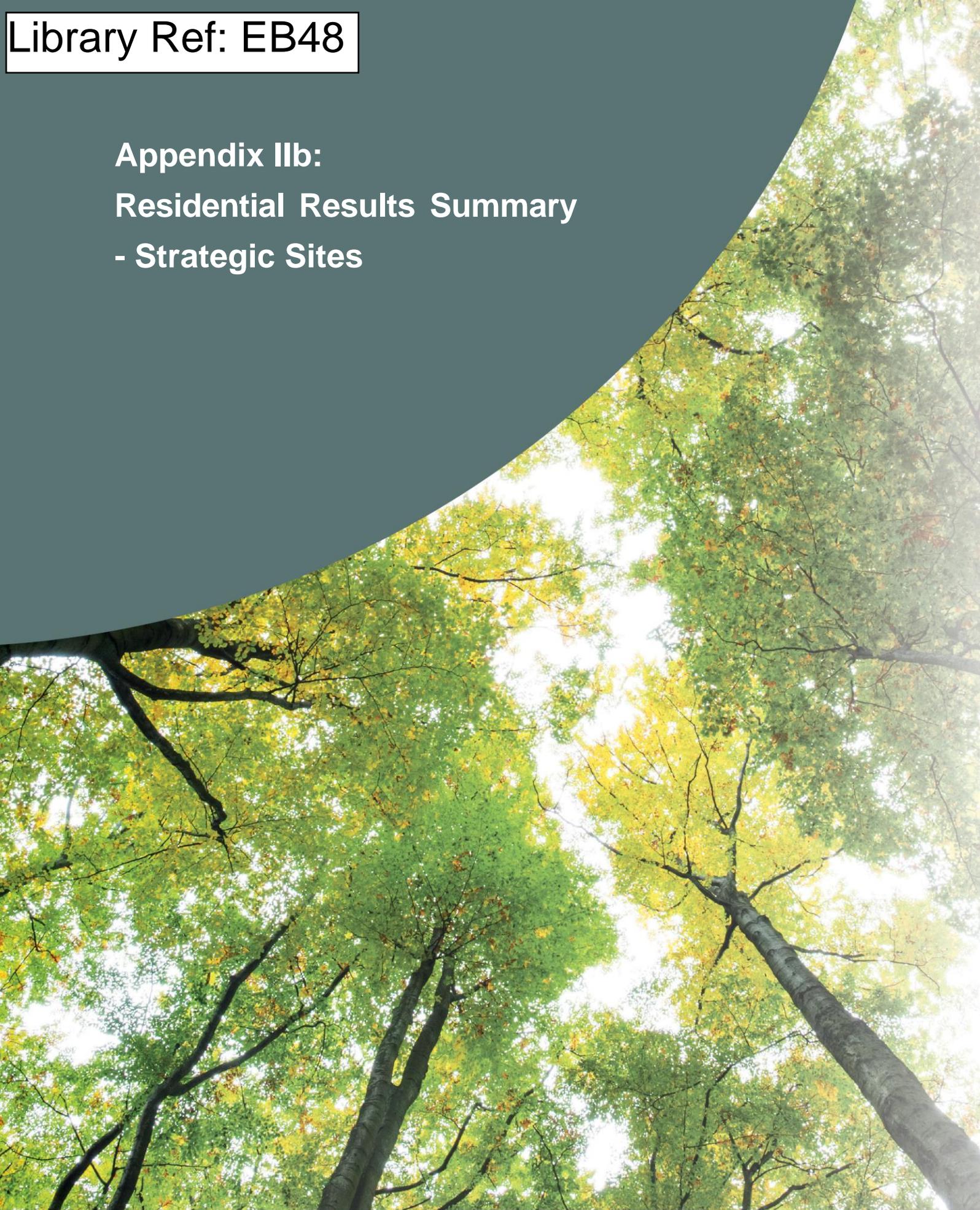


**Appendix IIb:  
Residential Results Summary  
- Strategic Sites**



**Table 2a: Strategic Site: Residual Surplus Results - Southleigh**

| Development Scenario |              | Typical Site Type  | Gross Site Area (ha) | Residential Net Site Area (ha) | Site Density (dph) | Value £/m <sup>2</sup> | BLV (£/Gross Ha) | Sensitivity Test                             | Residual Surplus / Deficit | Residual Surplus /unit |
|----------------------|--------------|--------------------|----------------------|--------------------------------|--------------------|------------------------|------------------|--|----------------------------|------------------------|
| 2100                 | Mixed 30% AH | Greenfield - Rural | 154.00               | 52.50                          | 40                 | £4,000                 | £100,000         | No A27 Junction                              | £50,935,761                | £24,255                |
|                      |              |                    |                      |                                |                    |                        |                  | With A27 Junction                            | £40,752,373                | £19,406                |
|                      |              |                    |                      |                                |                    |                        |                  | With A27 Junction & Increased Sustainability | £35,092,675                | £16,711                |
|                      |              |                    |                      |                                |                    |                        | £250,000         | No A27 Junction                              | £28,298,688                | £13,476                |
|                      |              |                    |                      |                                |                    |                        |                  | With A27 Junction                            | £18,115,932                | £8,627                 |
|                      |              |                    |                      |                                |                    |                        |                  | With A27 Junction & Increased Sustainability | £12,455,688                | £5,931                 |
| 2100                 | Mixed 40% AH | Greenfield - Rural | 154.00               | 52.50                          | 40                 | £4,000                 | £100,000         | No A27 Junction                              | £34,945,423                | £16,641                |
|                      |              |                    |                      |                                |                    |                        |                  | With A27 Junction                            | £24,762,128                | £11,791                |
|                      |              |                    |                      |                                |                    |                        |                  | With A27 Junction & Increased Sustainability | £19,130,858                | £9,110                 |
|                      |              |                    |                      |                                |                    |                        | £250,000         | No A27 Junction                              | £12,308,446                | £5,861                 |
|                      |              |                    |                      |                                |                    |                        |                  | With A27 Junction                            | £2,125,150                 | £1,012                 |
|                      |              |                    |                      |                                |                    |                        |                  | With A27 Junction & Increased Sustainability | £0                         | £0                     |

Source: Dixon Searle Partnership (2019)

**Table 2b: Large Site Typology: Residual Surplus Results - 560 Unit Scheme**

| Development Scenario |              | Typical Site Type  | Gross Site Area (ha) | Residential Net Site Area (ha) | Site Density (dph) | Value £/m <sup>2</sup> | BLV (£/Gross Ha) | Sensitivity Test                | Residual Surplus / Deficit | Residual Surplus /unit |
|----------------------|--------------|--------------------|----------------------|--------------------------------|--------------------|------------------------|------------------|---------------------------------|----------------------------|------------------------|
| 560                  | Mixed 30% AH | Greenfield - Rural | 26.70                | 15.78                          | 40                 | £3,500                 | £100,000         | Base                            | £9,034,225                 | £16,132.54             |
|                      |              |                    |                      |                                |                    |                        |                  | Base & Increased Sustainability | £6,937,737                 | £12,389                |
|                      |              |                    |                      |                                |                    |                        | £250,000         | Base                            | £4,738,857                 | £8,462                 |
|                      |              |                    |                      |                                |                    |                        |                  | Base & Increased Sustainability | £2,642,372                 | £4,719                 |
| 560                  | Mixed 40% AH | Greenfield - Rural | 26.70                | 15.78                          | 40                 | £3,500                 | £100,000         | Base                            | £4,902,324                 | £8,754                 |
|                      |              |                    |                      |                                |                    |                        |                  | Base & Increased Sustainability | £2,816,727                 | £5,030                 |
|                      |              |                    |                      |                                |                    |                        | £250,000         | Base                            | £606,944                   | £1,084                 |
|                      |              |                    |                      |                                |                    |                        |                  | Base & Increased Sustainability | £0                         | £0                     |

Source: Dixon Searle Partnership (2019)