-£82,942	-£85,414
30% affordable housing (70:30)	-£49,413	-£66,923	-£69,692	-£73,383	-£75,854
30% affordable housing (65:35)	-£49,130	-£66,644	-£69,413	-£73,104	-£75,575
20% affordable housing (70:30)	-£37,203	-£56,992	-£59,761	-£63,453	-£65,923
20% affordable housing (65:35)	-£37,014	-£56,807	-£59,575	-£63,266	-£65,738
10% affordable housing (70:30)	-£24,992	-£47,062	-£49,830	-£53,522	-£55,993
10% affordable housing (65:35)	-£24,898	-£46,970	-£49,737	-£53,429	-£55,901
0% affordable housing	-£12,782	-£37,131	-£39,900	-£43,592	-£46,063

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,377	-£13,854	-£16,622	-£20,313	-£22,789
40% affordable housing (65:35)	£1,754	-£13,482	-£16,250	-£19,942	-£22,414
30% affordable housing (70:30)	£13,587	-£3,923	-£6,692	-£10,383	-£12,854
30% affordable housing (65:35)	£13,870	-£3,644	-£6,413	-£10,104	-£12,575
20% affordable housing (70:30)	£25,797	£6,008	£3,239	-£453	-£2,923
20% affordable housing (65:35)	£25,986	£6,193	£3,425	-£266	-£2,738
10% affordable housing (70:30)	£38,008	£15,938	£13,170	£9,478	£7,007
10% affordable housing (65:35)	£38,102	£16,030	£13,263	£9,571	£7,099
0% affordable housing	£50,218	£25,869	£23,100	£19,408	£16,937

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£28,377	£13,146	£10,378	£6,687	£4,215
40% affordable housing (65:35)	£28,754	£13,518	£10,750	£7,058	£4,586
30% affordable housing (70:30)	£40,587	£23,077	£20,308	£16,617	£14,146
30% affordable housing (65:35)	£40,870	£23,356	£20,587	£16,896	£14,425
20% affordable housing (70:30)	£52,797	£33,008	£30,239	£26,547	£24,077
20% affordable housing (65:35)	£52,986	£33,193	£30,425	£26,734	£24,262
10% affordable housing (70:30)	£65,008	£42,938	£40,170	£36,478	£34,007
10% affordable housing (65:35)	£65,102	£43,030	£40,263	£36,571	£34,099
0% affordable housing	£77,218	£52,869	£50,100	£46,408	£43,937

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£88,377	£73,146	£70,378	£66,687	£64,215
40% affordable housing (65:35)	£88,754	£73,518	£70,750	£67,058	£64,586
30% affordable housing (70:30)	£100,587	£83,077	£80,308	£76,617	£74,146
30% affordable housing (65:35)	£100,870	£83,356	£80,587	£76,896	£74,425
20% affordable housing (70:30)	£112,797	£93,008	£90,239	£86,547	£84,077
20% affordable housing (65:35)	£112,986	£93,193	£90,425	£86,734	£84,262
10% affordable housing (70:30)	£125,008	£102,938	£100,170	£96,478	£94,007
10% affordable housing (65:35)	£125,102	£103,030	£100,263	£96,571	£94,099
0% affordable housing	£137,218	£112,869	£110,100	£106,408	£103,937

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 1

Havant / Leigh Park

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

No Units	3
Site Area	0.15 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£130,478	£115,814	£113,046	£109,355	£106,883
40% affordable housing (65:35)	£130,108	£115,450	£112,682	£108,990	£106,519
30% affordable housing (70:30)	£139,078	£122,196	£119,428	£115,736	£113,265
30% affordable housing (65:35)	£138,800	£121,923	£119,155	£115,463	£112,992
20% affordable housing (70:30)	£147,678	£128,577	£125,810	£122,118	£119,646
20% affordable housing (65:35)	£147,493	£128,396	£125,628	£121,936	£119,464
10% affordable housing (70:30)	£156,278	£134,959	£132,192	£128,500	£126,028
10% affordable housing (65:35)	£156,185	£134,868	£132,100	£128,409	£125,937
0% affordable housing	£164,877	£141,341	£138,573	£134,882	£132,410

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£94,522	-£109,186	-£111,954	-£115,645	-£118,117
40% affordable housing (65:35)	-£94,892	-£109,550	-£112,318	-£116,010	-£118,481
30% affordable housing (70:30)	-£85,922	-£102,804	-£105,572	-£109,264	-£111,735
30% affordable housing (65:35)	-£86,200	-£103,077	-£105,845	-£109,537	-£112,008
20% affordable housing (70:30)	-£77,322	-£96,423	-£99,190	-£102,882	-£105,354
20% affordable housing (65:35)	-£77,507	-£96,604	-£99,372	-£103,064	-£105,536
10% affordable housing (70:30)	-£68,722	-£90,041	-£92,808	-£96,500	-£98,972
10% affordable housing (65:35)	-£68,815	-£90,132	-£92,900	-£96,591	-£99,063
0% affordable housing	-£60,123	-£83,659	-£86,427	-£90,118	-£92,590

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£31,522	-£46,186	-£48,954	-£52,645	-£55,117
40% affordable housing (65:35)	-£31,892	-£46,550	-£49,318	-£53,010	-£55,481
30% affordable housing (70:30)	-£22,922	-£39,804	-£42,572	-£46,264	-£48,735
30% affordable housing (65:35)	-£23,200	-£40,077	-£42,845	-£46,537	-£49,008
20% affordable housing (70:30)	-£14,322	-£33,423	-£36,190	-£39,882	-£42,354
20% affordable housing (65:35)	-£14,507	-£33,604	-£36,372	-£40,064	-£42,536
10% affordable housing (70:30)	-£5,722	-£27,041	-£29,808	-£33,500	-£35,972
10% affordable housing (65:35)	-£5,815	-£27,132	-£29,900	-£33,591	-£36,063
0% affordable housing	£2,877	-£20,659	-£23,427	-£27,118	-£29,590

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£1,012,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£4,522	-£19,186	-£21,954	-£25,645	-£28,117
40% affordable housing (65:35)	-£4,892	-£19,550	-£22,318	-£26,010	-£28,481
30% affordable housing (70:30)	£4,078	-£12,804	-£15,572	-£19,264	-£21,735
30% affordable housing (65:35)	£3,800	-£13,077	-£15,845	-£19,537	-£22,008
20% affordable housing (70:30)	£12,678	-£6,423	-£9,190	-£12,882	-£15,354
20% affordable housing (65:35)	£12,493	-£6,604	-£9,372	-£13,064	-£15,536
10% affordable housing (70:30)	£21,278	-£41	-£2,808	-£6,500	-£8,972
10% affordable housing (65:35)	£21,185	-£132	-£2,900	-£6,591	-£9,063
0% affordable housing	£29,877	£6,341	£3,573	£118	£2,590

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£55,478	£40,814	£38,046	£34,355	£31,883
40% affordable housing (65:35)	£55,108	£40,450	£37,682	£33,990	£31,519
30% affordable housing (70:30)	£64,078	£47,196	£44,428	£40,736	£38,265
30% affordable housing (65:35)	£63,800	£46,923	£44,155	£40,463	£37,992
20% affordable housing (70:30)	£72,678	£53,577	£50,810	£47,118	£44,646
20% affordable housing (65:35)	£72,493	£53,396	£50,628	£46,936	£44,464
10% affordable housing (70:30)	£81,278	£59,959	£57,192	£53,500	£51,028
10% affordable housing (65:35)	£81,185	£59,868	£57,100	£53,409	£50,937
	£89,877	£66,341	£63,573	£59,882	£57,410

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 2

Hayling Island / Emsworth

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

No Units	7
Site Area	0.23 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£572,876	£529,086	£522,627	£514,557	£508,790
40% affordable housing (65:35)	£578,614	£534,724	£528,266	£520,197	£514,429
30% affordable housing (70:30)	£623,247	£572,934	£566,475	£558,406	£552,638
30% affordable housing (65:35)	£627,550	£577,163	£570,705	£562,635	£556,868
20% affordable housing (70:30)	£673,619	£616,783	£610,324	£602,255	£596,488
20% affordable housing (65:35)	£676,487	£619,602	£613,143	£605,074	£599,307
10% affordable housing (70:30)	£723,989	£660,631	£654,172	£646,103	£640,336
10% affordable housing (65:35)	£725,424	£662,040	£655,582	£647,513	£641,745

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£227,876	£184,086	£177,627	£169,557	£163,790
40% affordable housing (65:35)	£233,614	£189,724	£183,266	£175,197	£169,429
30% affordable housing (70:30)	£278,247	£227,934	£221,475	£213,406	£207,638
30% affordable housing (65:35)	£282,550	£232,163	£225,705	£217,635	£211,868
20% affordable housing (70:30)	£328,619	£271,783	£265,324	£257,255	£251,488
20% affordable housing (65:35)	£331,487	£274,602	£268,143	£260,074	£254,307
10% affordable housing (70:30)	£378,989	£315,631	£309,172	£301,103	£295,336
10% affordable housing (65:35)	£380,424	£317,040	£310,582	£302,513	£296,745

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£324,476	£280,686	£274,227	£266,157	£260,390
40% affordable housing (65:35)	£330,214	£286,324	£279,866	£271,797	£266,029
30% affordable housing (70:30)	£374,847	£324,534	£318,075	£310,006	£304,238
30% affordable housing (65:35)	£379,150	£328,763	£322,305	£314,235	£308,468
20% affordable housing (70:30)	£425,219	£368,383	£361,924	£353,855	£348,088
20% affordable housing (65:35)	£428,087	£371,202	£364,743	£356,674	£350,907
10% affordable housing (70:30)	£475,589	£412,231	£405,772	£397,703	£391,936
10% affordable housing (65:35)	£477,024	£413,640	£407,182	£399,113	£393,345

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£365,876	£322,086	£315,627	£307,557	£301,790
40% affordable housing (65:35)	£371,614	£327,724	£321,266	£313,197	£307,429
30% affordable housing (70:30)	£416,247	£365,934	£359,475	£351,406	£345,638
30% affordable housing (65:35)	£420,550	£370,163	£363,705	£355,635	£349,868
20% affordable housing (70:30)	£466,619	£409,783	£403,324	£395,255	£389,488
20% affordable housing (65:35)	£469,487	£412,602	£406,143	£398,074	£392,307
10% affordable housing (70:30)	£516,989	£453,631	£447,172	£439,103	£433,336
10% affordable housing (65:35)	£518,424	£455,040	£448,582	£440,513	£434,745

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£457,876	£414,086	£407,627	£399,557	£393,790
40% affordable housing (65:35)	£463,614	£419,724	£413,266	£405,197	£399,429
30% affordable housing (70:30)	£508,247	£457,934	£451,475	£443,406	£437,638
30% affordable housing (65:35)	£512,550	£462,163	£455,705	£447,635	£441,868
20% affordable housing (70:30)	£558,619	£501,783	£495,324	£487,255	£481,488
20% affordable housing (65:35)	£561,487	£504,602	£498,143	£490,074	£484,307
10% affordable housing (70:30)	£608,989	£545,631	£539,172	£531,103	£525,336
10% affordable housing (65:35)	£610,424	£547,040	£540,582	£532,513	£526,745

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 2

Waterlooville

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

No Units	7
Site Area	0.23 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£357,135	£323,843	£317,383	£309,314	£303,547
40% affordable housing (65:35)	£357,962	£324,855	£318,196	£310,127	£304,359
30% affordable housing (70:30)	£383,826	£345,550	£339,092	£331,022	£325,255
30% affordable housing (65:35)	£384,447	£346,160	£339,701	£331,631	£325,864
20% affordable housing (70:30)	£410,519	£367,258	£360,799	£352,730	£346,962
20% affordable housing (65:35)	£410,931	£367,665	£361,205	£353,136	£347,369
10% affordable housing (70:30)	£437,210	£389,966	£382,507	£374,437	£368,671
10% affordable housing (65:35)	£437,417	£389,168	£382,710	£374,641	£368,873

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£12,135	-£21,157	-£27,617	-£35,686	-£41,453
40% affordable housing (65:35)	£12,962	-£20,345	-£26,804	-£34,873	-£40,641
30% affordable housing (70:30)	£38,826	£550	-£5,908	-£13,978	-£19,745
30% affordable housing (65:35)	£39,447	£1,160	-£5,299	-£13,369	-£19,136
20% affordable housing (70:30)	£65,519	£22,258	£15,799	£7,730	£1,962
20% affordable housing (65:35)	£65,931	£22,665	£16,205	£8,136	£2,369
10% affordable housing (70:30)	£92,210	£43,966	£37,507	£29,437	£23,671
10% affordable housing (65:35)	£92,417	£44,168	£37,710	£29,641	£23,873

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£108,735	£75,443	£68,983	£60,914	£55,147
40% affordable housing (65:35)	£109,562	£76,255	£69,796	£61,727	£55,959
30% affordable housing (70:30)	£135,426	£97,150	£90,692	£82,622	£76,855
30% affordable housing (65:35)	£136,047	£97,760	£91,301	£83,231	£77,464
20% affordable housing (70:30)	£162,119	£118,858	£112,399	£104,330	£98,562
20% affordable housing (65:35)	£162,531	£119,265	£112,805	£104,736	£98,969
10% affordable housing (70:30)	£188,810	£140,566	£134,107	£126,037	£120,271
10% affordable housing (65:35)	£189,017	£140,768	£134,310	£126,241	£120,473

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£150,135	£116,843	£110,383	£102,314	£96,547
40% affordable housing (65:35)	£150,962	£117,655	£111,196	£103,127	£97,359
30% affordable housing (70:30)	£176,826	£138,550	£132,092	£124,022	£118,255
30% affordable housing (65:35)	£177,447	£139,160	£132,701	£124,631	£118,864
20% affordable housing (70:30)	£203,519	£160,258	£153,799	£145,730	£139,962
20% affordable housing (65:35)	£203,931	£160,665	£154,205	£146,136	£140,369
10% affordable housing (70:30)	£230,210	£181,966	£175,507	£167,437	£161,671
10% affordable housing (65:35)	£230,417	£182,168	£175,710	£167,641	£161,873

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£242,135	£208,843	£202,383	£194,314	£188,547
40% affordable housing (65:35)	£242,962	£209,655	£203,196	£195,127	£189,359
30% affordable housing (70:30)	£268,826	£230,550	£224,092	£216,022	£210,255
30% affordable housing (65:35)	£269,447	£231,160	£224,701	£216,631	£210,864
20% affordable housing (70:30)	£295,519	£252,258	£245,799	£237,730	£231,962
20% affordable housing (65:35)	£295,931	£252,665	£246,205	£238,136	£232,369
10% affordable housing (70:30)	£322,210	£273,966	£267,507	£259,437	£253,671
10% affordable housing (65:35)	£322,417	£274,168	£267,710	£259,641	£253,873

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 2

Havant / Leigh Park

Sales value inflation 10%
Build cost inflation 5%

Residual land values:

No Units	7
Site Area	0.23 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£285,222	£253,165	£246,707	£238,638	£232,870
40% affordable housing (65:35)	£284,411	£252,369	£245,910	£237,841	£232,074
30% affordable housing (70:30)	£304,020	£267,116	£260,657	£252,588	£246,821
30% affordable housing (65:35)	£303,413	£266,518	£260,060	£251,991	£246,224
20% affordable housing (70:30)	£322,519	£281,065	£274,608	£266,538	£260,771
20% affordable housing (65:35)	£322,414	£280,668	£274,210	£266,140	£260,373
10% affordable housing (70:30)	£341,617	£295,016	£288,558	£280,489	£274,721
10% affordable housing (65:35)	£341,415	£294,818	£288,359	£280,289	£274,522

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£59,778	-£91,835	-£98,293	-£106,362	-£112,130
40% affordable housing (65:35)	-£60,589	-£92,631	-£99,090	-£107,159	-£112,926
30% affordable housing (70:30)	-£40,980	-£77,884	-£84,343	-£92,412	-£98,179
30% affordable housing (65:35)	-£41,587	-£78,482	-£84,940	-£93,009	-£98,776
20% affordable housing (70:30)	-£22,181	-£63,934	-£70,392	-£78,462	-£84,229
20% affordable housing (65:35)	-£22,586	-£64,332	-£70,790	-£78,860	-£84,627
10% affordable housing (70:30)	-£3,383	-£49,984	-£56,442	-£64,511	-£70,279
10% affordable housing (65:35)	-£3,585	-£50,182	-£56,641	-£64,711	-£70,478

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£36,822	£4,765	-£1,693	-£9,762	-£15,530
40% affordable housing (65:35)	£36,011	£3,969	-£2,490	-£10,559	-£16,326
30% affordable housing (70:30)	£55,620	£18,716	£12,257	£4,188	-£1,579
30% affordable housing (65:35)	£55,013	£18,118	£11,660	£3,591	-£2,176
20% affordable housing (70:30)	£74,419	£32,666	£26,208	£18,138	£12,371
20% affordable housing (65:35)	£74,014	£32,268	£25,810	£17,740	£11,973
10% affordable housing (70:30)	£93,217	£46,616	£40,158	£32,089	£26,321
10% affordable housing (65:35)	£93,015	£46,418	£39,959	£31,889	£26,122

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£1,012,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£78,222	£46,165	£39,707	£31,638	£25,870
40% affordable housing (65:35)	£77,411	£45,369	£38,910	£30,841	£25,074
30% affordable housing (70:30)	£97,020	£60,116	£53,657	£45,588	£39,821
30% affordable housing (65:35)	£96,413	£59,518	£53,060	£44,991	£39,224
20% affordable housing (70:30)	£115,819	£74,066	£67,608	£59,538	£53,771
20% affordable housing (65:35)	£115,414	£73,668	£67,210	£59,140	£53,373
10% affordable housing (70:30)	£134,617	£88,016	£81,558	£73,489	£67,721
10% affordable housing (65:35)	£134,415	£87,818	£81,359	£73,289	£67,522

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£170,222	£138,165	£131,707	£123,638	£117,870
40% affordable housing (65:35)	£169,411	£137,369	£130,910	£122,841	£117,074
30% affordable housing (70:30)	£189,020	£152,116	£145,657	£137,588	£131,821
30% affordable housing (65:35)	£188,413	£151,518	£145,060	£136,991	£131,224
20% affordable housing (70:30)	£207,819	£166,066	£159,608	£151,538	£145,771
20% affordable housing (65:35)	£207,414	£165,668	£159,210	£151,140	£145,373
10% affordable housing (70:30)	£226,617	£180,016	£173,558	£165,489	£159,721
10% affordable housing (65:35)	£226,415	£179,818	£173,359	£165,289	£159,522

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 3

Hayling Island / Emsworth

Sales value inflation 10%
Build cost inflation 5%

Residual land values:

No Units 14
Site Area 0.14 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£443,485	£387,973	£363,943	£348,567	£348,567
40% affordable housing (65:35)	£451,452	£395,802	£371,773	£356,397	£356,397
30% affordable housing (70:30)	£509,570	£444,941	£420,910	£405,535	£405,535
30% affordable housing (65:35)	£515,544	£450,813	£426,783	£411,407	£411,407
20% affordable housing (70:30)	£575,654	£501,908	£477,878	£462,502	£462,502
20% affordable housing (65:35)	£579,638	£505,823	£481,792	£466,417	£466,417
10% affordable housing (70:30)	£641,739	£558,875	£534,845	£519,471	£519,471
10% affordable housing (65:35)	£643,732	£560,833	£536,802	£521,427	£521,427

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£233,485	£177,973	£153,943	£138,567	£138,567
40% affordable housing (65:35)	£241,452	£185,802	£161,773	£146,397	£146,397
30% affordable housing (70:30)	£299,570	£234,941	£210,910	£195,535	£195,535
30% affordable housing (65:35)	£305,544	£240,813	£216,783	£201,407	£201,407
20% affordable housing (70:30)	£365,654	£291,908	£267,878	£252,502	£252,502
20% affordable housing (65:35)	£369,638	£295,823	£271,792	£256,417	£256,417
10% affordable housing (70:30)	£431,739	£348,875	£324,845	£309,471	£309,471
10% affordable housing (65:35)	£433,732	£350,833	£326,802	£311,427	£311,427

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£292,285	£236,773	£212,743	£197,367	£197,367
40% affordable housing (65:35)	£300,252	£244,602	£220,573	£205,197	£205,197
30% affordable housing (70:30)	£358,370	£293,741	£269,710	£254,335	£254,335
30% affordable housing (65:35)	£364,344	£299,613	£275,583	£260,207	£260,207
20% affordable housing (70:30)	£424,454	£350,708	£326,678	£311,302	£311,302
20% affordable housing (65:35)	£428,438	£354,623	£330,592	£315,217	£315,217
10% affordable housing (70:30)	£490,539	£407,675	£383,645	£368,271	£368,271
10% affordable housing (65:35)	£492,532	£409,633	£385,602	£370,227	£370,227

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£317,485	£261,973	£237,943	£222,567	£222,567
40% affordable housing (65:35)	£325,452	£269,802	£245,773	£230,397	£230,397
30% affordable housing (70:30)	£383,570	£318,941	£294,910	£279,535	£279,535
30% affordable housing (65:35)	£389,544	£324,813	£300,783	£285,407	£285,407
20% affordable housing (70:30)	£449,654	£375,908	£351,878	£336,502	£336,502
20% affordable housing (65:35)	£453,638	£379,823	£355,792	£340,417	£340,417
10% affordable housing (70:30)	£515,739	£432,875	£408,845	£393,471	£393,471
10% affordable housing (65:35)	£517,732	£434,833	£410,802	£395,427	£395,427

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£373,485	£317,973	£293,943	£278,567	£278,567
40% affordable housing (65:35)	£381,452	£325,802	£301,773	£286,397	£286,397
30% affordable housing (70:30)	£439,570	£374,941	£350,910	£335,535	£335,535
30% affordable housing (65:35)	£445,544	£380,813	£356,783	£341,407	£341,407
20% affordable housing (70:30)	£505,654	£431,908	£407,878	£392,502	£392,502
20% affordable housing (65:35)	£509,638	£435,823	£411,792	£396,417	£396,417
10% affordable housing (70:30)	£571,739	£488,875	£464,845	£449,471	£449,471
10% affordable housing (65:35)	£573,732	£490,833	£466,802	£451,427	£451,427

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 3

Waterlooville

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

No Units	14
Site Area	0.14 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£150,183	£109,293	£85,262	£69,887	£69,887
40% affordable housing (65:35)	£151,330	£110,420	£86,390	£71,015	£71,015
30% affordable housing (70:30)	£184,431	£136,567	£112,537	£97,162	£97,162
30% affordable housing (65:35)	£185,292	£137,413	£113,383	£98,008	£98,008
20% affordable housing (70:30)	£218,681	£163,843	£139,813	£124,437	£124,437
20% affordable housing (65:35)	£219,254	£164,406	£140,376	£125,002	£125,002
10% affordable housing (70:30)	£252,929	£191,118	£167,087	£151,712	£151,712
10% affordable housing (65:35)	£253,216	£191,399	£167,369	£151,995	£151,995

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£59,817	-£100,707	-£124,738	-£140,113	-£140,113
40% affordable housing (65:35)	-£58,670	-£99,580	-£123,610	-£138,985	-£138,985
30% affordable housing (70:30)	-£25,569	-£73,433	-£97,463	-£112,838	-£112,838
30% affordable housing (65:35)	-£24,708	-£72,587	-£96,617	-£111,992	-£111,992
20% affordable housing (70:30)	£8,681	-£46,157	-£70,187	-£85,563	-£85,563
20% affordable housing (65:35)	£9,254	-£45,594	-£69,624	-£84,998	-£84,998
10% affordable housing (70:30)	£42,929	-£18,882	-£42,913	-£58,288	-£58,288
10% affordable housing (65:35)	£43,216	-£18,601	-£42,631	-£58,005	-£58,005

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£1,017	-£41,907	-£65,938	-£81,313	-£81,313
40% affordable housing (65:35)	£130	-£40,780	-£64,810	-£80,185	-£80,185
30% affordable housing (70:30)	£33,231	-£14,633	-£38,663	-£54,038	-£54,038
30% affordable housing (65:35)	£34,092	-£13,787	-£37,817	-£53,192	-£53,192
20% affordable housing (70:30)	£67,481	£12,643	-£11,387	-£26,763	-£26,763
20% affordable housing (65:35)	£68,054	£13,206	-£10,824	-£26,198	-£26,198
10% affordable housing (70:30)	£101,729	£39,918	£15,887	£512	£512
10% affordable housing (65:35)	£102,016	£40,199	£16,169	£795	£795

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£24,183	-£16,707	-£40,738	-£56,113	-£56,113
40% affordable housing (65:35)	£25,330	-£15,580	-£39,610	-£54,985	-£54,985
30% affordable housing (70:30)	£58,431	£10,567	-£13,463	-£28,838	-£28,838
30% affordable housing (65:35)	£59,292	£11,413	-£12,617	-£27,992	-£27,992
20% affordable housing (70:30)	£92,681	£37,843	£13,813	-£1,563	-£1,563
20% affordable housing (65:35)	£93,254	£38,406	£14,376	£998	£998
10% affordable housing (70:30)	£126,929	£65,118	£41,087	£25,712	£25,712
10% affordable housing (65:35)	£127,216	£65,399	£41,369	£25,995	£25,995

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£80,183	£39,293	£15,262	-£113	-£113
40% affordable housing (65:35)	£81,330	£40,420	£16,390	£1,015	£1,015
30% affordable housing (70:30)	£114,431	£66,567	£42,537	£27,162	£27,162
30% affordable housing (65:35)	£115,292	£67,413	£43,383	£28,008	£28,008
20% affordable housing (70:30)	£148,681	£93,843	£69,813	£54,437	£54,437
20% affordable housing (65:35)	£149,254	£94,406	£70,376	£55,002	£55,002
10% affordable housing (70:30)	£182,929	£121,118	£97,087	£81,712	£81,712
10% affordable housing (65:35)	£183,216	£121,399	£97,369	£81,995	£81,995

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 3

Havant / Leigh Park

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

No Units	14
Site Area	0.14 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£52,416	£13,207	£11,001	£26,628	£26,628
40% affordable housing (65:35)	£51,290	£12,101	£12,124	£27,751	£27,751
30% affordable housing (70:30)	£76,052	£30,053	£6,022	£9,507	£9,507
30% affordable housing (65:35)	£75,208	£29,223	£5,192	£10,350	£10,350
20% affordable housing (70:30)	£99,689	£46,897	£22,867	£7,493	£7,493
20% affordable housing (65:35)	£99,127	£46,345	£22,314	£6,940	£6,940
10% affordable housing (70:30)	£123,326	£63,743	£39,713	£24,337	£24,337
10% affordable housing (65:35)	£123,044	£63,466	£39,437	£24,062	£24,062

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£157,584	£196,793	£221,001	£236,628	£236,628
40% affordable housing (65:35)	£158,710	£197,899	£222,124	£237,751	£237,751
30% affordable housing (70:30)	£133,948	£179,947	£203,978	£219,507	£219,507
30% affordable housing (65:35)	£134,792	£180,777	£204,808	£220,350	£220,350
20% affordable housing (70:30)	£110,311	£163,103	£187,133	£202,507	£202,507
20% affordable housing (65:35)	£110,873	£163,655	£187,686	£203,060	£203,060
10% affordable housing (70:30)	£86,674	£146,257	£170,287	£185,663	£185,663
10% affordable housing (65:35)	£86,956	£146,534	£170,563	£185,938	£185,938

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£98,784	£137,993	£162,201	£177,828	£177,828
40% affordable housing (65:35)	£99,910	£139,099	£163,324	£178,951	£178,951
30% affordable housing (70:30)	£75,148	£121,147	£145,178	£160,707	£160,707
30% affordable housing (65:35)	£75,992	£121,977	£146,008	£161,550	£161,550
20% affordable housing (70:30)	£51,511	£104,303	£128,333	£143,707	£143,707
20% affordable housing (65:35)	£52,073	£104,855	£128,886	£144,260	£144,260
10% affordable housing (70:30)	£27,874	£87,457	£111,487	£126,863	£126,863
10% affordable housing (65:35)	£28,156	£87,734	£111,763	£127,138	£127,138

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£1,012,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£73,584	£112,793	£137,001	£152,628	£152,628
40% affordable housing (65:35)	£74,710	£113,899	£138,124	£153,751	£153,751
30% affordable housing (70:30)	£49,948	£95,947	£119,978	£135,507	£135,507
30% affordable housing (65:35)	£50,792	£96,777	£120,808	£136,350	£136,350
20% affordable housing (70:30)	£26,311	£79,103	£103,133	£118,507	£118,507
20% affordable housing (65:35)	£26,873	£79,655	£103,686	£119,060	£119,060
10% affordable housing (70:30)	£2,674	£62,257	£86,287	£101,663	£101,663
10% affordable housing (65:35)	£2,956	£62,534	£86,563	£101,938	£101,938

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£17,584	£56,793	£81,001	£96,628	£96,628
40% affordable housing (65:35)	£18,710	£57,899	£82,124	£97,751	£97,751
30% affordable housing (70:30)	£6,052	£39,947	£63,978	£79,507	£79,507
30% affordable housing (65:35)	£5,208	£40,777	£64,808	£80,350	£80,350
20% affordable housing (70:30)	£29,689	£23,103	£47,133	£62,507	£62,507
20% affordable housing (65:35)	£29,127	£23,655	£47,686	£63,060	£63,060
10% affordable housing (70:30)	£53,326	£6,257	£30,287	£45,663	£45,663
10% affordable housing (65:35)	£53,044	£6,534	£30,563	£45,938	£45,938

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 4
Hayling Island / Emsworth

Sales value inflation 10%
Build cost inflation 5%

Residual land values:

No Units 19
Site Area 0.48 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,496,351	£1,378,744	£1,361,554	£1,339,942	£1,324,837
40% affordable housing (65:35)	£1,511,716	£1,393,845	£1,376,655	£1,355,044	£1,339,938
30% affordable housing (70:30)	£1,624,938	£1,489,808	£1,472,617	£1,451,007	£1,435,901
30% affordable housing (65:35)	£1,636,462	£1,501,134	£1,483,944	£1,462,333	£1,447,228
20% affordable housing (70:30)	£1,753,525	£1,600,872	£1,583,682	£1,562,072	£1,546,966
20% affordable housing (65:35)	£1,761,208	£1,608,423	£1,591,232	£1,569,622	£1,554,516
10% affordable housing (70:30)	£1,882,113	£1,711,936	£1,694,746	£1,672,891	£1,657,539
10% affordable housing (65:35)	£1,885,955	£1,715,712	£1,698,521	£1,676,728	£1,661,375

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£776,351	£658,744	£641,554	£619,942	£604,837
40% affordable housing (65:35)	£791,716	£673,845	£656,655	£635,044	£619,938
30% affordable housing (70:30)	£904,938	£769,808	£752,617	£731,007	£715,901
30% affordable housing (65:35)	£916,462	£781,134	£763,944	£742,333	£727,228
20% affordable housing (70:30)	£1,033,525	£880,872	£863,682	£842,072	£826,966
20% affordable housing (65:35)	£1,041,208	£888,423	£871,232	£849,622	£834,516
10% affordable housing (70:30)	£1,162,113	£991,936	£974,746	£952,891	£937,539
10% affordable housing (65:35)	£1,165,955	£995,712	£978,521	£956,728	£941,375

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£977,951	£860,344	£843,154	£821,942	£806,437
40% affordable housing (65:35)	£993,316	£875,445	£858,255	£836,644	£821,538
30% affordable housing (70:30)	£1,106,538	£971,408	£954,217	£932,607	£917,501
30% affordable housing (65:35)	£1,118,062	£982,734	£965,544	£943,933	£928,828
20% affordable housing (70:30)	£1,235,125	£1,082,472	£1,065,282	£1,043,672	£1,028,566
20% affordable housing (65:35)	£1,242,808	£1,090,023	£1,072,832	£1,051,222	£1,036,116
10% affordable housing (70:30)	£1,363,713	£1,193,536	£1,176,346	£1,154,491	£1,139,139
10% affordable housing (65:35)	£1,367,555	£1,197,312	£1,180,121	£1,158,328	£1,142,975

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,064,351	£946,744	£929,554	£907,942	£892,837
40% affordable housing (65:35)	£1,079,716	£961,845	£944,655	£923,044	£907,938
30% affordable housing (70:30)	£1,192,938	£1,057,808	£1,040,617	£1,019,007	£1,003,901
30% affordable housing (65:35)	£1,204,462	£1,069,134	£1,051,944	£1,030,333	£1,015,228
20% affordable housing (70:30)	£1,321,525	£1,168,872	£1,151,682	£1,130,072	£1,114,966
20% affordable housing (65:35)	£1,329,208	£1,176,423	£1,159,232	£1,137,622	£1,122,516
10% affordable housing (70:30)	£1,450,113	£1,279,936	£1,262,746	£1,240,891	£1,225,539
10% affordable housing (65:35)	£1,453,955	£1,283,712	£1,266,521	£1,244,728	£1,229,375

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,256,351	£1,138,744	£1,121,554	£1,099,942	£1,084,837
40% affordable housing (65:35)	£1,271,716	£1,153,845	£1,136,655	£1,115,044	£1,099,938
30% affordable housing (70:30)	£1,384,938	£1,249,808	£1,232,617	£1,211,007	£1,195,901
30% affordable housing (65:35)	£1,396,462	£1,261,134	£1,243,944	£1,222,333	£1,207,228
20% affordable housing (70:30)	£1,513,525	£1,360,872	£1,343,682	£1,322,072	£1,306,966
20% affordable housing (65:35)	£1,521,208	£1,368,423	£1,351,232	£1,329,622	£1,314,516
10% affordable housing (70:30)	£1,642,113	£1,471,936	£1,454,746	£1,432,891	£1,417,539
10% affordable housing (65:35)	£1,645,955	£1,475,712	£1,458,521	£1,436,728	£1,421,375

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 4

Waterlooville

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

No Units	19
Site Area	0.48 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£926,690	£836,487	£819,014	£797,051	£781,698
40% affordable housing (65:35)	£928,903	£838,697	£821,226	£799,262	£783,909
30% affordable housing (70:30)	£992,292	£888,076	£870,605	£848,640	£833,288
30% affordable housing (65:35)	£993,979	£889,734	£872,263	£850,299	£834,946
20% affordable housing (70:30)	£1,057,452	£939,666	£922,194	£900,230	£884,877
20% affordable housing (65:35)	£1,058,576	£940,772	£923,299	£901,336	£885,983
10% affordable housing (70:30)	£1,122,612	£991,256	£973,784	£951,820	£936,468
10% affordable housing (65:35)	£1,123,174	£991,808	£974,337	£952,372	£937,020

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£206,690	£116,487	£99,014	£77,051	£61,698
40% affordable housing (65:35)	£208,903	£118,697	£101,226	£79,262	£63,909
30% affordable housing (70:30)	£272,292	£168,076	£150,605	£128,640	£113,288
30% affordable housing (65:35)	£273,979	£169,734	£152,263	£130,299	£114,946
20% affordable housing (70:30)	£337,452	£219,666	£202,194	£180,230	£164,877
20% affordable housing (65:35)	£338,576	£220,772	£203,299	£181,336	£165,983
10% affordable housing (70:30)	£402,612	£271,256	£253,784	£231,820	£216,468
10% affordable housing (65:35)	£403,174	£271,808	£254,337	£232,372	£217,020

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£408,290	£318,087	£300,614	£278,651	£263,298
40% affordable housing (65:35)	£410,503	£320,297	£302,826	£280,862	£265,509
30% affordable housing (70:30)	£473,892	£369,676	£352,205	£330,240	£314,888
30% affordable housing (65:35)	£475,579	£371,334	£353,863	£331,899	£316,546
20% affordable housing (70:30)	£539,062	£421,266	£403,794	£381,830	£366,477
20% affordable housing (65:35)	£540,176	£422,372	£404,899	£382,936	£367,583
10% affordable housing (70:30)	£604,212	£472,856	£455,384	£433,420	£418,068
10% affordable housing (65:35)	£604,774	£473,408	£455,937	£433,972	£418,620

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£494,690	£404,487	£387,014	£365,051	£349,698
40% affordable housing (65:35)	£496,903	£406,697	£389,226	£367,262	£351,909
30% affordable housing (70:30)	£560,292	£456,076	£438,605	£416,640	£401,288
30% affordable housing (65:35)	£561,979	£457,734	£440,263	£418,299	£402,946
20% affordable housing (70:30)	£625,452	£507,666	£490,194	£468,230	£452,877
20% affordable housing (65:35)	£626,576	£508,772	£491,299	£469,336	£453,983
10% affordable housing (70:30)	£690,612	£559,256	£541,784	£519,820	£504,468
10% affordable housing (65:35)	£691,174	£559,808	£542,337	£520,372	£505,020

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£686,690	£596,487	£579,014	£557,051	£541,698
40% affordable housing (65:35)	£688,903	£598,697	£581,226	£559,262	£543,909
30% affordable housing (70:30)	£752,292	£648,076	£630,605	£608,640	£593,288
30% affordable housing (65:35)	£753,979	£649,734	£632,263	£610,299	£594,946
20% affordable housing (70:30)	£817,452	£699,666	£682,194	£660,230	£644,877
20% affordable housing (65:35)	£818,576	£700,772	£683,299	£661,336	£645,983
10% affordable housing (70:30)	£882,612	£751,256	£733,784	£711,820	£696,468
10% affordable housing (65:35)	£883,174	£751,808	£734,337	£712,372	£697,020

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 4

Havant / Leigh Park

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

No Units	19
Site Area	0.48 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£735,476	£648,128	£630,656	£608,692	£593,339
40% affordable housing (65:35)	£733,270	£645,960	£628,488	£606,524	£591,171
30% affordable housing (70:30)	£779,834	£679,272	£661,800	£639,837	£624,484
30% affordable housing (65:35)	£778,179	£677,647	£660,174	£638,211	£622,858
20% affordable housing (70:30)	£824,191	£710,417	£692,946	£670,981	£655,628
20% affordable housing (65:35)	£823,088	£709,333	£691,861	£669,897	£654,544
10% affordable housing (70:30)	£868,548	£741,561	£724,090	£702,125	£686,773
10% affordable housing (65:35)	£867,996	£741,020	£723,547	£701,584	£686,231

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£15,476	-£71,872	-£89,344	-£111,308	-£126,661
40% affordable housing (65:35)	£13,270	-£74,040	-£91,512	-£113,476	-£128,829
30% affordable housing (70:30)	£59,834	-£40,728	-£58,200	-£80,163	-£95,516
30% affordable housing (65:35)	£58,179	-£42,353	-£59,826	-£81,789	-£97,142
20% affordable housing (70:30)	£104,191	-£9,583	-£27,054	-£49,019	-£64,372
20% affordable housing (65:35)	£103,088	-£10,667	-£28,139	-£50,103	-£65,456
10% affordable housing (70:30)	£148,548	£21,561	£4,090	-£17,875	-£33,227
10% affordable housing (65:35)	£147,996	£21,020	£3,547	-£18,416	-£33,769

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£217,076	£129,728	£112,256	£90,292	£74,939
40% affordable housing (65:35)	£214,870	£127,560	£110,088	£88,124	£72,771
30% affordable housing (70:30)	£261,434	£160,872	£143,400	£121,437	£106,084
30% affordable housing (65:35)	£259,779	£159,247	£141,774	£119,811	£104,458
20% affordable housing (70:30)	£305,791	£192,017	£174,546	£152,581	£137,228
20% affordable housing (65:35)	£304,688	£190,933	£173,461	£151,497	£136,144
10% affordable housing (70:30)	£350,148	£223,161	£205,690	£183,725	£168,373
10% affordable housing (65:35)	£349,596	£222,620	£205,147	£183,184	£167,831

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£1,012,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£303,476	£216,128	£198,656	£176,692	£161,339
40% affordable housing (65:35)	£301,270	£213,960	£196,488	£174,524	£159,171
30% affordable housing (70:30)	£347,834	£247,272	£229,800	£207,837	£192,484
30% affordable housing (65:35)	£346,179	£245,647	£228,174	£206,211	£190,858
20% affordable housing (70:30)	£392,191	£278,417	£260,946	£238,981	£223,628
20% affordable housing (65:35)	£391,088	£277,333	£259,861	£237,897	£222,544
10% affordable housing (70:30)	£436,548	£309,561	£292,090	£270,125	£254,773
10% affordable housing (65:35)	£435,996	£309,020	£291,547	£269,584	£254,231

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£495,476	£408,128	£390,656	£368,692	£353,339
40% affordable housing (65:35)	£493,270	£405,960	£388,488	£366,524	£351,171
30% affordable housing (70:30)	£539,834	£439,272	£421,800	£399,837	£384,484
30% affordable housing (65:35)	£538,179	£437,647	£420,174	£398,211	£382,858
20% affordable housing (70:30)	£584,191	£470,417	£452,946	£430,981	£415,628
20% affordable housing (65:35)	£583,088	£469,333	£451,861	£429,897	£414,544
10% affordable housing (70:30)	£628,548	£501,561	£484,090	£462,125	£446,773
10% affordable housing (65:35)	£627,996	£501,020	£483,547	£461,584	£446,231

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 5

Hayling Island / Emsworth

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

No Units	50
Site Area	0.63 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£2,717,128	£2,476,310	£2,431,949	£2,382,356	£2,343,686
40% affordable housing (65:35)	£2,749,333	£2,507,959	£2,463,598	£2,414,005	£2,375,335
30% affordable housing (70:30)	£2,977,426	£2,699,781	£2,655,422	£2,605,828	£2,567,158
30% affordable housing (65:35)	£3,001,578	£2,723,519	£2,679,159	£2,629,566	£2,590,896
20% affordable housing (70:30)	£3,237,723	£2,923,254	£2,878,894	£2,829,301	£2,790,631
20% affordable housing (65:35)	£3,253,825	£2,939,080	£2,894,719	£2,845,125	£2,806,455
10% affordable housing (70:30)	£3,498,021	£3,146,726	£3,102,367	£3,052,773	£3,014,103
10% affordable housing (65:35)	£3,506,071	£3,154,639	£3,110,279	£3,060,685	£3,022,015

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,772,128	£1,531,310	£1,486,949	£1,437,356	£1,398,686
40% affordable housing (65:35)	£1,804,333	£1,562,959	£1,518,598	£1,469,005	£1,430,335
30% affordable housing (70:30)	£2,032,426	£1,754,781	£1,710,422	£1,660,828	£1,622,158
30% affordable housing (65:35)	£2,056,578	£1,778,519	£1,734,159	£1,684,566	£1,645,896
20% affordable housing (70:30)	£2,292,723	£1,978,254	£1,933,894	£1,884,301	£1,845,631
20% affordable housing (65:35)	£2,308,825	£1,994,080	£1,949,719	£1,900,125	£1,861,455
10% affordable housing (70:30)	£2,553,021	£2,201,726	£2,157,367	£2,107,773	£2,069,103
10% affordable housing (65:35)	£2,561,071	£2,209,639	£2,165,279	£2,115,685	£2,077,015

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£2,036,728	£1,795,910	£1,751,549	£1,701,956	£1,663,286
40% affordable housing (65:35)	£2,068,933	£1,827,559	£1,783,198	£1,733,605	£1,694,935
30% affordable housing (70:30)	£2,297,026	£2,019,381	£1,975,022	£1,925,428	£1,886,758
30% affordable housing (65:35)	£2,321,178	£2,043,119	£1,998,759	£1,949,166	£1,910,496
20% affordable housing (70:30)	£2,557,323	£2,242,854	£2,198,494	£2,148,901	£2,110,231
20% affordable housing (65:35)	£2,573,425	£2,258,680	£2,214,319	£2,164,725	£2,126,055
10% affordable housing (70:30)	£2,817,621	£2,466,326	£2,421,967	£2,372,373	£2,333,703
10% affordable housing (65:35)	£2,825,671	£2,474,239	£2,429,879	£2,380,285	£2,341,615

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£2,150,128	£1,909,310	£1,864,949	£1,815,356	£1,776,686
40% affordable housing (65:35)	£2,182,333	£1,940,959	£1,896,598	£1,847,005	£1,808,335
30% affordable housing (70:30)	£2,410,426	£2,132,781	£2,088,422	£2,038,828	£2,000,158
30% affordable housing (65:35)	£2,434,578	£2,156,519	£2,112,159	£2,062,566	£2,023,896
20% affordable housing (70:30)	£2,670,723	£2,356,254	£2,311,894	£2,262,301	£2,223,631
20% affordable housing (65:35)	£2,686,825	£2,372,080	£2,327,719	£2,278,125	£2,239,455
10% affordable housing (70:30)	£2,931,021	£2,579,726	£2,535,367	£2,485,773	£2,447,103
10% affordable housing (65:35)	£2,939,071	£2,587,639	£2,543,279	£2,493,685	£2,455,015

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£2,402,128	£2,161,310	£2,116,949	£2,067,356	£2,028,686
40% affordable housing (65:35)	£2,434,333	£2,192,959	£2,148,598	£2,099,005	£2,060,335
30% affordable housing (70:30)	£2,662,426	£2,384,781	£2,340,422	£2,290,828	£2,252,158
30% affordable housing (65:35)	£2,686,578	£2,408,519	£2,364,159	£2,314,566	£2,275,896
20% affordable housing (70:30)	£2,922,723	£2,608,254	£2,563,894	£2,514,301	£2,475,631
20% affordable housing (65:35)	£2,938,825	£2,624,080	£2,579,719	£2,530,125	£2,491,455
10% affordable housing (70:30)	£3,183,021	£2,831,726	£2,787,367	£2,737,773	£2,699,103
10% affordable housing (65:35)	£3,191,071	£2,839,639	£2,795,279	£2,745,685	£2,707,015

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 5

Waterlooville

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

No Units	50
Site Area	0.63 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,538,180	£1,354,887	£1,309,801	£1,259,397	£1,220,093
40% affordable housing (65:35)	£1,542,820	£1,359,521	£1,314,435	£1,264,030	£1,224,728
30% affordable housing (70:30)	£1,670,028	£1,457,194	£1,412,108	£1,361,703	£1,322,401
30% affordable housing (65:35)	£1,673,564	£1,460,669	£1,415,584	£1,365,178	£1,325,876
20% affordable housing (70:30)	£1,800,886	£1,559,501	£1,514,415	£1,464,010	£1,424,708
20% affordable housing (65:35)	£1,803,244	£1,561,818	£1,516,732	£1,466,328	£1,427,024
10% affordable housing (70:30)	£1,931,746	£1,661,808	£1,616,722	£1,566,317	£1,527,015
10% affordable housing (65:35)	£1,932,925	£1,662,966	£1,617,880	£1,567,476	£1,528,174

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£593,180	£409,887	£364,801	£314,397	£275,093
40% affordable housing (65:35)	£597,820	£414,521	£369,435	£319,030	£279,728
30% affordable housing (70:30)	£725,028	£512,194	£467,108	£416,703	£377,401
30% affordable housing (65:35)	£728,564	£515,669	£470,584	£420,178	£380,876
20% affordable housing (70:30)	£855,886	£614,501	£569,415	£519,010	£479,708
20% affordable housing (65:35)	£858,244	£616,818	£571,732	£521,328	£482,024
10% affordable housing (70:30)	£986,746	£716,808	£671,722	£621,317	£582,015
10% affordable housing (65:35)	£987,925	£717,966	£672,880	£622,476	£583,174

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£857,780	£674,487	£629,401	£578,997	£539,693
40% affordable housing (65:35)	£862,420	£679,121	£634,035	£583,630	£544,328
30% affordable housing (70:30)	£989,628	£776,794	£731,708	£681,303	£642,001
30% affordable housing (65:35)	£993,164	£780,269	£735,184	£684,778	£645,476
20% affordable housing (70:30)	£1,120,486	£879,101	£834,015	£783,610	£744,308
20% affordable housing (65:35)	£1,122,844	£881,418	£836,332	£785,928	£746,624
10% affordable housing (70:30)	£1,251,346	£981,408	£936,322	£885,917	£846,615
10% affordable housing (65:35)	£1,252,525	£982,566	£937,480	£887,076	£847,774

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£971,180	£787,887	£742,801	£692,397	£653,093
40% affordable housing (65:35)	£975,820	£792,521	£747,435	£697,030	£657,728
30% affordable housing (70:30)	£1,103,028	£890,194	£845,108	£794,703	£755,401
30% affordable housing (65:35)	£1,106,564	£893,669	£848,584	£798,178	£758,876
20% affordable housing (70:30)	£1,233,886	£992,501	£947,415	£897,010	£857,708
20% affordable housing (65:35)	£1,236,244	£994,818	£949,732	£899,328	£860,024
10% affordable housing (70:30)	£1,364,746	£1,094,808	£1,049,722	£999,317	£960,015
10% affordable housing (65:35)	£1,365,925	£1,095,966	£1,050,880	£1,000,476	£961,174

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,223,180	£1,039,887	£994,801	£944,397	£905,093
40% affordable housing (65:35)	£1,227,820	£1,044,521	£999,435	£949,030	£909,728
30% affordable housing (70:30)	£1,355,028	£1,142,194	£1,097,108	£1,046,703	£1,007,401
30% affordable housing (65:35)	£1,358,564	£1,145,669	£1,100,584	£1,050,178	£1,010,876
20% affordable housing (70:30)	£1,485,886	£1,244,501	£1,199,415	£1,149,010	£1,109,708
20% affordable housing (65:35)	£1,488,244	£1,246,818	£1,201,732	£1,151,328	£1,112,024
10% affordable housing (70:30)	£1,616,746	£1,346,808	£1,301,722	£1,251,317	£1,212,015
10% affordable housing (65:35)	£1,617,925	£1,347,966	£1,302,880	£1,252,476	£1,213,174

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 5

Havant / Leigh Park

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

No Units	50
Site Area	0.63 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,141,947	£964,498	£919,412	£869,007	£829,704
40% affordable housing (65:35)	£1,137,324	£959,954	£914,868	£864,463	£825,161
30% affordable housing (70:30)	£1,229,949	£1,024,684	£979,598	£929,194	£889,891
30% affordable housing (65:35)	£1,226,481	£1,021,276	£976,190	£925,785	£886,483
20% affordable housing (70:30)	£1,317,950	£1,084,870	£1,039,784	£989,380	£950,078
20% affordable housing (65:35)	£1,315,639	£1,082,598	£1,037,513	£987,108	£947,806
10% affordable housing (70:30)	£1,405,952	£1,145,057	£1,089,972	£1,049,566	£1,010,264
10% affordable housing (65:35)	£1,404,796	£1,143,921	£1,088,835	£1,048,430	£1,009,128

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£196,947	£19,498	£25,588	£75,993	£115,296
40% affordable housing (65:35)	£192,324	£14,954	£30,132	£80,537	£119,839
30% affordable housing (70:30)	£284,949	£79,684	£34,598	£15,806	£55,109
30% affordable housing (65:35)	£281,481	£76,276	£31,190	£19,215	£58,517
20% affordable housing (70:30)	£372,950	£139,870	£94,784	£44,380	£5,078
20% affordable housing (65:35)	£370,639	£137,598	£92,513	£42,108	£2,806
10% affordable housing (70:30)	£460,952	£200,057	£154,972	£104,566	£65,264
10% affordable housing (65:35)	£459,796	£198,921	£153,835	£103,430	£64,128

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£461,547	£284,098	£239,012	£188,607	£149,304
40% affordable housing (65:35)	£456,924	£279,554	£234,468	£184,063	£144,761
30% affordable housing (70:30)	£549,549	£344,284	£299,198	£248,794	£209,491
30% affordable housing (65:35)	£546,081	£340,876	£295,790	£245,385	£206,083
20% affordable housing (70:30)	£637,550	£404,470	£359,384	£308,980	£269,678
20% affordable housing (65:35)	£635,239	£402,198	£357,113	£306,708	£267,406
10% affordable housing (70:30)	£725,552	£464,657	£419,572	£369,166	£329,864
10% affordable housing (65:35)	£724,396	£463,521	£418,435	£368,030	£328,728

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£1,012,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£574,947	£397,498	£352,412	£302,007	£262,704
40% affordable housing (65:35)	£570,324	£392,954	£347,868	£297,463	£258,161
30% affordable housing (70:30)	£662,949	£457,684	£412,598	£362,194	£322,891
30% affordable housing (65:35)	£659,481	£454,276	£409,190	£358,785	£319,483
20% affordable housing (70:30)	£750,950	£517,870	£472,784	£422,380	£383,078
20% affordable housing (65:35)	£748,639	£515,598	£470,513	£420,108	£380,806
10% affordable housing (70:30)	£838,952	£578,057	£532,972	£482,566	£443,264
10% affordable housing (65:35)	£837,796	£576,921	£531,835	£481,430	£442,128

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£826,947	£649,498	£604,412	£554,007	£514,704
40% affordable housing (65:35)	£822,324	£644,954	£599,868	£549,463	£510,161
30% affordable housing (70:30)	£914,949	£709,684	£664,598	£614,194	£574,891
30% affordable housing (65:35)	£911,481	£706,276	£661,190	£610,785	£571,483
20% affordable housing (70:30)	£1,002,950	£769,870	£724,784	£674,380	£635,078
20% affordable housing (65:35)	£1,000,639	£767,598	£722,513	£672,108	£632,806
10% affordable housing (70:30)	£1,090,952	£830,057	£784,972	£734,566	£695,264
10% affordable housing (65:35)	£1,089,796	£828,921	£783,835	£733,430	£694,128

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 6

Hayling Island / Emsworth

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

No Units	150
Site Area	0.29 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£11,023,117	£10,177,018	£10,054,719	£9,899,492	£9,793,323
40% affordable housing (65:35)	£11,132,583	£10,285,491	£10,163,192	£10,007,964	£9,901,796
30% affordable housing (70:30)	£11,999,704	£11,020,387	£10,898,088	£10,742,861	£10,636,692
30% affordable housing (65:35)	£12,081,803	£11,101,741	£10,979,443	£10,824,216	£10,718,047
20% affordable housing (70:30)	£12,972,843	£11,863,129	£11,738,830	£11,581,996	£11,474,729
20% affordable housing (65:35)	£13,028,028	£11,917,926	£11,793,627	£11,636,794	£11,529,527
10% affordable housing (70:30)	£13,943,655	£12,699,802	£12,575,502	£12,418,670	£12,311,402
10% affordable housing (65:35)	£13,971,247	£12,727,201	£12,602,901	£12,446,069	£12,338,801

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£10,588,117	£9,742,018	£9,619,719	£9,464,492	£9,358,323
40% affordable housing (65:35)	£10,697,583	£9,850,491	£9,728,192	£9,572,964	£9,466,796
30% affordable housing (70:30)	£11,564,704	£10,585,387	£10,463,088	£10,307,861	£10,201,692
30% affordable housing (65:35)	£11,646,803	£10,666,741	£10,544,443	£10,389,216	£10,283,047
20% affordable housing (70:30)	£12,537,843	£11,428,129	£11,303,830	£11,146,996	£11,039,729
20% affordable housing (65:35)	£12,593,028	£11,482,926	£11,358,627	£11,201,794	£11,094,527
10% affordable housing (70:30)	£13,508,655	£12,264,802	£12,140,502	£11,983,670	£11,876,402
10% affordable housing (65:35)	£13,536,247	£12,292,201	£12,167,901	£12,011,069	£11,903,801

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£10,709,917	£9,863,818	£9,741,519	£9,586,292	£9,480,123
40% affordable housing (65:35)	£10,819,383	£9,972,291	£9,849,992	£9,694,764	£9,588,596
30% affordable housing (70:30)	£11,686,504	£10,707,187	£10,584,888	£10,429,661	£10,323,492
30% affordable housing (65:35)	£11,768,603	£10,788,541	£10,666,243	£10,511,016	£10,404,847
20% affordable housing (70:30)	£12,659,643	£11,549,929	£11,425,630	£11,268,796	£11,161,529
20% affordable housing (65:35)	£12,714,828	£11,604,726	£11,480,427	£11,323,594	£11,216,327
10% affordable housing (70:30)	£13,630,455	£12,386,602	£12,262,302	£12,105,470	£11,998,202
10% affordable housing (65:35)	£13,658,047	£12,414,001	£12,289,701	£12,132,869	£12,025,601

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£10,762,117	£9,916,018	£9,793,719	£9,638,492	£9,532,323
40% affordable housing (65:35)	£10,871,583	£10,024,491	£9,902,192	£9,746,964	£9,640,796
30% affordable housing (70:30)	£11,738,704	£10,759,387	£10,637,088	£10,481,861	£10,375,692
30% affordable housing (65:35)	£11,820,803	£10,840,741	£10,718,443	£10,563,216	£10,457,047
20% affordable housing (70:30)	£12,711,843	£11,602,129	£11,477,830	£11,320,996	£11,213,729
20% affordable housing (65:35)	£12,767,028	£11,656,926	£11,532,627	£11,375,794	£11,268,527
10% affordable housing (70:30)	£13,682,655	£12,438,802	£12,314,502	£12,157,670	£12,050,402
10% affordable housing (65:35)	£13,710,247	£12,466,201	£12,341,901	£12,185,069	£12,077,801

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£10,878,117	£10,032,018	£9,909,719	£9,754,492	£9,648,323
40% affordable housing (65:35)	£10,987,583	£10,140,491	£10,018,192	£9,862,964	£9,756,796
30% affordable housing (70:30)	£11,854,704	£10,875,387	£10,753,088	£10,597,861	£10,491,692
30% affordable housing (65:35)	£11,936,803	£10,956,741	£10,834,443	£10,679,216	£10,573,047
20% affordable housing (70:30)	£12,827,843	£11,718,129	£11,593,830	£11,436,996	£11,329,729
20% affordable housing (65:35)	£12,883,028	£11,772,926	£11,648,627	£11,491,794	£11,384,527
10% affordable housing (70:30)	£13,798,655	£12,554,802	£12,430,502	£12,273,670	£12,166,402
10% affordable housing (65:35)	£13,826,247	£12,582,201	£12,457,901	£12,301,069	£12,193,801

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 6

Waterlooville

Sales value inflation 10%
Build cost inflation 5%

Residual land values:

No Units	150
Site Area	0.29 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£6,878,739	£6,220,538	£6,094,446	£5,935,670	£5,827,074
40% affordable housing (65:35)	£6,894,639	£6,236,326	£6,110,431	£5,951,654	£5,843,057
30% affordable housing (70:30)	£7,387,566	£6,622,698	£6,495,584	£6,334,521	£6,224,361
30% affordable housing (65:35)	£7,399,614	£6,634,686	£6,507,744	£6,346,682	£6,236,521
20% affordable housing (70:30)	£7,892,507	£7,018,249	£6,889,852	£6,726,684	£6,614,722
20% affordable housing (65:35)	£7,900,640	£7,026,357	£6,897,959	£6,734,924	£6,622,962
10% affordable housing (70:30)	£8,394,024	£7,407,576	£7,277,078	£7,113,381	£7,001,420
10% affordable housing (65:35)	£8,398,148	£7,411,697	£7,281,198	£7,117,501	£7,005,540

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£6,443,739	£5,785,538	£5,659,446	£5,500,670	£5,392,074
40% affordable housing (65:35)	£6,459,639	£5,801,326	£5,675,431	£5,516,654	£5,408,057
30% affordable housing (70:30)	£6,952,566	£6,187,698	£6,060,584	£5,899,521	£5,789,361
30% affordable housing (65:35)	£6,964,614	£6,199,686	£6,072,744	£5,911,682	£5,801,521
20% affordable housing (70:30)	£7,457,507	£6,583,249	£6,454,852	£6,291,684	£6,179,722
20% affordable housing (65:35)	£7,465,640	£6,591,357	£6,462,959	£6,299,924	£6,187,962
10% affordable housing (70:30)	£7,959,024	£6,972,576	£6,842,078	£6,678,381	£6,566,420
10% affordable housing (65:35)	£7,963,148	£6,976,697	£6,846,198	£6,682,501	£6,570,540

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£6,565,539	£5,907,338	£5,781,246	£5,622,470	£5,513,874
40% affordable housing (65:35)	£6,581,439	£5,923,126	£5,797,231	£5,638,454	£5,529,857
30% affordable housing (70:30)	£7,074,366	£6,309,498	£6,182,364	£6,021,321	£5,911,161
30% affordable housing (65:35)	£7,086,414	£6,321,486	£6,194,544	£6,033,482	£5,923,321
20% affordable housing (70:30)	£7,579,307	£6,705,049	£6,576,652	£6,413,484	£6,301,522
20% affordable housing (65:35)	£7,587,440	£6,713,157	£6,584,759	£6,421,724	£6,309,762
10% affordable housing (70:30)	£8,080,824	£7,094,376	£6,963,878	£6,800,181	£6,688,220
10% affordable housing (65:35)	£8,084,948	£7,098,497	£6,967,998	£6,804,301	£6,692,340

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£6,617,739	£5,959,538	£5,833,446	£5,674,670	£5,566,074
40% affordable housing (65:35)	£6,633,639	£5,975,326	£5,849,431	£5,690,654	£5,582,057
30% affordable housing (70:30)	£7,126,566	£6,361,698	£6,234,584	£6,073,521	£5,963,361
30% affordable housing (65:35)	£7,138,614	£6,373,686	£6,246,744	£6,085,682	£5,975,521
20% affordable housing (70:30)	£7,631,507	£6,757,249	£6,628,852	£6,465,684	£6,353,722
20% affordable housing (65:35)	£7,639,640	£6,765,357	£6,636,959	£6,473,924	£6,361,962
10% affordable housing (70:30)	£8,133,024	£7,146,576	£7,016,078	£6,852,381	£6,740,420
10% affordable housing (65:35)	£8,137,148	£7,150,697	£7,020,198	£6,856,501	£6,744,540

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£6,733,739	£6,075,538	£5,949,446	£5,790,670	£5,682,074
40% affordable housing (65:35)	£6,749,639	£6,091,326	£5,965,431	£5,806,654	£5,698,057
30% affordable housing (70:30)	£7,242,566	£6,477,698	£6,350,584	£6,189,521	£6,079,361
30% affordable housing (65:35)	£7,254,614	£6,489,686	£6,362,744	£6,201,682	£6,091,521
20% affordable housing (70:30)	£7,747,507	£6,873,249	£6,744,852	£6,581,684	£6,469,722
20% affordable housing (65:35)	£7,755,640	£6,881,357	£6,752,959	£6,589,924	£6,477,962
10% affordable housing (70:30)	£8,249,024	£7,262,576	£7,132,078	£6,968,381	£6,856,420
10% affordable housing (65:35)	£8,253,148	£7,266,697	£7,136,198	£6,972,501	£6,860,540

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 6

Havant / Leigh Park

Sales value inflation 10%
Build cost inflation 5%

Residual land values:

No Units 150
Site Area 0.29 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£5,485,976	£4,838,836	£4,710,438	£4,547,312	£4,435,351
40% affordable housing (65:35)	£5,470,029	£4,822,938	£4,694,540	£4,531,154	£4,419,192
30% affordable housing (70:30)	£5,833,000	£5,075,468	£4,944,970	£4,781,274	£4,669,311
30% affordable housing (65:35)	£5,820,868	£5,063,349	£4,932,851	£4,769,155	£4,657,192
20% affordable housing (70:30)	£6,171,870	£5,309,429	£5,178,931	£5,015,234	£4,903,273
20% affordable housing (65:35)	£6,163,649	£5,301,350	£5,170,852	£5,007,156	£4,895,193
10% affordable housing (70:30)	£6,506,116	£5,543,390	£5,412,892	£5,249,019	£5,135,225
10% affordable housing (65:35)	£6,502,006	£5,539,351	£5,408,853	£5,244,913	£5,131,120

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£5,050,976	£4,403,836	£4,275,438	£4,112,312	£4,000,351
40% affordable housing (65:35)	£5,035,029	£4,387,938	£4,259,540	£4,096,154	£3,984,192
30% affordable housing (70:30)	£5,398,000	£4,640,468	£4,509,970	£4,346,274	£4,234,311
30% affordable housing (65:35)	£5,385,868	£4,628,349	£4,497,851	£4,334,155	£4,222,192
20% affordable housing (70:30)	£5,736,870	£4,874,429	£4,743,931	£4,580,234	£4,468,273
20% affordable housing (65:35)	£5,728,649	£4,866,350	£4,735,852	£4,572,156	£4,460,193
10% affordable housing (70:30)	£6,071,116	£5,108,390	£4,977,892	£4,814,019	£4,700,225
10% affordable housing (65:35)	£6,067,006	£5,104,351	£4,973,853	£4,809,913	£4,696,120

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£5,172,776	£4,525,636	£4,397,238	£4,234,112	£4,122,151
40% affordable housing (65:35)	£5,156,829	£4,509,738	£4,381,340	£4,217,954	£4,105,992
30% affordable housing (70:30)	£5,519,800	£4,762,268	£4,631,770	£4,468,074	£4,356,111
30% affordable housing (65:35)	£5,507,668	£4,750,149	£4,619,651	£4,455,955	£4,343,992
20% affordable housing (70:30)	£5,858,670	£4,996,229	£4,865,731	£4,702,034	£4,590,073
20% affordable housing (65:35)	£5,850,449	£4,988,150	£4,857,652	£4,693,956	£4,581,993
10% affordable housing (70:30)	£6,192,916	£5,230,190	£5,099,692	£4,935,819	£4,822,025
10% affordable housing (65:35)	£6,188,806	£5,226,151	£5,095,653	£4,931,713	£4,817,920

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£1,012,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£5,224,976	£4,577,836	£4,449,438	£4,286,312	£4,174,351
40% affordable housing (65:35)	£5,209,029	£4,561,938	£4,433,540	£4,270,154	£4,158,192
30% affordable housing (70:30)	£5,572,000	£4,814,468	£4,683,970	£4,520,274	£4,408,311
30% affordable housing (65:35)	£5,559,868	£4,802,349	£4,671,851	£4,508,155	£4,396,192
20% affordable housing (70:30)	£5,910,870	£5,048,429	£4,917,931	£4,754,234	£4,642,273
20% affordable housing (65:35)	£5,902,649	£5,040,350	£4,909,852	£4,746,156	£4,634,193
10% affordable housing (70:30)	£6,245,116	£5,282,390	£5,151,892	£4,988,019	£4,874,225
10% affordable housing (65:35)	£6,241,006	£5,278,351	£5,147,853	£4,983,913	£4,870,120

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£5,340,976	£4,693,836	£4,565,438	£4,402,312	£4,290,351
40% affordable housing (65:35)	£5,325,029	£4,677,938	£4,549,540	£4,386,154	£4,274,192
30% affordable housing (70:30)	£5,688,000	£4,930,468	£4,799,970	£4,636,274	£4,524,311
30% affordable housing (65:35)	£5,675,868	£4,918,349	£4,787,851	£4,624,155	£4,512,192
20% affordable housing (70:30)	£6,026,870	£5,164,429	£5,033,931	£4,870,234	£4,758,273
20% affordable housing (65:35)	£6,018,649	£5,156,350	£5,025,852	£4,862,156	£4,750,193
10% affordable housing (70:30)	£6,361,116	£5,398,390	£5,267,892	£5,104,019	£4,990,225
10% affordable housing (65:35)	£6,357,006	£5,394,351	£5,263,853	£5,099,913	£4,986,120

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 7

Hayling Island / Emsworth

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

No Units	300
Site Area	7.5 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£20,103,879	£18,553,234	£18,331,921	£18,049,118	£17,857,749
40% affordable housing (65:35)	£20,302,474	£18,749,495	£18,529,078	£18,246,742	£18,055,373
30% affordable housing (70:30)	£21,891,164	£20,094,911	£19,870,888	£19,588,086	£19,396,717
30% affordable housing (65:35)	£22,040,936	£20,243,129	£20,019,106	£19,736,304	£19,544,935
20% affordable housing (70:30)	£23,672,779	£21,633,878	£21,406,389	£21,121,225	£20,928,259
20% affordable housing (65:35)	£23,772,628	£21,732,690	£21,506,025	£21,220,862	£21,027,897
10% affordable housing (70:30)	£25,454,395	£23,163,343	£22,935,657	£22,650,493	£22,457,528
10% affordable housing (65:35)	£25,504,319	£23,213,161	£22,985,474	£22,700,311	£22,507,346

Residual Land values compared to benchmark land values

Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£8,853,879	£7,303,234	£7,081,921	£6,799,118	£6,607,749
40% affordable housing (65:35)	£9,052,474	£7,499,495	£7,279,078	£6,996,742	£6,805,373
30% affordable housing (70:30)	£10,641,164	£8,844,911	£8,620,888	£8,338,086	£8,146,717
30% affordable housing (65:35)	£10,790,936	£8,993,129	£8,769,106	£8,486,304	£8,294,935
20% affordable housing (70:30)	£12,422,779	£10,383,878	£10,156,389	£9,871,225	£9,678,259
20% affordable housing (65:35)	£12,522,628	£10,482,690	£10,256,025	£9,970,862	£9,777,897
10% affordable housing (70:30)	£14,204,395	£11,913,343	£11,685,657	£11,400,493	£11,207,528
10% affordable housing (65:35)	£14,254,319	£11,963,161	£11,735,474	£11,450,311	£11,257,346

Residual Land values compared to benchmark land values

Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£12,003,879	£10,453,234	£10,231,921	£9,949,118	£9,757,749
40% affordable housing (65:35)	£12,202,474	£10,649,495	£10,429,078	£10,146,742	£9,955,373
30% affordable housing (70:30)	£13,791,164	£11,994,911	£11,770,888	£11,488,086	£11,296,717
30% affordable housing (65:35)	£13,940,936	£12,143,129	£11,919,106	£11,636,304	£11,444,935
20% affordable housing (70:30)	£15,572,779	£13,533,878	£13,306,389	£13,021,225	£12,828,259
20% affordable housing (65:35)	£15,672,628	£13,632,690	£13,406,025	£13,120,862	£12,927,897
10% affordable housing (70:30)	£17,354,395	£15,063,343	£14,835,657	£14,550,493	£14,357,528
10% affordable housing (65:35)	£17,404,319	£15,113,161	£14,885,474	£14,600,311	£14,407,346

Residual Land values compared to benchmark land values

Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£13,353,879	£11,803,234	£11,581,921	£11,299,118	£11,107,749
40% affordable housing (65:35)	£13,552,474	£11,999,495	£11,779,078	£11,496,742	£11,305,373
30% affordable housing (70:30)	£15,141,164	£13,344,911	£13,120,888	£12,838,086	£12,646,717
30% affordable housing (65:35)	£15,290,936	£13,493,129	£13,269,106	£12,986,304	£12,794,935
20% affordable housing (70:30)	£16,922,779	£14,883,878	£14,656,389	£14,371,225	£14,178,259
20% affordable housing (65:35)	£17,022,628	£14,982,690	£14,756,025	£14,470,862	£14,277,897
10% affordable housing (70:30)	£18,704,395	£16,413,343	£16,185,657	£15,900,493	£15,707,528
10% affordable housing (65:35)	£18,754,319	£16,463,161	£16,235,474	£15,950,311	£15,757,346

Residual Land values compared to benchmark land values

Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£16,353,879	£14,803,234	£14,581,921	£14,299,118	£14,107,749
40% affordable housing (65:35)	£16,552,474	£14,999,495	£14,779,078	£14,496,742	£14,305,373
30% affordable housing (70:30)	£18,141,164	£16,344,911	£16,120,888	£15,838,086	£15,646,717
30% affordable housing (65:35)	£18,290,936	£16,493,129	£16,269,106	£15,986,304	£15,794,935
20% affordable housing (70:30)	£19,922,779	£17,883,878	£17,656,389	£17,371,225	£17,178,259
20% affordable housing (65:35)	£20,022,628	£17,982,690	£17,756,025	£17,470,862	£17,277,897
10% affordable housing (70:30)	£21,704,395	£19,413,343	£19,185,657	£18,900,493	£18,707,528
10% affordable housing (65:35)	£21,754,319	£19,463,161	£19,235,474	£18,950,311	£18,757,346

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 7

Waterlooville

Sales value inflation	10%
Build cost inflation	5%

No Units	300
Site Area	7.5 Ha

Residual land values:

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£12,559,674	£11,344,997	£11,113,587	£10,824,726	£10,627,717
40% affordable housing (65:35)	£12,588,642	£11,373,984	£11,142,574	£10,854,035	£10,657,027
30% affordable housing (70:30)	£13,498,075	£12,078,769	£11,842,856	£11,548,089	£11,348,624
30% affordable housing (65:35)	£13,519,982	£12,100,751	£11,865,112	£11,570,345	£11,370,880
20% affordable housing (70:30)	£14,427,659	£12,797,533	£12,554,583	£12,255,750	£12,050,839
20% affordable housing (65:35)	£14,442,406	£12,812,454	£12,569,625	£12,270,792	£12,066,108
10% affordable housing (70:30)	£15,348,081	£13,497,470	£13,250,545	£12,943,473	£12,734,848
10% affordable housing (65:35)	£15,355,537	£13,505,105	£13,258,180	£12,951,232	£12,742,607

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,309,674	£94,997	-£136,413	-£425,274	-£622,283
40% affordable housing (65:35)	£1,338,642	£123,984	-£107,426	-£395,965	-£592,973
30% affordable housing (70:30)	£2,248,075	£828,769	£592,856	£298,089	£98,624
30% affordable housing (65:35)	£2,269,982	£850,751	£615,112	£320,345	£120,880
20% affordable housing (70:30)	£3,177,659	£1,547,533	£1,304,583	£1,005,750	£800,839
20% affordable housing (65:35)	£3,192,406	£1,562,454	£1,319,625	£1,020,792	£816,108
10% affordable housing (70:30)	£4,098,081	£2,247,470	£2,000,545	£1,693,473	£1,484,848
10% affordable housing (65:35)	£4,105,537	£2,255,105	£2,008,180	£1,701,232	£1,492,607

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£4,459,674	£3,244,997	£3,013,587	£2,724,726	£2,527,717
40% affordable housing (65:35)	£4,488,642	£3,273,984	£3,042,574	£2,754,035	£2,557,027
30% affordable housing (70:30)	£5,398,075	£3,978,769	£3,742,856	£3,448,089	£3,248,624
30% affordable housing (65:35)	£5,419,982	£4,000,751	£3,765,112	£3,470,345	£3,270,880
20% affordable housing (70:30)	£6,327,659	£4,697,533	£4,454,583	£4,155,750	£3,950,839
20% affordable housing (65:35)	£6,342,406	£4,712,454	£4,469,625	£4,170,792	£3,966,108
10% affordable housing (70:30)	£7,248,081	£5,397,470	£5,150,545	£4,843,473	£4,634,848
10% affordable housing (65:35)	£7,255,537	£5,405,105	£5,158,180	£4,851,232	£4,642,607

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£900,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£5,809,674	£4,594,997	£4,363,587	£4,074,726	£3,877,717
40% affordable housing (65:35)	£5,838,642	£4,623,984	£4,392,574	£4,104,035	£3,907,027
30% affordable housing (70:30)	£6,748,075	£5,328,769	£5,092,856	£4,798,089	£4,598,624
30% affordable housing (65:35)	£6,769,982	£5,350,751	£5,115,112	£4,820,345	£4,620,880
20% affordable housing (70:30)	£7,677,659	£6,047,533	£5,804,583	£5,505,750	£5,300,839
20% affordable housing (65:35)	£7,692,406	£6,062,454	£5,819,625	£5,520,792	£5,316,108
10% affordable housing (70:30)	£8,598,081	£6,747,470	£6,500,545	£6,193,473	£5,984,848
10% affordable housing (65:35)	£8,605,537	£6,755,105	£6,508,180	£6,201,232	£5,992,607

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£8,809,674	£7,594,997	£7,363,587	£7,074,726	£6,877,717
40% affordable housing (65:35)	£8,838,642	£7,623,984	£7,392,574	£7,104,035	£6,907,027
30% affordable housing (70:30)	£9,748,075	£8,328,769	£8,092,856	£7,798,089	£7,598,624
30% affordable housing (65:35)	£9,769,982	£8,350,751	£8,115,112	£7,820,345	£7,620,880
20% affordable housing (70:30)	£10,677,659	£9,047,533	£8,804,583	£8,505,750	£8,300,839
20% affordable housing (65:35)	£10,692,406	£9,062,454	£8,819,625	£8,520,792	£8,316,108
10% affordable housing (70:30)	£11,598,081	£9,747,470	£9,500,545	£9,193,473	£8,984,848
10% affordable housing (65:35)	£11,605,537	£9,755,105	£9,508,180	£9,201,232	£8,992,607

**HAVANT BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 7

Havant / Leigh Park

Sales value inflation 10%
Build cost inflation 5%

Residual land values:

No Units 300
Site Area 7.5 Ha

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£10,026,950	£8,821,246	£8,579,313	£8,279,360	£8,074,093
40% affordable housing (65:35)	£9,998,031	£8,792,150	£8,549,816	£8,249,418	£8,044,151
30% affordable housing (70:30)	£10,667,499	£9,238,249	£8,987,286	£8,678,981	£8,470,357
30% affordable housing (65:35)	£10,645,568	£9,215,425	£8,964,462	£8,656,158	£8,447,533
20% affordable housing (70:30)	£11,288,410	£9,633,056	£9,382,093	£9,073,789	£8,865,048
20% affordable housing (65:35)	£11,273,403	£9,617,840	£9,366,877	£9,058,573	£8,849,583
10% affordable housing (70:30)	£11,886,125	£10,027,862	£9,773,557	£9,460,210	£9,248,174
10% affordable housing (65:35)	£11,878,385	£10,020,255	£9,765,825	£9,452,478	£9,240,442

Residual Land values compared to benchmark land values
Benchmark 1 - residential

£1,500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	-£1,223,050	-£2,428,754	-£2,670,687	-£2,970,640	-£3,175,907
40% affordable housing (65:35)	-£1,251,969	-£2,457,850	-£2,700,184	-£3,000,582	-£3,205,849
30% affordable housing (70:30)	-£582,501	-£2,011,751	-£2,262,714	-£2,571,019	-£2,779,643
30% affordable housing (65:35)	-£604,432	-£2,034,575	-£2,285,538	-£2,593,842	-£2,802,467
20% affordable housing (70:30)	£38,410	-£1,616,944	-£1,867,907	-£2,176,211	-£2,384,952
20% affordable housing (65:35)	£23,403	-£1,632,160	-£1,883,123	-£2,191,427	-£2,400,417
10% affordable housing (70:30)	£636,125	-£1,222,138	-£1,476,443	-£1,789,790	-£2,001,826
10% affordable housing (65:35)	£628,385	-£1,229,745	-£1,484,175	-£1,797,522	-£2,009,558

Residual Land values compared to benchmark land values
Benchmark 2 - industrial

£1,080,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£1,926,950	£721,246	£479,313	£179,360	-£25,907
40% affordable housing (65:35)	£1,898,031	£692,150	£449,816	£149,418	-£55,649
30% affordable housing (70:30)	£2,567,499	£1,138,249	£887,286	£578,981	£370,357
30% affordable housing (65:35)	£2,545,568	£1,115,425	£864,462	£556,158	£347,533
20% affordable housing (70:30)	£3,188,410	£1,533,056	£1,282,093	£973,789	£765,048
20% affordable housing (65:35)	£3,173,403	£1,517,840	£1,266,877	£958,573	£749,583
10% affordable housing (70:30)	£3,786,125	£1,927,862	£1,673,557	£1,360,210	£1,148,174
10% affordable housing (65:35)	£3,778,385	£1,920,255	£1,665,825	£1,352,478	£1,140,442

Residual Land values compared to benchmark land values
Benchmark 3 - greenfield, no svc (includes servicing cost of £0.7 per ha)

£1,012,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£3,276,950	£2,071,246	£1,829,313	£1,529,360	£1,324,093
40% affordable housing (65:35)	£3,248,031	£2,042,150	£1,799,816	£1,499,418	£1,294,151
30% affordable housing (70:30)	£3,917,499	£2,488,249	£2,237,286	£1,928,981	£1,720,357
30% affordable housing (65:35)	£3,895,568	£2,465,425	£2,214,462	£1,906,158	£1,697,533
20% affordable housing (70:30)	£4,538,410	£2,883,056	£2,632,093	£2,323,789	£2,115,048
20% affordable housing (65:35)	£4,523,403	£2,867,840	£2,616,877	£2,308,573	£2,099,583
10% affordable housing (70:30)	£5,136,125	£3,277,862	£3,023,557	£2,710,210	£2,498,174
10% affordable housing (65:35)	£5,128,385	£3,270,255	£3,015,825	£2,702,478	£2,490,442

Residual Land values compared to benchmark land values
Benchmark 1 - vacant, serviced

£500,000

	Part L Building Regs 2010 (RICS BCIS Build costs)	Part L Building Regs 2010 & CIL	Part L Building Regs 2010, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL & S106	Part L Building Regs 2010, CSH Level 3, CIL, S106 & SuDs
40% affordable housing (70:30)	£6,276,950	£5,071,246	£4,829,313	£4,529,360	£4,324,093
40% affordable housing (65:35)	£6,248,031	£5,042,150	£4,799,816	£4,499,418	£4,294,151
30% affordable housing (70:30)	£6,917,499	£5,488,249	£5,237,286	£4,928,981	£4,720,357
30% affordable housing (65:35)	£6,895,568	£5,465,425	£5,214,462	£4,906,158	£4,697,533
20% affordable housing (70:30)	£7,538,410	£5,883,056	£5,632,093	£5,323,789	£5,115,048
20% affordable housing (65:35)	£7,523,403	£5,867,840	£5,616,877	£5,308,573	£5,099,583
10% affordable housing (70:30)	£8,136,125	£6,277,862	£6,023,557	£5,710,210	£5,498,174
10% affordable housing (65:35)	£8,128,385	£6,270,255	£6,015,825	£5,702,478	£5,490,442