

For: Havant Borough Council

Havant
BOROUGH COUNCIL

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

**Appendix 3 – Residential Typology
Results (Tables 3a – 3k)**

**October 2024
DSP24873**

**Havant BC - Stage 1 Local Plan Viability Assessment - Initial Viability Analysis for Affordable Housing Options: Appendix 3
Residential Indications: Table 3a: 10 Houses PDL**

Development Scenario	10 Houses
Typical Site Type	PDL
Site Density (dph)*	35.00
Net Land Area (ha)	0.29
Gross Land Area (ha)	0.33

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	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 Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	£176,683	£149,126	£157,770	£204,041	£173,452	£179,048
Value Level 2 £4,250	£338,778	£295,505	£287,403	£365,370	£319,142	£308,086
Value Level 3 £4,500	£498,822	£439,054	£414,457	£525,414	£462,691	£435,140
Value Level 4 £4,750	£658,866	£582,602	£541,510	£685,459	£606,240	£562,193
Value Level 5 £5,000	£818,910	£726,151	£668,564	£845,503	£749,788	£689,246
Value Level 6 £5,250	£978,954	£869,700	£795,619	£1,005,547	£893,337	£816,301
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	£537,732	£453,863	£480,170	£620,994	£527,899	£544,929
Value Level 2 £4,250	£1,031,064	£899,363	£874,706	£1,111,997	£971,303	£937,654
Value Level 3 £4,500	£1,518,155	£1,336,250	£1,261,390	£1,599,088	£1,408,189	£1,324,338
Value Level 4 £4,750	£2,005,245	£1,773,137	£1,648,074	£2,086,178	£1,845,078	£1,711,022
Value Level 5 £5,000	£2,492,336	£2,210,025	£2,034,758	£2,573,269	£2,281,965	£2,097,706
Value Level 6 £5,250	£2,979,426	£2,646,912	£2,421,448	£3,060,359	£2,718,852	£2,484,395

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 3
Residential Indications: Table 3b: 15 Houses PDL**

Development Scenario	15 Houses
Typical Site Type	PDL
Site Density (dph)*	40.00
Net Land Area (ha)	0.38
Gross Land Area (ha)	0.43

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	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 Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	£268,384	£241,365	£250,000	£306,795	£277,062	£282,501
Value Level 2 £4,250	£505,996	£462,722	£454,621	£544,407	£498,179	£487,121
Value Level 3 £4,500	£743,607	£683,838	£659,242	£782,018	£719,295	£691,743
Value Level 4 £4,750	£981,219	£904,955	£863,862	£1,019,630	£940,411	£896,364
Value Level 5 £5,000	£1,218,830	£1,126,072	£1,068,482	£1,257,244	£1,161,528	£1,100,983
Value Level 6 £5,250	£1,456,442	£1,347,188	£1,273,102	£1,494,855	£1,382,644	£1,305,606
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	£622,340	£559,686	£579,710	£711,409	£642,464	£655,076
Value Level 2 £4,250	£1,173,323	£1,072,979	£1,054,193	£1,262,392	£1,155,197	£1,129,556
Value Level 3 £4,500	£1,724,306	£1,585,712	£1,528,676	£1,813,375	£1,667,930	£1,604,042
Value Level 4 £4,750	£2,275,290	£2,098,445	£2,003,159	£2,364,358	£2,180,663	£2,078,525
Value Level 5 £5,000	£2,826,273	£2,611,181	£2,477,639	£2,915,347	£2,693,397	£2,553,004
Value Level 6 £5,250	£3,377,256	£3,123,914	£2,952,122	£3,466,331	£3,206,130	£3,027,491

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

Dixon Searle Partnership (2024)

**Havant BC - Stage 1 Local Plan Viability Assessment - Initial Viability Analysis for Affordable Housing Options: Appendix 3
Residential Indications: Table 3c: 15 Flats PDL**

Development Scenario	15 Flats
Typical Site Type	PDL
Site Density (dph)*	100.00
Net Land Area (ha)	0.15
Gross Land Area (ha)	0.17

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	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 Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	-£433,619	-£441,364	-£427,180	-£404,828	-£414,788	-£402,818
Value Level 2 £4,250	-£288,550	-£306,216	-£302,069	-£259,759	-£279,640	-£277,708
Value Level 3 £4,500	-£144,338	-£171,827	-£177,621	-£115,546	-£145,250	-£153,259
Value Level 4 £4,750	-£360	-£37,833	-£53,610	£26,662	-£11,256	-£29,248
Value Level 5 £5,000	£134,684	£90,180	£66,022	£161,572	£115,103	£88,868
Value Level 6 £5,250	£268,038	£215,208	£182,009	£294,031	£239,892	£204,636
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	-£2,513,731	-£2,558,633	-£2,476,404	-£2,346,826	-£2,404,566	-£2,335,176
Value Level 2 £4,250	-£1,672,756	-£1,775,168	-£1,751,127	-£1,505,851	-£1,621,102	-£1,609,900
Value Level 3 £4,500	-£836,739	-£996,097	-£1,029,687	-£669,834	-£842,031	-£888,460
Value Level 4 £4,750	-£2,089	-£219,320	-£310,784	£154,564	-£65,254	-£169,556
Value Level 5 £5,000	£780,774	£522,782	£382,733	£936,648	£667,264	£515,176
Value Level 6 £5,250	£1,553,844	£1,247,580	£1,055,122	£1,704,528	£1,390,677	£1,186,294

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

Dixon Searle Partnership (2024)

**Havant BC - Stage 1 Local Plan Viability Assessment - Initial Viability Analysis for Affordable Housing Options: Appendix 3
Residential Indications: Table 3d: 20 Houses GF**

Development Scenario	20 Houses
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	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 Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	£186,141	£15,066	-£104,793	£234,776	£58,034	-£65,520
Value Level 2 £4,250	£475,025	£277,003	£143,443	£522,300	£318,368	£179,983
Value Level 3 £4,500	£762,122	£531,109	£379,187	£809,397	£572,475	£414,643
Value Level 4 £4,750	£1,049,219	£785,216	£611,890	£1,096,492	£826,582	£647,346
Value Level 5 £5,000	£1,336,317	£1,039,323	£844,592	£1,383,592	£1,080,689	£880,048
Value Level 6 £5,250	£1,623,414	£1,293,431	£1,077,294	£1,670,689	£1,334,797	£1,112,750
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	£323,723	£26,202	-£182,248	£408,307	£100,929	-£113,948
Value Level 2 £4,250	£826,130	£481,744	£249,466	£908,347	£553,684	£313,013
Value Level 3 £4,500	£1,325,430	£923,669	£659,456	£1,407,647	£995,609	£721,119
Value Level 4 £4,750	£1,824,728	£1,365,593	£1,064,156	£1,906,943	£1,437,534	£1,125,819
Value Level 5 £5,000	£2,324,029	£1,807,518	£1,468,855	£2,406,246	£1,879,458	£1,530,517
Value Level 6 £5,250	£2,823,329	£2,249,445	£1,873,555	£2,905,546	£2,321,386	£1,935,218

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:

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

Dixon Searle Partnership (2024)

**Havant BC - Stage 1 Local Plan Viability Assessment - Initial Viability Analysis for Affordable Housing Options: Appendix 3
Residential Indications: Table 3e: 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 (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	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 Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	£539,304	£357,728	£148,499	£653,928	£458,025	£236,956
Value Level 2 £4,250	£1,213,619	£965,370	£703,159	£1,328,242	£1,065,664	£789,128
Value Level 3 £4,500	£1,887,935	£1,573,011	£1,254,966	£2,002,560	£1,673,307	£1,340,935
Value Level 4 £4,750	£2,562,251	£2,180,652	£1,806,773	£2,676,875	£2,280,949	£1,892,742
Value Level 5 £5,000	£3,236,566	£2,788,294	£2,358,580	£3,351,191	£2,888,590	£2,444,549
Value Level 6 £5,250	£3,910,882	£3,395,935	£2,910,387	£4,025,507	£3,496,231	£2,996,356
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	£375,168	£248,855	£103,304	£454,907	£318,626	£164,839
Value Level 2 £4,250	£844,257	£671,562	£489,154	£923,995	£741,332	£548,958
Value Level 3 £4,500	£1,313,346	£1,094,269	£873,020	£1,393,085	£1,164,040	£932,824
Value Level 4 £4,750	£1,782,435	£1,516,975	£1,256,886	£1,862,174	£1,586,747	£1,316,690
Value Level 5 £5,000	£2,251,524	£1,939,682	£1,640,751	£2,331,263	£2,009,454	£1,700,556
Value Level 6 £5,250	£2,720,614	£2,362,389	£2,024,617	£2,800,352	£2,432,161	£2,084,421

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:

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

Dixon Searle Partnership (2024)

**Havant BC - Stage 1 Local Plan Viability Assessment - Initial Viability Analysis for Affordable Housing Options: Appendix 3
Residential Indications: Table 3f: 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 (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	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 Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	£1,067,697	£814,850	£507,266	£1,196,649	£929,474	£607,562
Value Level 2 £4,250	£1,819,392	£1,489,031	£1,114,741	£1,948,345	£1,603,656	£1,215,038
Value Level 3 £4,500	£2,571,088	£2,163,212	£1,722,216	£2,700,041	£2,277,837	£1,822,513
Value Level 4 £4,750	£3,322,784	£2,837,394	£2,329,691	£3,451,736	£2,952,018	£2,429,987
Value Level 5 £5,000	£4,074,479	£3,511,575	£2,937,165	£4,203,432	£3,626,199	£3,037,462
Value Level 6 £5,250	£4,826,175	£4,185,756	£3,544,640	£4,955,128	£4,300,381	£3,644,937
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	£1,021,275	£779,422	£485,211	£1,144,621	£889,063	£581,146
Value Level 2 £4,250	£1,740,288	£1,424,291	£1,066,274	£1,863,634	£1,533,932	£1,162,210
Value Level 3 £4,500	£2,459,302	£2,069,160	£1,647,337	£2,582,648	£2,178,801	£1,743,273
Value Level 4 £4,750	£3,178,315	£2,714,029	£2,228,400	£3,301,661	£2,823,670	£2,324,336
Value Level 5 £5,000	£3,897,328	£3,358,898	£2,809,463	£4,020,674	£3,468,539	£2,905,398
Value Level 6 £5,250	£4,616,341	£4,003,767	£3,390,525	£4,739,687	£4,113,408	£3,486,461

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

Dixon Searle Partnership (2024)

**Havant BC - Stage 1 Local Plan Viability Assessment - Initial Viability Analysis for Affordable Housing Options: Appendix 3
Residential Indications: Table 3g: 50 Flats - Town Centre PDL**

Development Scenario	50 Flats - Town Centre
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 (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	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 Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	-£1,130,122	-£1,280,264	-£1,472,434	-£1,030,460	-£1,191,676	-£1,394,919
Value Level 2 £4,250	-£640,814	-£839,346	-£1,073,483	-£541,153	-£750,758	-£995,969
Value Level 3 £4,500	-£154,518	-£402,375	-£677,115	-£54,857	-£313,787	-£599,600
Value Level 4 £4,750	£307,927	£31,671	-£283,871	£397,904	£114,749	-£206,357
Value Level 5 £5,000	£746,965	£432,644	£102,329	£836,942	£512,623	£174,782
Value Level 6 £5,250	£1,186,003	£826,406	£461,702	£1,275,980	£906,385	£531,683
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	-£2,948,144	-£3,339,819	-£3,841,131	-£2,688,157	-£3,108,720	-£3,638,920
Value Level 2 £4,250	-£1,671,689	-£2,189,597	-£2,800,391	-£1,411,702	-£1,958,498	-£2,598,179
Value Level 3 £4,500	-£403,091	-£1,049,673	-£1,766,387	-£143,104	-£818,574	-£1,564,175
Value Level 4 £4,750	£803,289	£82,620	-£740,534	£1,038,010	£299,344	-£538,322
Value Level 5 £5,000	£1,948,605	£1,128,636	£266,945	£2,183,327	£1,337,277	£455,953
Value Level 6 £5,250	£3,093,922	£2,155,842	£1,204,439	£3,328,643	£2,364,483	£1,387,000

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

Dixon Searle Partnership (2024)

**Havant BC - Stage 1 Local Plan Viability Assessment - Initial Viability Analysis for Affordable Housing Options: Appendix 3
Residential Indications: Table 3h: 100 Flats - Town Centre PDL**

Development Scenario	100 Flats - Town Centre
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.67
Gross Land Area (ha)	0.77

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	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 Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	-£2,260,244	-£2,318,992	-£2,398,239	-£2,060,920	-£2,141,816	-£2,243,210
Value Level 2 £4,250	-£1,281,628	-£1,439,125	-£1,610,391	-£1,082,305	-£1,261,949	-£1,455,362
Value Level 3 £4,500	-£309,037	-£566,454	-£829,493	-£109,713	-£389,277	-£674,463
Value Level 4 £4,750	£607,463	£284,510	-£50,507	£787,416	£444,468	£98,020
Value Level 5 £5,000	£1,485,539	£1,072,035	£666,076	£1,665,492	£1,231,993	£806,040
Value Level 6 £5,250	£2,363,615	£1,859,559	£1,369,360	£2,543,568	£2,019,517	£1,509,324
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	-£2,948,144	-£3,024,772	-£3,128,137	-£2,688,157	-£2,793,673	-£2,925,926
Value Level 2 £4,250	-£1,671,689	-£1,877,119	-£2,100,510	-£1,411,702	-£1,646,020	-£1,898,298
Value Level 3 £4,500	-£403,091	-£738,852	-£1,081,947	-£143,104	-£507,753	-£879,735
Value Level 4 £4,750	£792,343	£371,100	-£65,879	£1,027,065	£579,741	£127,852
Value Level 5 £5,000	£1,937,660	£1,398,306	£868,795	£2,172,381	£1,606,947	£1,051,357
Value Level 6 £5,250	£3,082,976	£2,425,512	£1,786,122	£3,317,698	£2,634,153	£1,968,683

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

Dixon Searle Partnership (2024)

**Havant BC - Stage 1 Local Plan Viability Assessment - Initial Viability Analysis for Affordable Housing Options: Appendix 3
Residential Indications: Table 3i: 100 Mixed GF**

Development Scenario	100 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	2.50
Gross Land Area (ha)	2.88

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	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 Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	£1,101,220	£731,866	£319,114	£1,330,469	£932,459	£491,050
Value Level 2 £4,250	£2,449,852	£1,936,308	£1,411,881	£2,679,102	£2,136,902	£1,583,814
Value Level 3 £4,500	£3,798,481	£3,140,749	£2,504,661	£4,027,732	£3,341,341	£2,676,596
Value Level 4 £4,750	£5,147,114	£4,345,184	£3,597,426	£5,376,363	£4,545,786	£3,769,361
Value Level 5 £5,000	£6,495,745	£5,549,636	£4,690,209	£6,724,994	£5,750,229	£4,862,146
Value Level 6 £5,250	£7,844,376	£6,754,078	£5,782,983	£8,073,625	£6,954,671	£5,954,920
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	£383,033	£254,562	£110,996	£462,772	£324,334	£170,800
Value Level 2 £4,250	£852,123	£673,499	£491,089	£931,861	£743,270	£550,892
Value Level 3 £4,500	£1,321,211	£1,092,434	£871,186	£1,400,950	£1,162,205	£930,990
Value Level 4 £4,750	£1,790,300	£1,511,368	£1,251,279	£1,870,039	£1,581,143	£1,311,082
Value Level 5 £5,000	£2,259,390	£1,930,308	£1,631,377	£2,339,128	£2,000,080	£1,691,181
Value Level 6 £5,250	£2,728,479	£2,349,245	£2,011,472	£2,808,218	£2,419,016	£2,071,276

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:

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

Dixon Searle Partnership (2024)

**Havant BC - Stage 1 Local Plan Viability Assessment - Initial Viability Analysis for Affordable Housing Options: Appendix 3
Residential Indications: Table 3j: 30 Flats PDL (Sheltered)**

Development Scenario	30 Flats (Sheltered)
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.20
Gross Land Area (ha)	0.23

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	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 Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 5 £5,000	-£474,958	-£798,658	-£1,040,112	-£403,600	-£734,664	-£984,084
Value Level 6 £5,250	-£146,859	-£501,492	-£767,037	-£76,017	-£437,916	-£711,042
Value Level 7 £5,500	£170,519	-£206,566	-£495,132	£237,604	-£143,596	-£439,509
Value Level 8 £5,750	£480,108	£82,306	-£225,088	£547,193	£141,937	-£169,988
Value Level 9 £6,000	£789,697	£360,223	£41,276	£856,782	£419,854	£93,453
Value Level 10 £6,250	£1,099,287	£638,141	£295,703	£1,166,372	£697,772	£347,880
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 5 £5,000	-£2,065,034	-£3,472,427	-£4,522,227	-£1,754,785	-£3,194,192	-£4,278,625
Value Level 6 £5,250	-£638,516	-£2,180,401	-£3,334,943	-£330,508	-£1,903,981	-£3,091,488
Value Level 7 £5,500	£741,386	-£898,114	-£2,152,748	£1,033,060	-£624,329	-£1,910,907
Value Level 8 £5,750	£2,087,426	£357,851	-£978,642	£2,379,100	£617,117	-£739,080
Value Level 9 £6,000	£3,433,466	£1,566,188	£179,461	£3,725,141	£1,825,454	£406,319
Value Level 10 £6,250	£4,779,507	£2,774,526	£1,285,666	£5,071,181	£3,033,792	£1,512,524

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 for Affordable Housing Options: Appendix 3
Residential Indications: Table 3k: 60 Flats PDL (Extra Care)**

Development Scenario	60 Flats (Extra Care)
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.40
Gross Land Area (ha)	0.46

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	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 Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 5 £5,000	-£2,229,399	-£2,896,704	-£3,481,131	-£2,067,871	-£2,752,350	-£3,354,821
Value Level 6 £5,250	-£1,539,713	-£2,274,417	-£2,920,898	-£1,379,047	-£2,130,837	-£2,794,589
Value Level 7 £5,500	-£854,323	-£1,655,395	-£2,360,662	-£694,522	-£1,512,034	-£2,234,690
Value Level 8 £5,750	-£174,203	-£1,039,126	-£1,803,091	-£15,258	-£896,757	-£1,677,458
Value Level 9 £6,000	£477,742	-£427,273	-£1,247,526	£628,257	-£285,989	-£1,122,563
Value Level 10 £6,250	£1,120,448	£172,207	-£694,820	£1,270,964	£305,999	-£570,638
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 5 £5,000	-£4,846,519	-£6,297,183	-£7,567,675	-£4,495,373	-£5,983,371	-£7,293,090
Value Level 6 £5,250	-£3,347,203	-£4,944,386	-£6,349,779	-£2,997,928	-£4,632,255	-£6,075,194
Value Level 7 £5,500	-£1,857,225	-£3,598,685	-£5,131,873	-£1,509,831	-£3,287,031	-£4,858,021
Value Level 8 £5,750	-£378,703	-£2,258,970	-£3,919,764	-£33,170	-£1,949,472	-£3,646,649
Value Level 9 £6,000	£1,038,569	-£928,854	-£2,712,014	£1,365,777	-£621,715	-£2,440,355
Value Level 10 £6,250	£2,435,757	£374,364	-£1,510,478	£2,762,965	£665,215	-£1,240,518

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