

WED 005F

**Appendix IIe:
Residential Results Summary:
SDL Typologies**

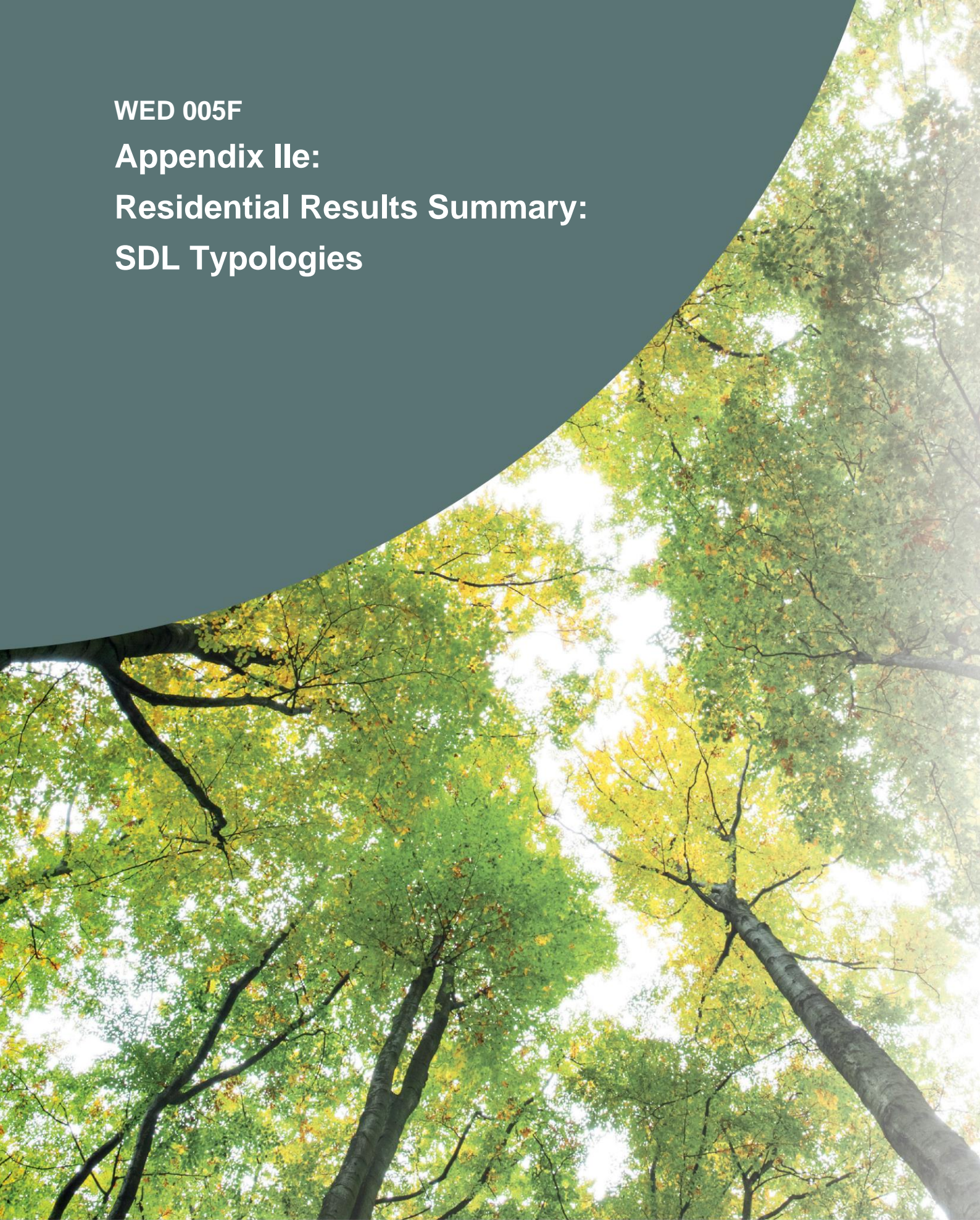


Table 5a: SDL Typologies: Residual Surplus Results

| Development Scenario | | Typical Site Type | Gross Site Area (ha) | Net Site Area (ha) | Site Density (dph) | BLV (£/Gross Ha) | Value Level | Value £/m ² | Residual Surplus / Deficit | Residual Surplus /unit |
|----------------------|--------------|--------------------|----------------------|--------------------|--------------------|------------------|-------------|------------------------|----------------------------|------------------------|
| 500 | Mixed 35% AH | Greenfield - Rural | 25.00 | 12.50 | 40 | £250,000 | LV | £3,147 | £5,861,209 | £11,722 |
| | | | | | | | MV | £3,494 | £14,599,973 | £29,200 |
| | | | | | | £100,000 | LV | £3,147 | £10,077,769 | £20,156 |
| | | | | | | | MV | £3,494 | £18,816,533 | £37,633 |

| Development Scenario | | Typical Site Type | Gross Site Area (ha) | Net Site Area (ha) | Site Density (dph) | BLV (£/Gross Ha) | Value Level | Value £/m ² | Residual Surplus / Deficit | Residual Surplus /unit |
|----------------------|--------------|--------------------|----------------------|--------------------|--------------------|------------------|-------------|------------------------|----------------------------|------------------------|
| 1550 | Mixed 35% AH | Greenfield - Rural | 78.00 | 39.00 | 40 | £250,000 | LV | £3,164 | £18,559,498 | £11,974 |
| | | | | | | | MV | £4,031 | £79,839,683 | £51,509 |
| | | | | | | £100,000 | LV | £3,164 | £31,228,311 | £20,147 |
| | | | | | | | MV | £4,031 | £92,508,502 | £59,683 |

| Development Scenario | | Typical Site Type | Gross Site Area (ha) | Net Site Area (ha) | Site Density (dph) | BLV (£/Gross Ha) | Value Level | Value £/m ² | Residual Surplus / Deficit | Residual Surplus /unit |
|----------------------|--------------|--------------------|----------------------|--------------------|--------------------|------------------|-------------|------------------------|----------------------------|------------------------|
| 2000 | Mixed 35% AH | Greenfield - Rural | 95.00 | 47.50 | 40 | £250,000 | LV | £3,147 | £30,561,644 | £15,281 |
| | | | | | | | MV | £3,494 | £61,309,413 | £30,655 |
| | | | | | | £100,000 | LV | £3,147 | £45,540,184 | £22,770 |
| | | | | | | | MV | £3,494 | £76,287,954 | £38,144 |

Source: Dixon Searle Partnership (2018)