

For: Havant Borough Council

# Havant

BOROUGH COUNCIL

## Local Plan Viability Assessment: Initial Viability Analysis for Affordable Housing Options – Stage 1

### Appendix 2 – Interim Findings: Residential Indications (Tables 2a – 2c)

October 2024  
DSP24873

Havant BC - Stage 1 Local Plan Viability Assessment - Initial Viability Analysis for Affordable Housing Options: Appendix 2 Interim Findings - Residential Indications: Table 2a: 50 Mixed GF

Development Scenario	50 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	1.25
Gross Land Area (ha)	1.44

\*based on residential net developable area

AH Tenure Sensitivity Test Scenarios	Indexed Rate £170.09 [Residential Area A - Emsworth and Hayling Island]									Indexed Rate £136.07 [Residential Area B - Rest of borough]								
	20% AH			30% AH			40% AH			20% AH			30% AH			40% AH		
	Value Level 2	Value Level 3	Value Level 4	Value Level 2	Value Level 3	Value Level 4	Value Level 2	Value Level 3	Value Level 4	Value Level 2	Value Level 3	Value Level 4	Value Level 2	Value Level 3	Value Level 4	Value Level 2	Value Level 3	Value Level 4
	£4,250	£4,500	£4,750	£4,250	£4,500	£4,750	£4,250	£4,500	£4,750	£4,250	£4,500	£4,750	£4,250	£4,500	£4,750	£4,250	£4,500	£4,750
Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			
AH Tenure Scenario 1 75% Social Rent 25% First Homes	£893,558	£1,549,433	£2,205,312	£381,461	£959,821	£1,538,181	-£153,992	£370,210	£871,055	£1,008,183	£1,664,057	£2,319,931	£481,758	£1,060,118	£1,638,478	-£58,770	£456,178	£957,024
AH Tenure Scenario 2 75% Affordable Rent 25% First Homes	£1,045,303	£1,701,178	£2,357,058	£684,951	£1,263,311	£1,841,668	£324,600	£825,445	£1,326,290	£1,159,928	£1,815,801	£2,471,677	£785,248	£1,363,608	£1,941,963	£410,568	£911,413	£1,412,259
AH Tenure Scenario 3 75% Social Rent 25% Shared Ownership	£964,530	£1,638,711	£2,312,893	-£75,381	£459,488	£978,641	£452,433	£1,049,100	£1,645,767	£1,079,155	£1,753,336	£2,427,517	£552,729	£1,149,396	£1,746,063	£18,607	£545,457	£1,064,609
AH Tenure Scenario 4 75% Affordable Rent 25% Shared Ownership	£1,116,268	£1,790,456	£2,464,638	£755,923	£1,352,590	£1,949,257	£395,571	£914,724	£1,433,876	£1,230,900	£1,905,081	£2,579,262	£856,220	£1,452,886	£2,049,553	£481,540	£1,000,692	£1,519,844
AH Tenure Scenario 5 50% Social Rent 25% First Homes (30% baseline discount) 25% Shared Ownership	£969,290	£1,643,302	£2,317,312	£537,689	£1,152,150	£1,766,611	£101,363	£660,874	£1,215,774	£1,083,910	£1,757,926	£2,431,937	£637,986	£1,252,447	£1,866,907	£190,272	£746,842	£1,301,742
AH Tenure Scenario 6 50% Affordable Rent 25% First Homes (30% baseline discount) 25% Shared Ownership	£1,093,697	£1,767,786	£2,441,879	£754,827	£1,369,396	£1,983,957	£415,958	£971,003	£1,526,046	£1,208,321	£1,882,409	£2,556,503	£855,124	£1,469,692	£2,084,260	£501,926	£1,056,972	£1,612,013
Additional AH Tenure Option 1 31.25% Affordable Rent 31.25% Social Rent 37.5% Shared Ownership	£1,182,616	£1,856,925	£2,531,247	£903,362	£1,510,998	£2,118,645	£641,152	£1,192,958	£1,744,765	£1,297,240	£1,971,556	£2,645,871	£1,003,658	£1,611,293	£2,218,941	£727,120	£1,278,927	£1,830,734
Additional AH Tenure Option 2 20% Affordable Rent 42.5% Social Rent 37.5% Shared Ownership	£1,213,619	£1,887,935	£2,562,251	£965,370	£1,573,011	£2,180,652	£703,159	£1,254,966	£1,806,773	£1,328,242	£2,002,560	£2,676,875	£1,065,664	£1,673,307	£2,280,949	£789,128	£1,340,935	£1,892,742
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
AH Tenure Scenario 1 75% Social Rent 25% First Homes	£621,606	£1,077,866	£1,534,130	£265,364	£667,702	£1,070,039	-£107,125	£257,537	£605,951	£701,345	£1,157,605	£1,613,865	£335,136	£737,473	£1,139,810	-£40,884	£317,341	£665,756
AH Tenure Scenario 2 75% Affordable Rent 25% First Homes	£727,168	£1,183,428	£1,639,693	£476,488	£878,825	£1,281,160	£225,808	£574,223	£922,637	£806,906	£1,263,166	£1,719,427	£546,259	£948,597	£1,350,931	£285,612	£634,027	£982,441
AH Tenure Scenario 3 75% Social Rent 25% Shared Ownership	£670,977	£1,139,973	£1,608,969	-£52,439	£319,644	£680,794	£314,736	£729,809	£1,144,881	£750,716	£1,219,712	£1,688,708	£384,507	£799,580	£1,214,653	£12,944	£379,448	£740,598
AH Tenure Scenario 4 75% Affordable Rent 25% Shared Ownership	£776,534	£1,245,535	£1,714,531	£525,860	£940,932	£1,356,005	£275,180	£636,329	£997,479	£856,278	£1,325,274	£1,794,269	£595,631	£1,010,704	£1,425,776	£334,984	£696,134	£1,057,283
AH Tenure Scenario 5 50% Social Rent 25% First Homes (30% baseline discount) 25% Shared Ownership	£674,289	£1,143,167	£1,612,043	£374,045	£801,496	£1,228,947	£70,514	£459,738	£845,756	£754,025	£1,222,905	£1,691,782	£443,816	£871,267	£1,298,718	£132,363	£519,543	£905,560
AH Tenure Scenario 6 50% Affordable Rent 25% First Homes (30% baseline discount) 25% Shared Ownership	£760,833	£1,229,764	£1,698,698	£525,097	£952,623	£1,380,144	£289,362	£675,481	£1,061,598	£840,571	£1,309,502	£1,778,437	£594,869	£1,022,394	£1,449,920	£349,166	£735,285	£1,121,401
Additional AH Tenure Option 1 31.25% Affordable Rent 31.25% Social Rent 37.5% Shared Ownership	£822,689	£1,291,774	£1,760,867	£628,426	£1,051,129	£1,473,840	£446,018	£829,884	£1,213,750	£902,428	£1,371,517	£1,840,606	£698,197	£1,120,899	£1,543,611	£505,823	£889,688	£1,273,554
Additional AH Tenure Option 2 20% Affordable Rent 42.5% Social Rent 37.5% Shared Ownership	£844,257	£1,313,346	£1,782,435	£671,562	£1,094,269	£1,516,975	£489,154	£873,020	£1,256,886	£923,995	£1,393,085	£1,862,174	£741,332	£1,164,040	£1,586,747	£548,958	£932,824	£1,316,690

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 3 (RLV >£500,000)

BLV Notes:

BLV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Havant BC - Stage 1 Local Plan Viability Assessment - Initial Viability Analysis for Affordable Housing Options: Appendix 2 Interim Findings - Residential Indications: Table 2b: 50 Mixed PDL

Development Scenario	50 Mixed
Typical Site Type	PDL
Site Density (dph)*	55.00
Net Land Area (ha)	0.91
Gross Land Area (ha)	1.05

\*based on residential net developable area

AH Tenure Sensitivity Test Scenarios	Indexed Rate £170.09 [Residential Area A - Emsworth and Hayling Island]									Indexed Rate £136.07 [Residential Area B - Rest of borough]								
	10% AH			20% AH			30% AH			10% AH			20% AH			30% AH		
	Value Level 2	Value Level 3	Value Level 4	Value Level 2	Value Level 3	Value Level 4	Value Level 2	Value Level 3	Value Level 4	Value Level 2	Value Level 3	Value Level 4	Value Level 2	Value Level 3	Value Level 4	Value Level 2	Value Level 3	Value Level 4
	£4,250	£4,500	£4,750	£4,250	£4,500	£4,750	£4,250	£4,500	£4,750	£4,250	£4,500	£4,750	£4,250	£4,500	£4,750	£4,250	£4,500	£4,750
Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			
AH Tenure Scenario 1 75% Social Rent 25% First Homes	£1,744,701	£2,478,090	£3,211,479	£1,231,803	£1,887,680	£2,543,551	£718,904	£1,297,264	£1,875,620	£1,873,656	£2,607,043	£3,340,431	£1,346,427	£2,002,305	£2,658,176	£819,201	£1,397,561	£1,975,915
AH Tenure Scenario 2 75% Affordable Rent 25% First Homes	£1,744,701	£2,478,090	£3,211,479	£1,383,548	£2,039,426	£2,695,296	£1,022,394	£1,600,754	£2,179,114	£1,873,656	£2,607,043	£3,340,431	£1,498,172	£2,154,052	£2,809,921	£1,122,691	£1,701,049	£2,279,417
AH Tenure Scenario 3 75% Social Rent 25% Shared Ownership	£1,819,392	£2,571,088	£3,322,784	£1,306,494	£1,980,675	£2,654,856	£793,595	£1,390,262	£1,986,929	£1,948,345	£2,700,041	£3,451,736	£1,421,118	£2,095,300	£2,769,481	£893,892	£1,490,558	£2,087,225
AH Tenure Scenario 4 75% Affordable Rent 25% Shared Ownership	£1,819,392	£2,571,088	£3,322,784	£1,458,239	£2,132,420	£2,806,601	£1,097,085	£1,693,752	£2,290,419	£1,948,345	£2,700,041	£3,451,736	£1,572,863	£2,247,045	£2,921,226	£1,197,382	£1,794,049	£2,390,715
AH Tenure Scenario 5 50% Social Rent 25% First Homes (30% baseline discount) 25% Shared Ownership	£1,804,454	£2,552,488	£3,300,523	£1,309,018	£1,983,034	£2,657,044	£875,876	£1,490,337	£2,104,798	£1,933,407	£2,681,441	£3,429,475	£1,423,641	£2,097,659	£2,771,669	£976,173	£1,590,633	£2,205,094
AH Tenure Scenario 6 50% Affordable Rent 25% First Homes (30% baseline discount) 25% Shared Ownership	£1,806,283	£2,554,424	£3,302,566	£1,433,429	£2,107,526	£2,781,611	£1,093,014	£1,707,579	£2,322,151	£1,935,235	£2,683,377	£3,431,519	£1,548,054	£2,222,151	£2,896,235	£1,193,310	£1,807,874	£2,422,447
Additional AH Tenure Option 1 31.25% Affordable Rent 31.25% Social Rent 37.5% Shared Ownership	£1,819,392	£2,571,088	£3,322,784	£1,580,300	£2,254,481	£2,928,662	£1,297,281	£1,904,756	£2,512,230	£1,948,345	£2,700,041	£3,451,736	£1,694,924	£2,369,106	£3,043,287	£1,397,577	£2,005,052	£2,612,527
Additional AH Tenure Option 2 20% Affordable Rent 42.5% Social Rent 37.5% Shared Ownership	£1,819,392	£2,571,088	£3,322,784	£1,489,031	£2,163,212	£2,837,394	£1,114,741	£1,722,216	£2,329,691	£1,948,345	£2,700,041	£3,451,736	£1,603,656	£2,277,837	£2,952,018	£1,215,038	£1,822,513	£2,429,987
Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)			
AH Tenure Scenario 1 75% Social Rent 25% First Homes	£1,668,845	£2,370,347	£3,071,849	£1,178,246	£1,805,607	£2,432,962	£687,648	£1,240,861	£1,794,071	£1,792,192	£2,493,693	£3,195,195	£1,287,887	£1,915,249	£2,542,603	£783,583	£1,336,797	£1,890,005
AH Tenure Scenario 2 75% Affordable Rent 25% First Homes	£1,668,845	£2,370,347	£3,071,849	£1,323,394	£1,950,756	£2,578,110	£977,942	£1,531,156	£2,084,370	£1,792,192	£2,493,693	£3,195,195	£1,433,034	£2,060,397	£2,687,750	£1,073,878	£1,627,090	£2,180,312
AH Tenure Scenario 3 75% Social Rent 25% Shared Ownership	£1,740,288	£2,459,302	£3,178,315	£1,249,690	£1,894,559	£2,539,428	£759,091	£1,329,816	£1,900,541	£1,863,634	£2,582,648	£3,301,661	£1,359,331	£2,004,200	£2,649,069	£855,027	£1,425,752	£1,996,476
AH Tenure Scenario 4 75% Affordable Rent 25% Shared Ownership	£1,740,288	£2,459,302	£3,178,315	£1,394,837	£2,039,706	£2,684,575	£1,049,386	£1,620,111	£2,190,836	£1,863,634	£2,582,648	£3,301,661	£1,504,478	£2,149,347	£2,794,216	£1,145,322	£1,716,046	£2,286,771
AH Tenure Scenario 5 50% Social Rent 25% First Homes (30% baseline discount) 25% Shared Ownership	£1,726,000	£2,441,511	£3,157,022	£1,252,105	£1,896,815	£2,541,521	£837,795	£1,425,540	£2,013,285	£1,849,346	£2,564,857	£3,280,368	£1,361,744	£2,006,456	£2,651,161	£933,730	£1,521,475	£2,109,221
AH Tenure Scenario 6 50% Affordable Rent 25% First Homes (30% baseline discount) 25% Shared Ownership	£1,727,749	£2,443,362	£3,158,976	£1,371,106	£2,015,895	£2,660,671	£1,045,492	£1,633,337	£2,221,188	£1,851,095	£2,566,708	£3,282,322	£1,480,747	£2,125,536	£2,770,312	£1,141,427	£1,729,271	£2,317,123
Additional AH Tenure Option 1 31.25% Affordable Rent 31.25% Social Rent 37.5% Shared Ownership	£1,740,288	£2,459,302	£3,178,315	£1,511,591	£2,156,460	£2,801,329	£1,240,877	£1,821,940	£2,403,003	£1,863,634	£2,582,648	£3,301,661	£1,621,232	£2,266,101	£2,910,970	£1,336,813	£1,917,876	£2,498,939
Additional AH Tenure Option 2 20% Affordable Rent 42.5% Social Rent 37.5% Shared Ownership	£1,740,288	£2,459,302	£3,178,315	£1,424,291	£2,069,160	£2,714,029	£1,066,274	£1,647,337	£2,228,400	£1,863,634	£2,582,648	£3,301,661	£1,533,932	£2,178,801	£2,823,670	£1,162,210	£1,743,273	£2,324,336

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

Havant BC - Stage 1 Local Plan Viability Assessment - Initial Viability Analysis for Affordable Housing Options: Appendix 2 Interim Findings - Residential Indications: Table 2c: 50 Flats PDL

Development Scenario	50 Flats
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.33
Gross Land Area (ha)	0.38

\*based on residential net developable area

AH Tenure Sensitivity Test Scenarios	Indexed Rate £170.09 [Residential Area A - Emsworth and Hayling Island]									Indexed Rate £136.07 [Residential Area B - Rest of borough]								
	10% AH			20% AH			30% AH			10% AH			20% AH			30% AH		
	Value Level 3	Value Level 4	Value Level 5	Value Level 3	Value Level 4	Value Level 5	Value Level 3	Value Level 4	Value Level 5	Value Level 3	Value Level 4	Value Level 5	Value Level 3	Value Level 4	Value Level 5	Value Level 3	Value Level 4	Value Level 5
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
AH Tenure Scenario 1 75% Social Rent 25% First Homes	-£144,657	£317,325	£756,857	-£520,959	-£84,265	£326,572	-£898,998	-£510,716	-£124,171	-£44,995	£407,302	£846,834	-£432,371	£4,055	£406,552	-£821,484	-£433,201	-£46,656
AH Tenure Scenario 2 75% Affordable Rent 25% First Homes	-£144,657	£317,325	£756,857	-£422,856	£12,978	£415,142	-£701,432	-£314,510	£67,554	-£44,995	£407,302	£846,834	-£334,268	£96,055	£495,121	-£623,919	-£236,995	£140,247
AH Tenure Scenario 3 75% Social Rent 25% Shared Ownership	-£154,518	£307,927	£746,965	-£530,820	-£94,674	£316,680	-£1,542,810	-£1,185,807	-£830,643	-£54,857	£397,904	£836,942	-£442,232	-£6,086	£396,660	-£1,465,295	-£1,108,292	-£753,129
AH Tenure Scenario 4 75% Affordable Rent 25% Shared Ownership	-£154,518	£307,927	£746,965	-£432,717	£3,216	£405,250	-£711,349	-£324,919	£57,279	-£54,857	£397,904	£836,942	-£344,129	£86,294	£485,229	-£633,834	-£247,405	£129,972
AH Tenure Scenario 5 50% Social Rent 25% First Homes (30% baseline discount) 25% Shared Ownership	-£152,546	£309,807	£748,944	-£487,309	-£43,843	£369,179	-£787,288	-£379,042	£26,601	-£52,884	£399,783	£838,920	-£398,720	£41,962	£449,159	-£709,773	-£301,527	£99,294
AH Tenure Scenario 6 50% Affordable Rent 25% First Homes (30% baseline discount) 25% Shared Ownership	-£148,858	£313,321	£752,643	-£402,940	£38,148	£445,626	-£640,007	-£232,345	£164,227	-£49,197	£403,297	£842,619	-£314,352	£121,226	£525,605	-£562,492	-£154,831	£236,222
Additional AH Tenure Option 1 31.25% Affordable Rent 31.25% Social Rent 37.5% Shared Ownership	-£154,518	£307,927	£746,965	-£338,152	£91,899	£490,625	-£548,414	-£155,426	£222,087	-£54,857	£397,904	£836,942	-£249,564	£174,737	£570,605	-£470,899	-£77,911	£292,849
Additional AH Tenure Option 2 20% Affordable Rent 42.5% Social Rent 37.5% Shared Ownership	-£154,518	£307,927	£746,965	-£402,375	£31,671	£432,644	-£677,115	-£283,871	£102,329	-£54,857	£397,904	£836,942	-£313,787	£114,749	£512,623	-£599,600	-£206,357	£174,782
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
AH Tenure Scenario 1 75% Social Rent 25% First Homes	-£377,365	£827,804	£1,974,411	-£1,359,023	-£219,821	£851,928	-£2,345,212	-£1,332,303	-£323,925	-£117,378	£1,062,526	£2,209,132	-£1,127,924	£10,577	£1,060,569	-£2,143,001	-£1,130,091	-£121,713
AH Tenure Scenario 2 75% Affordable Rent 25% First Homes	-£377,365	£827,804	£1,974,411	-£1,103,102	£33,855	£1,082,979	-£1,829,823	-£820,461	£176,228	-£117,378	£1,062,526	£2,209,132	-£872,003	£250,579	£1,291,620	-£1,627,616	-£618,249	£365,862
AH Tenure Scenario 3 75% Social Rent 25% Shared Ownership	-£403,091	£803,289	£1,948,605	-£1,384,749	-£246,975	£826,123	-£4,024,722	-£3,093,409	-£2,166,895	-£143,104	£1,038,010	£2,183,327	-£1,153,650	-£15,876	£1,034,764	-£3,822,510	-£2,891,197	-£1,964,683
AH Tenure Scenario 4 75% Affordable Rent 25% Shared Ownership	-£403,091	£803,289	£1,948,605	-£1,128,828	£8,389	£1,057,174	-£1,855,692	-£847,615	£149,423	-£143,104	£1,038,010	£2,183,327	-£897,729	£225,114	£1,265,815	-£1,653,480	-£645,403	£339,057
AH Tenure Scenario 5 50% Social Rent 25% First Homes (30% baseline discount) 25% Shared Ownership	-£397,946	£808,192	£1,953,766	-£1,271,240	-£114,373	£963,077	-£2,053,794	-£988,805	£69,393	-£137,959	£1,042,913	£2,188,488	-£1,040,140	£109,466	£1,171,718	-£1,851,582	-£786,593	£259,027
AH Tenure Scenario 6 50% Affordable Rent 25% First Homes (30% baseline discount) 25% Shared Ownership	-£388,326	£817,359	£1,963,416	-£1,051,149	£99,518	£1,162,502	-£1,669,583	-£606,118	£428,417	-£128,340	£1,052,080	£2,198,137	-£820,050	£316,242	£1,371,144	-£1,467,371	-£403,906	£616,232
Additional AH Tenure Option 1 31.25% Affordable Rent 31.25% Social Rent 37.5% Shared Ownership	-£403,091	£803,289	£1,948,605	-£882,136	£239,736	£1,279,892	-£1,430,645	-£405,459	£579,356	-£143,104	£1,038,010	£2,183,327	-£651,036	£455,836	£1,488,534	-£1,228,433	-£203,247	£763,955
Additional AH Tenure Option 2 20% Affordable Rent 42.5% Social Rent 37.5% Shared Ownership	-£403,091	£803,289	£1,948,605	-£1,049,673	£82,620	£1,128,636	-£1,766,387	-£740,534	£266,945	-£143,104	£1,038,010	£2,183,327	-£818,574	£299,344	£1,337,277	-£1,564,175	-£538,322	£455,953

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUVA £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values